

DRAFT

August 20th, 2021

Erica Schwarz, Project Manager
Cambridge Redevelopment Authority
255 Main Street, 8th Floor
Cambridge, MA 02142



Re: Fee Proposal: MFNH Historic Preservation/Renovation and Addition, and Multi-Family Housing Building – Schematic Design

Dear Erica,

We have revised our proposed fee based on our meeting with you and Maura this month and our understanding of the revised development approach based on permitting affordable housing as-of-right under the Cambridge AHO and the reduced dwelling unit target.

Based on your request, we've worked hard with our consultants to reduce the fee as much as possible.

We summarize our understanding of the revised project below:

- The tentative building program is as follows:

	<i>area in sf</i>
Historic Building rehabilitation	4,810
New Construction - Non Residential	6,500 +/-
New Construction - Residential	13,000 +/-
Total	24,310 +/-

- The project entails historic rehabilitation of the 4800sf Margaret Fuller House listed on the National Register of Historic Places, consistent with the Secretary of the Interior's Guidelines and requirements of the federal and state Historic Tax Credit programs.
- The project encompasses new multi-story addition connected to the historic building of approximately 6,500 sf of additional program space for MFNH, primarily serving their after school childcare program. It includes a separate residential building of approximately 13,000 sf composed of 11 +/- affordable condominiums.
- The Schematic Design phase starts with new concept options testing the number of dwelling units and the configuration of both buildings as well as site layout options to accommodate parking, MFNH playground, etc. because this development program differs substantially from the conclusion of the Feasibility Study.



- CRA is our client. However, both CRA and the MFNH will have substantial input into the design and will review all design submissions.
- Under contract with CRA, the project is assumed to be publicly bid under Mass. General Laws Chap 149 (design-bid-build) or 149a (CM at Risk).

The following services and tasks are included in the fee and are factors in setting the fixed SD fee as well as the percentage fee for DD-close out:

- The intention is to develop the housing as of right under the Affordable Housing Overlay Bylaw. However, the addition to the historic MFNH will require several zoning variances.
- The MFNH rehabilitation and addition will require multiple design submissions and review by Cambridge Historic Commission, Mass. Historic Commission, and the National Park Service for federal and possibly state Historic Tax Credits (HTC). We include coordination with CRA's Preservation Consultant.
- Both the housing and the addition to MFNH will be required to meet Cambridge Article 22 Green Building Guidelines. We assume compliance with Enterprise Green Community Certification to achieve compliance though CRA may want the team to explore LEED as an alternative. If desired, we will explore with CRA and MFNH the potential to achieve Passive House certification at the housing only. The fee assumes design team efforts under Article 22 and coordination with CRA's green design/development consultant. Energy modeling and reports specific to certification documentation is not included in the design fee.
- Revise Concept Design and Program Layout.
- Present up to 3 housing building development options to CRA and MFNH.
- Develop up to 3 site layouts and review with CRA and MFNH.
- Draft rehabilitation scope for the historic building.
- Update interior layout of residential building, MFNH addition, and historic building.
- One conceptual site plan by Terraink.
- 2 meetings to review schematic design progress with CRA, MFNH, and Stone Soup.
- The schematic design drawing set and specifications will be sufficient to be submitted to Cambridge Planning Department, ISD for zoning refusal, Cambridge Historic Commission, and with the initial submission for HTC.



Proposed Fee

Because much remains unknown, including the total project size and budget, as well as whether the project will be designed as a single project or multiple projects, we provide a fixed fee for Schematic Design only, and a fee based on percentage of construction for the project as a whole, as was discussed in our meeting.

We propose a fixed fee of \$133,000 for Schematic Design, and a total fee, incorporating that SD fee, of 6.90% of ECC (currently assumed to be \$8,005,000 based on the midpoint of the per-unit ECC Maura provided). That would be a total fee of \$552,345.

We are extremely sensitive to the budget limitations of affordable housing projects; this is a core part of our work. We recognize this fee is higher than CRA proposed, but we think it is very reasonable for the level of effort required: this is two different building projects for two different use groups on a single site, involving new construction, historic rehabilitation, and an addition to a national landmark building. Effectively our team, except the civil and landscape, is producing two completely different sets of drawings that won't even share envelope and other details.

We developed the revised fee based on the project requirements outlined above and the attached workplan. In response to CRA's comments on the fee, we substantially reduced Studio G's net fee, and secured reduced fees from our consultants.

We sought fees from other consultants: Joyce for Civil, Norian Siani for MEP, and FBRA for structural engineering. We got no response from Joyce and a similar fee from others. Given that, we believe it is to CRA and MFNH's benefit to continue with firms already on the team who are familiar with MFNH, the site, program etc., and all of which agreed to our targets for their SD fees.

Fee Breakdown by Consultant

Architecture	\$98,300
Civil (Samiotes)	\$ 4,500
Landscape (Terraink)	\$ 9,000
Structural (EDG)	\$ 5,000
MEP/FP (VAV)	\$12,000
Cost Estimator (PM&C)	\$ 2,200

Set aside for typical project expenses not allowable on public contract: \$2000.

Estimated Fee Breakdown by Phase based on 6.9% of \$8,005,000 ECC

SD	\$133,000
DD/zoning refusal set + zoning process	\$121,522
CD	\$165,282
Bid and Construction Administration	\$132,569
Design/Construction Fee	\$552,373



Additional Services and/or Reimbursable Expenses

The following would be additional services for SGA and/or our consultants should CRA want Studio G to provide them:

- Preparing MEPA submittals or other permit applications (including MWRA permits) – not expected
- Preparing documentation for City of Cambridge Article 19 site plan approval – not expected
- Preparing quantity/cost estimate for earthwork cut/fill volume calculations.
- PM+C participating in reconciliation of the cost estimate with a third party
- Creation of Landscape maintenance plans, manuals, and budgets.
- Energy Modeling and Enterprise Green Community Certification and/or Passive House (PHIUS) Certification Consultant Services.
- Investigative Testing, including the following
 - asbestos, radon, and lead paint testing and analysis
 - Hydrant Flow Test (\$175 per test by City of Cambridge)
- Physical models and mock-ups; the fee assumes two exterior renderings and a rendered site plan
- Traffic Analysis
- Energy Rebate modeling
- Co-generation modeling
- Geotechnical Engineering, testing, investigation
- Geo Environmental Engineering, testing, investigation
- Arborist or horticulturist evaluation of trees if needed
- HERS rater consulting, which includes existing condition and proposed HERS index, blower door testing, and cost optimization analysis

We hope that you agree that we have been responsive to your request and provided a reasonable fee for the level of effort required. As always, we are happy to review and discuss our workplan, fee and assumptions with you.

We look forward to continuing working with you on this mission driven project to improve the lives of the community served by the Margaret Fuller Neighborhood House.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Gabriela Shelburne'.

Gabriela Shelburne, AIA, NOMA
Project Manager