

MEMORANDUM

To: CRA Board
From: Matthew Heller-Trulli
Date: October 18, 2023
Re: Foundry Design Services Contract Increase

SUMMARY

The CRA is in the process of subdividing the largest commercial office suite on the third floor of the Foundry Building located at 101 Rogers St., Cambridge, MA. The continuation of this work requires an amendment to the house-doctor contract with Cambridge Seven to increase the contract amount for further design services.

FOUNDRY COMMERCIAL OFFICE SUBDIVISION

At the end of 2022, the CRA began investigating the subdivision of office suite 3B on the third floor, which makes up almost half of the commercial office space at the Foundry. This effort was supported by the CRA's commercial broker due to the lack of interest in the larger commercial space of approximately 8,000 SF.

On January 30, 2023, the CRA entered into a house-doctor contract with Cambridge Seven Associates with a maximum obligation of \$80,000 to provide on-call design services for the Foundry. Initially, Cambridge Seven worked on smaller projects throughout the Foundry building such as acoustic paneling, handicapped entry sequencing, and window shades. The CRA then tasked Cambridge Seven Associates under their house-doctor contract to study and price the feasibility of the subdivision options for the third floor.

The CRA was able to lease one-half of the existing office suite to Olema Oncology in September 2023. CRA staff asked Cambridge Seven to provide a design for a permanent corridor and subdivision designs to transform suite 3B into either two or three commercial office suites. With code review assistance from Cambridge Seven, the CRA installed a temporary wall and doorway to facilitate the tenant's immediate move-in. To this point, Cambridge Seven has provided the CRA with Design Development drawings for both various subdivision options and has had those plans priced by an estimator. The CRA, along with our Owner Project Manager (OPM), STV, and brokerage team from Newmark, is working to make a final determination of which subdivision option to progress forward and would then initiate Cambridge Seven to produce construction documents.

Due to the increased work of Cambridge Seven for the various subdivision options and revisions, we are projected to exceed the maximum obligation of \$80,000 from the original house-doctor contract. The CRA needs to complete Construction Documents in order to proceed to public bidding and ultimately construct the project to meet the needs of future tenant(s). In addition to this work, Cambridge Seven will still be retained for additional design

services for other parts of the building as needed, until the end of their house-doctor contract on December 31, 2024.

DRAFT MOTION

Draft Motion: Authorizing the Executive Director to increase the contract value of the design services contract with Cambridge Seven to \$130,000.00 an increase of \$50,000 to the original contract to facilitate an alternative design option for subdividing commercial office space at the Foundry.

EXHIBITS

Exhibit A: Draft Cambridge Seven Consultant Services Agreement – Amendment 1

CONSULTANT SERVICES AGREEMENT

AMENDMENT ONE

This **Consultant Services Amendment Agreement** ("Amendment One") is made as of this ____ day of October 2023, by and between the **Cambridge Redevelopment Authority**, a public body politic and corporate, established pursuant to Chapter 121B of the Massachusetts General Laws (hereinafter the "CRA"), and **Cambridge Seven Associates, Inc.**, a corporation organized under the laws of the Commonwealth of Massachusetts (hereinafter the "Consultant"). The CRA and the Consultant may hereinafter be collectively referred to the "Parties."

WHEREAS the Parties entered into a Consultant Services Contract Agreement on January 30, 2023 for continued design services at the Foundry (the "Original Agreement") for a total value not to exceed \$80,000 and a term that ended on December 31, 2024,

WHEREAS the CRA has asked the Consultant to work on a subdivision plan for commercial office space within the Foundry (Tasks 3 and 3B), located at 101 Rogers Street, Cambridge, MA 02142 that will exceed the contract value of the original agreement and

WHEREAS there are additional services needed to complete the design work for the subdivision of office 3B within the Foundry requiring the work by Cambridge Seven Associates and their consultants,

THEREFORE, the Parties agree to this Amendment One to increase the total contract value by fifty thousand dollars (\$50,000) which when combined with the original agreement, revises the contract value total to one hundred thirty thousand dollars (\$130,000). All other aspects of the Original Agreement shall remain unchanged.

The CRA and the Consultant have caused Amendment One of this Agreement to be duly executed as a sealed instrument as of the day and year first above written.

CAMBRIDGE REDEVELOPMENT
AUTHORITY

CONSULTANT: CAMBRIDGE SEVEN
ASSOCIATES, INC.

By: _____
Thomas Evans, CRA Executive Director

By: _____

Name: _____

Title: _____