



93-99 BISHOP ALLEN DR DESIGNER RFQ: ADDENDUM 1

Issued October 18, 2019

INTRODUCTION

The questions below have been submitted in writing to the CRA or transcribed from verbal questions and answers at the Site Visit at 93-99 Bishop Allen Drive on October 16, 2019. This document and attachments referenced may be found online at:

www.cambridgeredevelopment.org/93-99bishopallen

1. Why are you renovating now? Why this project?

The CRA purchased the property at 93-99 Bishop Allen Drive in order to protect and preserve the site for the provision of nonprofit social services. The property has not seen a major renovation since 1965. We want to enhance the life safety and accessibility of the property and find other ways to improve the work and program space. These building improvements are in direct service of enabling the agencies who operate in the building to better provide core services for local residents.

2. Have there been any environmental assessments for the property? Will an environmental consultant be needed?

The CRA conducted a Phase I environmental assessment before purchasing the property. The report did not indicate a need for further soil testing, however, we did conduct additional building material testing. We found that there is no immediate exposure risk, but anticipate needing to conduct some abatement once construction starts.

3. Has there been any geotechnical design for the site? This is in consideration of the new elevator pit and the new exterior ramp and stairs.

There has not been geotechnical testing or design work completed.

4. Has a survey been done of the site?

A survey has not been completed.

5. What are the MBE/WBE hiring requirements for this project?

The CRA encourages minority and women owned firms to apply, and if subcontractors are used, encourages the use of minority and women owned subcontractors.

6. Does the CRA need to meet any energy efficiency requirements?

The CRA places a high priority on energy efficiency but has not identified a standard to be met by this property. We will weigh design decisions through a lens of what will be environmentally sustainable and efficient.

7. How many boilers serve the property?

The property has two boilers, one for each address or side of the building. They are both located in a room that is accessed from the rear parking lot.

8. What is the HVAC goal for the future? One system or zones?

The current heating system fails regularly, and provides inefficient heating when it is operational. Some tenants report using space heaters in parts of their spaces because those areas do not heat up adequately during winter months. There is currently no central air conditioning. We imagine that it will be useful to create zones for HVAC to ensure maximum efficiency and tenant comfort.

9. Is there a problem with moisture in the partially subgrade level?

We have reports of moisture causing problems for a tenant in the rear subgrade unit, which may be caused by melting snowbanks sitting adjacent to the building. The CRA plans to move snow from the parking lot off site, but we still may need to determine if there are other causes of moisture

10. What is your plan for the electrical upgrade? Do you need to replace all electrical?

Early cost estimates for life safety and accessibility improvements conducted by a third party consultant (and included in the RFQ document) recommended a significant electrical upgrade costing approximately \$48,000.

There has been a range of electrical work conducted over the years which has resulted in different amperages for different electrical boxes and a lack of uniformity and cohesion in how the building is wired.

We have not observed any old electrical work, such as knob and tube, but believe it is a possibility that some may be revealed upon construction. We do have information from tenants a circuit breaker sometimes trips due to more than one appliance being turned on at once.

11. What are the priorities in the budget? The budget seems tight. Is there room to grow?

The core priorities are those outlined in the bulleted list in the RFQ on pages 2 – 3. They are all of equal importance. It is also a priority to identify key historic preservation improvements that will have impact without exhausting the budget. Additional goals may include landscaping and improving the energy efficiency of the building envelope.

The CRA desires to make significant upgrades now, and does not plan to invest in additional renovations in the foreseeable future. If additional needs arise now that would increase the budget, we will look at them through the lens of creating a sustainable building that supports the provision of social services. It may be advantageous to expand the budget for targeted improvements that would add value for the building’s mission and use.

12. Will funding include Historic Tax Credits?

Current funding does not include historic tax credits, but the CRA may pursue Historic Tax Credits in order to support a larger budget that would support historic preservation goals in addition to the core life safety and accessibility goals that the CRA’s current budget will support.

13. Should the scope include a Programming Phase or has this already occurred?

The future scope should include a programming phase. The CRA is now collecting data from our nonprofit tenants to clarify their space needs and identify additional amenities we may want to provide through the building renovation. This programming phase will continue once we have a design firm under contract, perhaps to include a group visioning session with tenants.

14. Will tenants stay in place during renovations? What is the plan to accommodate that?

The CRA will work with the architect and general contractor to develop a plan that will allow tenants to continue operating out of the building during construction. We anticipate needing to create some swing spaces in the building as construction proceeds, into which different tenants will move for limited periods of time. CRA staff seeks to work with the selected designer and eventual contractor to consider how to design and implement this plan.

15. Will you have an Owner’s Project Manager?

Yes. The CRA will soon start a procurement process for an Owner’s Project Manager for this project. Like the procurement process for the designer selection, we will also seek a Project Manager with experience in the public bid process.

16. Who is on the selection committee?

The selection committee will include CRA Executive Director Tom Evans, CRA Community Project Manager Erica Schwarz, and a CRA Board Delegate.