



June 19, 2017

Lisa Peterson, Deputy City Manager
Cambridge City Hall
795 Massachusetts Ave.
Cambridge, MA 02139

The Cambridge Redevelopment Authority (CRA) respectfully request the City of Cambridge (City) to invest Community Preservation Act (CPA) funds in the amount of two hundred and fifty-five thousand dollars (\$255,000.00) for the exterior restoration repairs for the historic building located at 105 Windsor Street (Map Lot 74/25, the Property). In late 2015, the City initiated discussion with the CRA regarding the potential role of the CRA in the revitalization of the 105 Windsor Street Building owned by the City. The CRA understands that the City is in the process of looking into future uses for the Property to best serve the community. With this in mind, the CRA is proposing on behalf of the City, an initial investment of CPA funds towards the rehabilitation of this historical building.

The Property is a three-story structure of approximately 13,000 gross square feet, located on a 10,000-square foot parcel at the intersection of Windsor Street and School Street. The brick structure was built in 1868 as the City's Boardman School. It was one of the first brick school buildings in the City, and is the only surviving structure of its class. The building was converted into a recreation center in 1940 and housed a social services office and a branch library. It was then transformed into a health clinic in 1972 and was last renovated in 1985. Currently, the building is vacant and appears to require a moderate level of investment in order to be usable, including universal accessibility upgrades, new building heating and cooling systems, and other basic improvements.

During the past year the CRA has conducted pre-development analysis of the Property. The CRA contracted with Daedalus Project, Inc. (DPI) for cost estimator services to provide an outline for capital needs required to rehabilitate the property. The report estimates basic improvements to the building will require over two million dollars. The level of capital investment needed will vary depending upon the future programming for the building, and the design of the interior improvements. As part of the CRA's due diligence for the building rehabilitation, the CRA has begun to investigate funding options for the building's capital improvement. The CPA funding cycle provides an opportunity for the City to invest in the external preservation of the building, particularly the public facing portions of the property, while the City and CRA investigate, with the community future, reuse programs and designs.

To maintain the integrity of the Property there are a number of capital repairs as well as site improvements that would contribute to the preservation of 105 Windsor Street. Listed below are the costs of each repair and site improvements needed to be completed to the exterior this historic building:

Exterior Repairs

Exterior Brick Facade Repointing	\$87,301.00
Chimney Repairs and Repointing	\$10,000.00
Window Openings	\$7,000.00
Entrance	\$1,000.00
Slate Roof Repair	\$21,324.00
Fascia and Gutter Repairs	\$13,242.00
Exterior Repairs Total	\$140,000.00

Site Improvements

Replace Entrance Door	\$5,000.00
Demolition of Ramp Railings	\$11,400.00
New Concrete Ramp	\$4,250.00
Strip Footing, Foundation Wall	\$52,500.00
Pipe Guardrail and Railings	\$36,750.00
Restore Paved Surfacing	\$5,000.00
Site Improvements Total	\$115,000.00

A full summary of the assessment provided by DPI is documented in the attached report; existing conditions photographs are also been attached.

Please contact myself, or Carlos Peralta (cperalta@cambridgeredevelopment.org), if you have any questions regarding this request for funds or the attached technical report.

Sincerely,



Thomas L. Evans
Executive Director
Cambridge Redevelopment Authority

CC: Charlie Sullivan, Cambridge Historical Commission
Karen Preval, City of Cambridge
Thomas Leslie, Cambridge Health Alliance

Attachments:

- A) Existing Conditions Photographs
- B) 105 Windsor Street Rehabilitation and Adaptive Reuse Cost Estimate

ATTACHMENT A

EXISTING FRONT FACING RIGHT CORNER



EXISTING FRONT ENTRANCE



EXISTING REAR ENTRANCE



EXISTING ROOF VIEW



EXISTING REAR HANDICAP RAMP



EXISTING FRONT OF BUILDING



ATTACHEMENT B



105 Windsor Street
Rehabilitation and Adaptive Reuse
Cambridge, MA

September 21, 2016

Concept Design Estimate



Property Developer

Cambridge Redevelopment Authority
255 Main Street, 4th Floor
Cambridge, MA 02142
(617) 492 6800

Cost Consultant

Daedalus Projects Incorporated
112 South Street
Boston, MA 02111
(617) 451 2717

INTRODUCTION

Project Description:

Architectural Scope of Work;

Gut demolition of existing fit-out, new core and shell program architectural fit-out

New 3-stop passenger elevator

Masonry façade repairs

Roofing repairs

Fire Sprinkler Scope of Work;

Modification to existing system

Plumbing Scope of Work;

Provide underground modifications and aboveground rough-in to expanded bathrooms revised layout.

Provide all new fixtures, to include Bi-level Drinking fountain with Bottle Feeder.

Provide new Gas Fired Hot Water Heater to the facility with all required installations . Re-route all condensate as required for the new layout.

Storm Piping is existing and shall remain. New Storm Drains with lead flashing shall be provided in order to support all roofing replacement, as applicable.

Demolition and safe-off as required are included.

HVAC Scope of Work;

Provide One (1) Roof Top Unit with gas fired furnace and a centralized distribution grid complete with VAV Terminal Units.

Ductwork and Air distribution to be provided and equally spaced as required for the modified layout.

Makeup Air to be provided within the RTU via makeup air damper, Exhaust Air will be provided by dedicated exhaust fans at all bathrooms and the general space requirements. Return Air shall be sized, as required, and directed to an equally appropriately sized Energy Recovery Unit.

Supplemental heating to be provided via passive chilled beam or floor mounted radiant heat, as required by the architectural design (125 ft. Only Allowance).

Independent Fan Coil Units shall be used in specialty or isolated regions of the project, as required.

Existing Fan Coil Units shall be repaired and serviced for use in the new building scheme.

Stairwells shall be supplemented with electric cabinet unit heaters at all odd number landings.

New Boiler Packages (Qty 2) will be provided and installed. The Boilers shall be approx. sized at 1,500,000 BTU's each for the space given and a new distribution loop provided.

Demolition and safe-off as required are included.

Electrical Scope of Work;

Provide for the relocation of existing electrical and data outlets as required for the modified layout.

Because of the historical space use, the existing facility has ample availability for all electrical, voice and data, therefore, it is assumed that little will be required in terms of modifications to these systems. These requirements shall be defined by the owner and consultant at some future point.

INTRODUCTION

Electrical Scope of Work; cont'd

Lighting of the space will be crucial, this proposal reflects usual and customary commercial standard lighting requirements. Specialty lighting and design will need to be reviewed if required above the standard form.

Fire Alarm and Security systems are existing and require little or no modification (shown as misc. distribution).

There is no electrical site considerations given for the project at this time.

Sitework Scope of Work;

Replace rear ramp with new

Project Particulars:

Existing Plans and Elevation Drawings dated September 20, 2016 prepared by Existing Conditions Surveys Inc.

Scope of Work received August 17, 2016 prepared by Cambridge Redevelopment Authority

Site visit August 25, 2016 by Daedalus Projects, Inc.

Detailed quantity takeoff from these resources where possible

Discussion and review with Cambridge Redevelopment Authority

Daedalus Projects, Inc. experience with similar projects of this nature

Estimate Exclusions:

Salvage of equipment and moveable furnishing items, hand to Owner

Work beyond the boundary of the site

Site or existing condition surveys and investigations

Hazardous materials survey and report, removal and abatement

Architectural/Engineering; Designer and other Professional fees, testing, printing, surveying

Interest expense

Owner's administration; legal fees, advertising, permitting, Owner's insurance, administration

Owner's site representation and project administration

Police details and street/sidewalk permits

Testing and commissioning

Project costs; utility company back charges prior to construction, construction of swing space and temporary facilities, program related phasing, relocation

INTRODUCTION

Project Assumptions:

The project will be publicly bid amongst General Contractors

It has been assumed that no less than 4 bids will be received. Bids can be expected to be significantly higher if fewer bids are received

Site and adjacent building(s) will be occupied during entire construction period

Operation during normal business hours

The Total Estimated Construction Cost reflects the fair construction value of this project in a competitive bidding market

Unit rates are based on current dollars and include an escalation allowance to cover the construction duration

Lay-down/storage area, jobsite shed and trailers, and construction site entrance will be located adjacent to Project area

Temporary electrical and water site utility connections will be available. General Conditions value includes utility connections and consumption costs

Noise and vibration disturbances are anticipated and will be minimized or avoided during normal business hours

Subcontractor's markups have been included in each unit rate. Markups cover the cost of field overhead, home office, overhead and subcontractor's profit

Design and Pricing Contingency markup is an allowance for unforeseen design issues, design detail development and specification expansion during the design period

General Conditions and Project Requirements includes items from Div. 01 General Requirements

Profit markup is calculated on a percentage basis of direct construction costs

Start of new construction is assumed Spring 2017

Escalation from now to start of construction has been carried in the Main Summary at an allowance of 4½% per year

MAIN SUMMARY

		TOTAL	COST/GSF
02 - Existing Conditions		\$100,000	\$7.81
New Restrooms		\$144,000	\$11.25
New Passenger Elevator		\$364,000	\$28.44
21 - Fire Protection		\$37,000	\$2.89
23 - HVAC		\$615,000	\$48.06
26 - Electrical		\$201,000	\$15.71
Exterior Repairs		\$140,000	\$10.94
32 - Site Improvements		\$115,000	\$8.99
Direct Trade Cost Subtotal		\$1,716,000	\$134.09
Burdens and Markups			
General Conditions and Requirements, Bonds, Insurances	11.00%	\$189,000	\$14.77
Building Permit Fee	1.50%	\$26,000	\$2.03
Fee	3.00%	\$58,000	\$4.53
Estimated Construction Cost Total		\$1,989,000	\$155.42
Escalation from now to start of construction	3.10%	\$62,000	\$4.84
ECC including Escalation Total		\$2,051,000	\$160.26

DIRECT TRADE COST DETAILS

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
7 02 - Existing Conditions				
8 Site set-up, temp fencing	1	LS	\$20,000.00	\$20,000
9 Gut demolition	12,798	GSF	\$3.50	\$44,792
10 Cut up, cart and haul away MEP demolition elements	12,798	GSF	\$1.00	\$12,798
11 Dumpsters, cleaning	12,798	GSF	\$0.15	\$1,920
12 Repair concrete stair landing	3	FLT	\$5,000.00	\$15,000
13 New code compliance signage	12,798	GSF	\$0.25	\$3,199
14 fire extinguisher and cabinet	3	EA	\$500.00	\$1,500
15 02 - Existing Conditions Total				\$100,000
16				
17 New Restrooms				
18 Gut demo existing single user restroom	8	RMS	\$1,000.00	\$8,000
19 janitor closet	2	RMS	\$500.00	\$1,000
20 Slab on grade trench at new MEP installs, infill, patch	95	GSF	\$15.00	\$1,425
21 Interior door, frame, hardware	10	LEAF	\$1,200.00	\$12,000
22 Partitions	2,310	SF	\$15.00	\$34,650
23 Flooring, wall and ceiling finishes	395	GSF	\$14.00	\$5,530
24 Specialties for single user restroom	8	RMS	\$900.00	\$7,200
25 Plumbing; Underground Rough-in	4	FIX	\$5,000.00	\$20,000
26 Rough-in, Fixtures	14	FIX	\$3,800.00	\$53,200
27 New Restrooms Total				\$144,000
28				
29 New Passenger Elevator				
30 Reconfigure central stair	3	FLT	\$25,000.00	\$75,000
31 Cut new opening in slab on grade for elevator pit	1	LOC	\$2,500.00	\$2,500
32 underpinning	10	LF	\$2,500.00	\$25,000
33 earthwork by hand, disposal	1	LS	\$15,000.00	\$15,000
34 Elevator pit, lean-concrete backfill	1	EA	\$25,000.00	\$25,000
35 pit ladder, sill angles, hoist beam	1	LS	\$6,750.00	\$6,750
36 Demo partitions, cut new floor plate opening	2	LOC	\$3,000.00	\$6,000
37 reinforce slab perimeter, patch existing to remain	2	OPEN	\$3,700.00	\$7,400
38 Cut new opening in roof framing and roofing	1	LOC	\$5,000.00	\$5,000
39 Shaftwall assembly	1,385	SF	\$15.00	\$20,780
40 Overrun doghouse	1	LS	\$15,000.00	\$15,000
41 New passenger MRL elevator, 1x cab opening	3	STOP	\$50,000.00	\$150,000
42 MEP associated with new elevator	1	LS	\$10,200.00	\$10,200
43 New Passenger Elevator Total				\$364,000
44				

DIRECT TRADE COST DETAILS

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
45 21 - Fire Protection				
46 Sprinkler coverage (Relocate existing heads as Req'd)	12,798	GSF	\$2.85	\$36,473
47 21 - Fire Protection Total				\$37,000
48				
49 23 - HVAC				
50 RTU/ERU, exhaust air, supplemental radiant heat, FCU, 51 cabinet unit heaters, Boiler package	12,798	GSF	\$43.50	\$556,698
52 VAV ductwork, air distribution	12,798	GSF	\$4.50	\$57,589
53 23 - HVAC Total				\$615,000
54				
55 26 - Electrical				
56 Demolition, make safe	12,798	GSF	\$0.25	\$3,199
57 Temporary lighting and power	12,798	GSF	\$0.20	\$2,560
58 Electrical Equipment and Distribution	12,798	GSF	\$4.50	\$57,589
59 Fit-out; lighting, power	12,798	GSF	\$10.00	\$127,977
60 minor modifications to low voltage systems	12,798	GSF	\$0.75	\$9,598
61 26 - Electrical Total				\$201,000
62				
63 Exterior Repairs				
64 Exterior brick façade	8,730	SF	\$10.00	\$87,301
65 chimney	2	EA	\$5,000.00	\$10,000
66 window opening	28	EA	\$250.00	\$7,000
67 entrance	2	EA	\$500.00	\$1,000
68 Roofing	4,265	GSF	\$5.00	\$21,324
69 restoration after elevator install				New Elevator
70 fascia, gutter	265	LF	\$50.00	\$13,242
71 Exterior Repairs Total				\$140,000
72				
73 32 - Site Improvements				
74 Replace entrance door	1	LEAF	\$5,000.00	\$5,000
75 Demo ramp railings, ramp, foundations	380	GSF	\$30.00	\$11,400
76 New concrete ramp	425	SF	\$10.00	\$4,250
77 strip footing, foundation wall	210	LF	\$250.00	\$52,500
78 pipe guardrail and railings	210	LF	\$175.00	\$36,750
79 Restore paved surfacing	1	LS	\$5,000.00	\$5,000
80 32 - Site Improvements Total				\$115,000
81				
82				