

MEMORANDUM

To: CRA Board

From: Erica Schwarz

Date: April 15, 2020

Re: 93-99 Bishop Allen Drive Project Budget and Design Update

INTRODUCTION

The CRA acquired the property at 93-99 Bishop Allen Drive on October 2, 2019 from Enroot, Inc, in order to preserve uniquely located and affordable social service space in Central Square. The building, originally built in 1855, has not seen significant renovations since 1965. It requires a range of life safety and accessibility improvements, as well as improvements to create more efficient and effective space.

In the original property acquisition plan the CRA committed approximately \$2 million towards property renovations. This figure was based on the \$1.7 million estimate the CRA received in January 2019 for life safety and ADA accessibility improvements. In December 2019, the CRA approved the selection of Silverman Trykowski Associates (STA) to serve as the project designer. During 2020 STA has been discussing programming and design needs with the CRA staff and building tenants as well as reviewing the building's existing conditions. STA has developed an initial set of conceptual designs which are attached to this memo.

It is now important to identify the extent of the project scope and related budget. In coming weeks STA will complete a cost estimate for the improvements listed in the chart below. Those improvements are recommended to be included in the project scope, based on data from these sources:

- Cost estimate of life safety and accessibility improvements, January 2019
- Phase I environmental review and follow up testing, July 2019
- Full building inspection, October 2019
- STA existing conditions report, March 2020
- Project goals as originally identified by the CRA during spring and summer, 2019
- Tenant interviews conducted by the CRA and STA during 2019 and 2020

CRA staff recommend that we proceed in studying the scope outlined below. Staff will return to the CRA Board for a decision on the final scope and budget once we have received an initial cost estimate, and have analyzed the potential relationship between this capital expense and the building's operating pro forma.

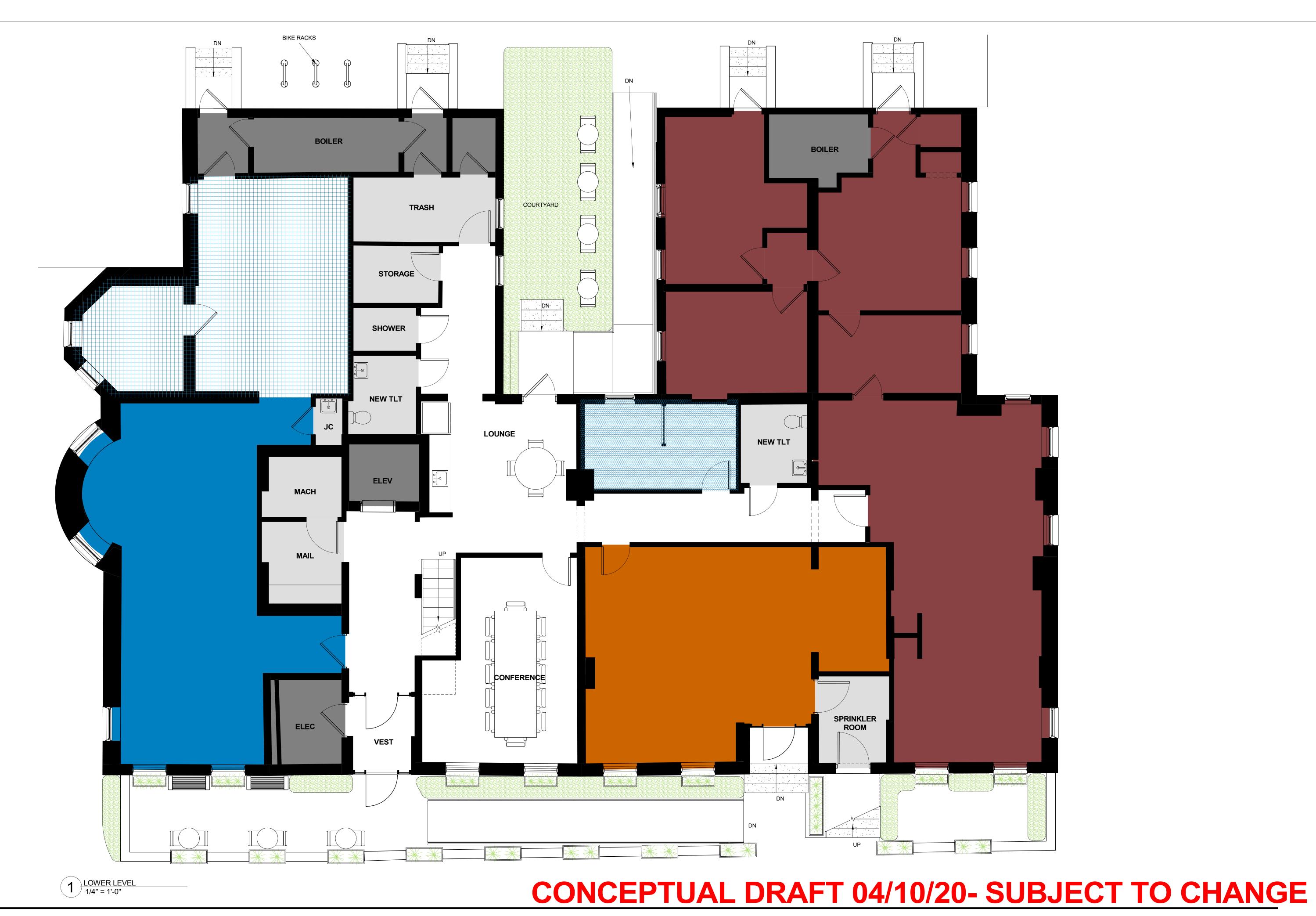
RECOMMENDED PROJECT SCOPE

* Where recommendations from a prior study differ from STA's analysis, the current recommendation is that provided by STA. The overridden recommendation is in italics.

Improvement	Included in Life Safety and	Recommended in Building or	Recommended by STA	Additional CRA or Tenant
	Accessibility Estimate	Environmental Inspections		Project Goals
Accessibility	Resurfacing and handrail		Resurfacing, handrail	
Ramp*:	replacement.		replacement and ramp as	
			universal access into single main	
			entry at 99 side, lower level.	
Elevator*:	New walls, pit sump pump,		Retrofit existing shaft for new	
	shaft with roof and vent, new		hydraulic ADA cab, new doors at	
	hydraulic elevator, new doors		each floor, new elevator	
	at each floor.		machine room.	
Bathrooms*:	Full demo of existing		2 ADA bathrooms per floor,	
	bathrooms, build out of 14		renovate some existing	
	ADA compliant bathrooms,		bathrooms for extra capacity.	
	replace roof exhaust fans.			
Fire Safety	New sprinkler and alarm			
	system for entire building.			
HVAC	Modify interior to incorporate	2 boilers and split system heat		
	A/C throughout and install	pumps in good condition;		
	new system.	replacement not needed.		
		Replace all baseboard		
		radiators.		
Hot Water		Water heater, hot water pumps		Tenants have noted lack of
		and circulation pumps in good		hot water; further inspection
		condition; replacement not		required.
		needed.		
Pipe and Vent		Boiler room heat and hot water		
Insulation		piping lack insulation.		

Improvement	Included in Life Safety and Accessibility Estimate	Recommended in Building or Environmental Inspections	Recommended by STA	Additional CRA or Tenant Project Goals
Roof	-	EPDM rubber roof in good	Shingled roof along north edge	
		condition; warranty expires	requires repair or replacement.	
		May 2020.		
Electrical &		Wiring in good condition; all	Mix of electrical panels; some	
Lighting		copper; no aluminum found.	corrosion in main panel room;	
			expanded AC will require	
			upgrade. Some lighting	
			upgrades and movement of	
			switches needed.	
Plumbing			Current mix of PVC, copper and	
			galvanized; upgrade to PVC in	
			some areas.	<u> </u>
Windows			Replacement windows are	Tenants note some are
			largely in fine condition.	difficult to open or close, or
				allow dirt in; restore ease of us and caulk or otherwise
				weatherize.
Non-friable		Environmental inspection		weatherize.
Asbestos		found non-friable asbestos tiles		
Remediation		that do not pose a current		
Remediation		safety risk. Long term goals		
		point to removal.		
Exterior				Repointing and other façade
Façade				improvements.
Building				Buzzer system is out of date,
Entryway				difficult to use, and requires
and Security				regular repair; replace with
Access				modern system. Create main
System				entry that is less confusing,
				easier to access physically,
				and more welcoming.

Improvement	Included in Life Safety and	Recommended in Building or	Recommended by STA	Additional CRA or Tenant
	Accessibility Estimate	Environmental Inspections		Project Goals
Alley on East				Alley collects drug
Side of				paraphernalia and other
Building				items; install gate at rear.
Mailroom				Current mail drop area has
				open cubbies in unsecured
				area by public door. Create
				new secure mail room.
Water				Secure downspout in proper
Infiltration in				location; consider if rear
lower level				pavement needs regrading.
Trash/				Create trash/recycling room
Recycling				that is not visible by guests to
				the building.
Co-working				Create co-working area for
space				tenants' seasonal employees,
				interns and other needs.
Increase				Create more shared meeting
shared spaces				rooms, kitchens, outdoor
				space, and other amenities,
				perhaps to include shared
				WiFi and color printing.
Relocation				Relocation and swing space
and Swing				expenses for employees and
Space				programs. Further study
				needed to determine extent
				of relocation needed.
TOTAL				
ESTIMATED COST	\$1.7 million	Not yet estimated	Not yet estimated	Not yet estimated







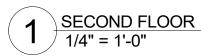


CONCEPTUAL DRAFT 04/10/20- SUBJECT TO CHANGE







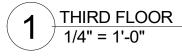


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