

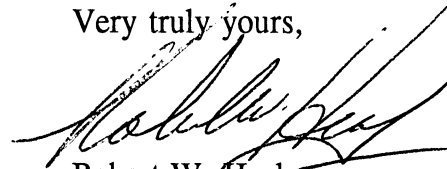
The Honorable, The City Council
March 21, 1994
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In March 1993, a professional design development cost estimate on the expanded project was conducted by MacKean Associates and an estimate of \$3,105,527 was arrived at which was \$405,574 more than the projected \$2,700,000.

At this point, the architects were asked to develop options for reducing the construction costs. In April, 1993, the architects and the City Manager agreed on reductions which brought the construction cost estimate to \$2.8 million.

A complete project budget of \$3,493,000 was then developed including the \$2.8 million construction estimate. (see attached) In January 1994, the project went out to bid and the lowest construction bid came in at \$3,354,000, exceeding the estimated \$2.8 million by \$554,000.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Robert W. Healy', written over a horizontal line.

Robert W. Healy
City Manager

RWH/mev



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EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

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March 21, 1994

To The Honorable, The City Council:

In response to the City Council's request for additional information on the costs of the Senior Center, I submit the following:

The original loan order in May 1992 of \$2 million for the senior center was based on a preliminary estimate of **construction** costs (not a complete project budget which includes architectural and engineering fees, furnishings, construction management, etc.). The estimate was based on a \$90/sq ft cost x 22,680 sf, the size of the existing building. The program on which the \$90/sq ft estimate was based was the initial program developed over the previous year by a group of senior citizen representatives and Council on Aging staff, with the assistance of a consultant.

It was understood at that time that the \$2 million figure did not reflect a complete project cost and that an additional appropriation would need to be made later on in the process of project development.

Subsequent to the initial appropriation, the Cambridge Hospital indicated a strong interest in establishing a geriatric clinic in the new senior center. It was determined that such a program would be very compatible and desirable given the comprehensive nature of the senior center program and in particular, the existence of an adult day health center which was a part of the program from the beginning of the planning.

In August of 1992, the architect, DeNisco Kretsch, was asked to develop a new conceptual approach to the project to include the health clinic. At this point, the need for a large multi-purpose function room free of columns was incorporated into the planning as well. (The existing structure has columns 14 feet on center which does not allow for a column-free space of a size adequate to support a large group of senior citizens engaged in physical activity.)

The architects developed 4 options which included a health clinic and a column free space; each option involved an addition to the building. In a meeting on October 20, 1992 with the City Council Committee on Elderly Affairs, senior citizens, staff and the City Manager, general agreement was reached on an option which adds a two story addition to the rear of the building at an estimated construction cost increase of \$700,000.

Consent Agenda #6

F-43

Transmitting comm. from R.W. Healy relative to
a request from the City Council for additional info.
of the costs of the Senior Center.

IN City Council March 21, 1994

Referred to unfinished
business. Item #12