

Manager authorized to file an application for funds under the Dept. of Health, Education and Welfare's Hill Burton Program - Cambridge Home for the Aged and Infirm

# City of Cambridge

MASSACHUSETTS

In City Council March 27, 19 72

	YEA	NAY	ABSENT	
Mr. Clinton	✓			
Mr. Danehy	✓			
Mr. Duehay				✓
Mrs. Graham	✓			
Mr. Moncreiff	✓			
Mr. Owens	✓			
Mr. Sullivan	✓			
Mr. Vellucci	✓			
Mayor Ackermann	✓			
	8	0	0	1

*CC 108  
A*

CITY OF CAMBRIDGE

In City Council

March 27, 1972

WHEREAS the United States of America has authorized the making of grants to public bodies to aid in financing the modernization of long-term care facilities:

1. Now Therefore, Be It Resolved by the Cambridge City Council that the City Manager is hereby authorized to execute and file an application on behalf of The City of Cambridge, Massachusetts with the Department of Health, Education and Welfare for a grant to aid in financing the modernization of the Cambridge Home for the Aged and Infirm;
2. That John H. Corcoran, City Manager, is hereby authorized and directed to furnish such information as the Department of Health, Education and Welfare may reasonably request in connection with the application which is herein authorized to be filed.

CERTIFICATE OF RECORDING OFFICER

The undersigned duly qualified and acting City Clerk of the City of Cambridge does hereby certify: That the attached resolution is a true and correct copy of the resolution authorizing the filing of application with the Department of Health Education and Welfare, as regularly adopted at a legally convened meeting of the Cambridge City Council duly held on the 27th day of March, 1972; and further that such resolution has been fully recorded in the journal of proceedings and records in my office. In witness whereof, I have hereunto set my hand this                      day of March, 1972.

In City Council March 27, 1972  
Adopted by yea and nay Vote  
Yeas 8 Absent 0 Voting Present 1  
Paul E. Healy  
City Clerk

U.S. DEPARTMENT OF HEALTH, EDUCATION, AND WELFARE  
WASHINGTON, D.C.

LEAVE BLANK

APPLICATION FOR FEDERAL ASSISTANCE  
FOR CONSTRUCTION OF HEALTH  
AND EDUCATIONAL FACILITIES

STATE	DHEW
Date Rec'd.	
Project Number	

GENERAL INFORMATION

<p>1. LEGAL NAME OF APPLICANT City of Cambridge, Massachusetts % City Manager</p>	<p>2. ADDRESS OF APPLICANT (<i>street, city, country, congressional district, state, zip code, and telephone number</i>)  City Hall, 795 Massachusetts Avenue, Middlesex County, 8th Congressional District Cambridge, Massachusetts 02139 (617) 876-6800</p>
---	---

3. APPLICANT APPLIES FOR FEDERAL FUNDS FOR CONSTRUCTION UNDER THE FOLLOWING PROGRAM(S):

(A) <u>CODE NO.</u> <u>SHORT TITLE</u> <i>(See Program Instructions)</i>	(B) <u>GRANT AMOUNT</u>	(C) <u>OTHER (IDENTIFY)</u>
(1) <u>25 H-B Modernization</u>	\$ <u>711,918.00</u>	\$ <u>---</u>
(2) _____	\$ _____	\$ _____
(3) _____	\$ _____	\$ _____
(4) _____	\$ _____	\$ _____

<p>4. PROPOSED FACILITY AND PROJECT</p> <p>(A) Name and Type Cambridge Home for the Aged and Infirm (Nursing Home)</p> <p>(B) Address (<i>street, city, county, congressional district, state, zip code</i>) 650 Concord Avenue, Cambridge, Middlesex County, 8th Congressional District, Massachusetts 02138</p>	<p>(C) Type of construction (<i>Check all that apply</i>)</p> <p><input type="checkbox"/> New facility <input type="checkbox"/> Expansion of existing facility <input checked="" type="checkbox"/> Remodeling <input type="checkbox"/> Acquisition <input type="checkbox"/> Equipment only <input type="checkbox"/> Other (<i>specify</i>)</p> <p>(D) Type of Ownership <input checked="" type="checkbox"/> Public    <input type="checkbox"/> Other Nonprofit</p> <p>(E) Type of operational control in other than the owner <input checked="" type="checkbox"/> Public    <input type="checkbox"/> Other Nonprofit</p>
---	--

<p>5. APPLICANT'S REPRESENTATIVE (<i>Name, title, address, telephone number</i>) James B. Hartgering, M.D., Commissioner, Department of Health, Hospital &amp; Welfare Cambridge City Hospital, 1492 Cambridge Street, Cambridge, Massachusetts 02139 (617) 354-2020</p>	<p>6. PROJECT ARCHITECT (<i>Name, address, telephone number</i>) Feloney and Sturgis Architects Two Central Square, Cambridge, Massachusetts 02139 (617) 491-8200</p>
--	---

PROGRAM INFORMATION

7. APPLICANT ELIGIBILITY AND NEED FOR FACILITY

*(See program instructions for detailed requirements for this item)*

**The State Department of Public Health has established the need for 160 beds.**

8. OCCUPANCY DATA

*(See program instructions for detailed requirements for this item)*

**See form HSM -524-1B(a).**

9. DESCRIPTION OF PROGRAMS TO BE CONDUCTED IN FACILITY

*(See program instructions for detailed requirements for this item)*

**See form HSM -524-1 ; attachments to page 4 .**

10. DESCRIPTION OF FACILITY

*(See program instructions for detailed requirements for this item)*

**See form HSM - 524-1.**

FACILITY INFORMATION

11. APPLICANT'S FINANCIAL RESOURCES APPLICABLE TO THIS FACILITY

A. Cash and negotiable and non-negotiable securities . . . . .		\$	---
B. Pledges: Face value: \$ _____			
Discounted Value . . . . .		\$	---
C. Contingent gifts and bequests . . . . .		\$	---
D. Bonds authorized but not yet sold . . . . .		\$	<u>2,030,953.00</u>
E. Mortgage . . . . .		\$	---
F. Appropriations:			
	Available (specify date)	Anticipated (specify date)	
State	\$ _____	\$ _____	
Local	\$ _____	\$ _____	
TOTAL . . . . .		\$	---
G. Other (Specify) value of land and buildings . . . . .		\$	<u>5,400,000.00</u>
H. TOTAL . . . . .		\$	<u>7,430,953.00</u>

12. OTHER FEDERAL ASSISTANCE FOR THIS PROPOSED FACILITY

	PROGRAM	FED. AGENCY	STATUS	AMOUNT	PROJECT NUMBER
A.	None.				
B.					
C.					

13. TOTAL DEVELOPMENT COST

(Sum of items 3, 11, and 12) \$ 8,142,871.00

---

14. SITE AND IMPROVEMENTS

A. Title or Other Interest in Site is or will be Vested in:

X Applicant \_\_\_\_\_ Agency or institution which is to operate the facility

\_\_\_\_\_ Other (specify)

B. Indicate whether applicant/operator has:

X \_\_\_\_\_ Fee simple title \_\_\_\_\_ Leasehold interest \_\_\_\_\_ Other (specify)

C. If applicant/operator has leasehold interest, give following information:

(1) Length of lease or other estate interest: Not applicable.

(2) Number of years to run: Not applicable.

(3) Is lease renewable? \_\_\_ Yes \_\_\_ No

(4) Current appraised value of land: \$ Not available.

(5) Annual rental: \$ Not applicable.

D. Attach an opinion from acceptable title counsel describing the interest applicant operator has in the site and certifying that the estate or interest is legal and valid.

E. Attach site survey, soil investigation reports and where applicable copies of land appraisals.

F. Where applicable attach certification from architect on the feasibility of improving existing structures.

G. Attach plot plan.

---

15. CONSTRUCTION SCHEDULE ESTIMATES:

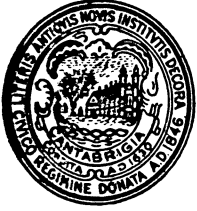
A. Target dates for completion of drawings:

Schematics July 1, 1972 Preliminary September 1, 1972 Final January 1, 1973

B. Target dates for: Bid advertising January 15, 1973; Contract award April 1, 1973;  
Partial during construction

Construction completed October 1, 1974; Occupancy Full by October 1, 1974

---



# CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139 • TEL. 876-6800

LAW DEPARTMENT

PHILIP M. CRONIN  
CITY SOLICITOR

EDWARD D. MCCARTHY  
ROWENA E. TAYLOR  
ASSISTANT CITY SOLICITORS

JOHN A. SERINO  
LEGISLATIVE AGENT

February 28, 1972

U.S. Department of Health,  
Education, and Welfare  
Public Health Service  
Health Services and Mental  
Health Administration  
Washington, D.C.

Gentlemen:

I am an Attorney-at-Law admitted to practice in the Commonwealth of Massachusetts. As City Solicitor for the City of Cambridge, I am of the opinion that the City of Cambridge holds fee simple title to all land and buildings at the Cambridge City Infirmary.

Sincerely yours,

Philip Cronin  
City Solicitor

Cambridge Home for the Aged and Infirm  
Form HEW 537 -- Attachment to Item 14E

1. Survey (City Assessor's Plan) is attached immediately hereafter.
2. Soil investigation report is not available.  
However, it is known that the building is at an elevation of 12 feet above the adjacent streets and 20 feet above Fresh Pond, and that higher elevations are normally the location of firm sub-surface material. It is also known that the building was constructed using spread footings with no special foundation systems, and that there is no evidence of unusual settlement.
3. Appraisals are not available.

Land is estimated by the Owner and the Architect as 364,000 s.f.  
@ \$10.00 per sq.ft. = \$ 3,640,000.00

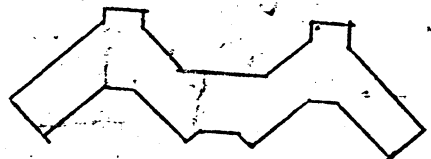
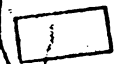
5 AVE.

720.00

No 33  
364,000

720.00

BLACK'S  
NOOK



CAMBRIDGE ASSESSORS

Cambridge Home for the Aged and Infirm  
Form HEW 537 -- Attachment to Item 14F

1. Infirmary Building
  - a. Description : Two stories plus partial third floor and partial ground floor/  
basement.
  - b. Use : Long Term Care.
  - c. Type of Construction :

Exterior and corridor walls -	Solid masonry bearing walls.
Floor -	Reinforced concrete.
Roof -	Light steel.
  - d. Age : 40 years.
  - e. Condition :  
Structurally the building is very sound and has a long potential for continued  
use. Entire roof and exterior needs extensive restorative treatment.
  - f. Minimum Usable Life :  
Twenty-five years after improvement.
  
2. Boiler Building
  - a. Description : Separate structure serving the Infirmary and Superintendent's  
house with underground steam lines.
  - b. Use : Entirely mechanical equipment and associated services and storage areas.
  - c. Type of Construction :  
Same as Infirmary.
  - d. Age : 40 years.
  - e. Condition :  
Structurally sound. Exterior same as Infirmary. Mechanical equipment is  
sound, but should be investigated for possible conversion to circulating hot  
water.
  - f. Minimum Usable Life :  
Building - 25 years / Mechanical Equipment - 25 years.
  
3. Superintendent's House
  - a. Description : Detached house.
  - b. Use : On-site dwelling for Infirmary Superintendent (Administrator).
  - c. Type of Construction::  
Wood-frame.
  - d. Age : 40 years.
  - e. Condition :  
Good - no capital improvements necessary.
  - f. Minimum Usable Life :  
25 years.

Item 14 G :

See attachment immediately hereafter.

16. BUDGET INFORMATION  
ESTIMATED FACILITY BUDGET

A. Building identification: Cambridge Home for the Aged and Infirm  
(if more than one structure)

B. Budget Line	C. New construction	D. Other (identify)	E. Total
1. Building work		All Modernization	
a. General construction	\$	\$ 1,261,600.00	\$ 1,261,600.00
b. Plumbing		142,200.00	142,200.00
c. Heating, air cond., ventilation		363,000.00	363,000.00
d. Electrical work		217,800.00	217,800.00
e. Elevators		80,000.00	80,000.00
f. Other building work (attach list and itemization of costs)			
g. TOTAL FOR BUILDING WORK		2,064,600.00	2,064,600.00
2. Site work			
a. Site preparation		---	---
b. Site development and parking facilities		25,000.00	25,000.00
c. Utility connecting lines		21,000.00	21,000.00
d. Special use items		---	---
e. TOTAL FOR SITE WORK		46,000.00	46,000.00

ESTIMATED FACILITY BUDGET (Cont'd.)

B. Budget Line	C. New construction	D. Other ( <i>identify</i> )	E. Total
3. Off-site work			
a. Connecting lines to central utility plant	\$	\$ 6,800.00	\$ 6,800.00
b. Other items ( <i>list and itemize costs</i> )		---	---
c. TOTAL FOR OFF-SITE WORK		6,800.00	6,800.00
4. Central utility plant ( <i>prorata share for this structure</i> )			32,000.00
5. TOTAL-CONSTRUCTION COSTS		2,149,400.00	2,149,400.00
6. Built-in equipment		110,000.00	110,000.00
7. Architectural and engineering costs		---	---
a. Architect's basic fee		241,839.00	241,839.00
b. Supervision and inspection ( <i>project representative</i> )		23,400.00	23,400.00
c. Surveys, tests, and borings		10,000.00	10,000.00
d. Other items ( <i>list and itemize costs</i> )		---	---
e. TOTAL-ARCHITECTURAL AND ENGINEERING COST		275,239.00	275,239.00

ESTIMATED FACILITY BUDGET (Cont'd.)

B. Budget Line	C. New construction	D. Other (identify)	E. Total
8. Movable equipment	\$	\$ 60,000.00	\$ 60,000.00
9. TOTAL COST FOR CONSTRUCTION FIXED EQUIP. A/E FEES AND MOVABLE EQUIPMENT		2,594,639.00	2,594,639.00
10. Contingency -- 5%		129,732.00	129,732.00
11. Purchase of Land (land is owned -- 364,000 sq.ft., estimated @\$10/s.f.)		3,640,000.00	3,640,000.00
12. Purchase of Buildings (buildings are owned -- estimated value)		1,760,000.00	1,760,000.00
13. Other (list and itemize) (consultant fees)		5,000.00	5,000.00
14. Subtotal-Lines 9 to 13 incl.		8,129,371.00	8,129,371.00
15. Works of Art		13,500.00	13,500.00
16. TOTAL DEVELOPMENT COST	\$	\$ 8,142,871.00	\$ 8,142,871.00



17. SPACE ALLOCATION BY GRANT PROGRAM

A. Building identification (if more than one structure) Cambridge Home for the Aged and Infirm

B. Gross area in facility 36,528 S.F.

C. Net area in facility \_\_\_\_\_ S.F.

Alternate I	GRANT PROGRAMS				APPLICANT SPACE
	1) 25-HB Modern PROGRAM CODE	2) PROGRAM CODE	3) PROGRAM CODE	4) PROGRAM CODE	
Not Applicable					5) SPACE
D. Net area by program(s)	SF	SF	SF	SF	SF
E. Cost allocation ratio by programs (D/C X 100—to two decimals)	%	%	%	%	%
Alternate II					
F. Gross area by program(s)	36,528 SF	SF	SF	SF	36,528 SF
G. Cost allocation ratio by programs (F/B X 100—to two decimals)	100.00 %	%	%	%	100.00 %

Beds -- 1st Floor - 83 (levels 1,2,3)  
 2nd Floor 89  
 TOTAL 172

83/172 = 48.3% of Total

Areas: Ground Floor - 14,900 s.f. x 48.3% = 7,197 s.f.  
 1st Floor 23,000 s.f. x 100% = 23,100 s.f.  
 2nd Floor 21,700 s.f. x 0% = 0  
 3rd Floor 12,900 s.f. x 48.3% = 6,231 s.f.  
72,600 s.f. 36,528 s.f.

36,528 s.f. = Gross Area for which Assistance is being sought (Item 17 B)



## 19. ASSURANCES

The following assurances are divided into two parts. Part A assurances are required for all applicants applying for construction program support including the acquisition of facilities where applicable, from the Department of Health, Education, and Welfare. Part B assurances are ones which relate only to individual construction grant or loan programs. Signature by the applicant's representative will indicate that the institution agrees to all Part A assurances and to the Part B assurances required by the program or programs to which it is applying for support.

The applicant gives assurance that:

### Part A.

1. It possesses legal authority to apply for and receive the grant or loan, and to finance and construct the proposed facilities; that a resolution, motion or similar action has been duly adopted or passed as an official act of the applicant's governing board, authorizing the filing of the application, including all understandings and assurances contained therein, and directing and authorizing the person identified as the official representative of the applicant to act in connection with the application and to provide such additional information as may be required.
2. It will comply with the provisions of the National Environmental Policy Act, PL 91-190; Executive Order 11296, relating to flood-plain elevation and necessary controls; and Executive Order 11288 relating to the prevention, control, and abatement of water pollution.
3. Sufficient funds will be available to meet the non-Federal share of the cost of constructing the facility, and that sufficient funds will be available when construction is completed to assure effective operation and maintenance of the facility for the purposes for which constructed.
4. Approval by the HEW Secretary or his designee\* of the final working drawings and specifications will be obtained before the project is advertised or placed on the market for bidding; that it will construct the project, or cause it to be constructed, to final completion in accordance with the application and approved drawings and specifications; that it will submit to the Secretary or his designee for prior approval changes that materially alter the scope or costs of the project, use of space, or functional layout; that it will not enter into a construction contract(s) for the project or a part thereof until the conditions of the construction grant or loan programs have been met.
5. Except as otherwise provided by State/local law, all contracting for construction (including the purchase and installation of built-in equipment) shall be on a lump sum fixed-price basis, and contracts will be awarded on the basis of competitive bidding with award of the contract to the lowest re-

sponsive and responsible bidder. The provision for exceptions based on State and local law will not be invoked to give local contractors or suppliers a percentage preference over non-local contractors bidding for the same contract. Such practices are precluded by this assurance.

6. Except as otherwise provided by law, all laborers and mechanics employed by contractors and subcontractors on all construction and minor remodeling projects will be paid wages at rates not less than those prevailing as determined by the Secretary of Labor in accordance with the Davis-Bacon Act, as amended (40 U.S.C. 276a-276a-5) and 29 CFR Part 1, and shall receive overtime compensation in accordance with and subject to the provisions of the Contract Work Hours Standards Act (40 U.S.C. 327-332); that such contractors and subcontractors shall comply with the provisions of 29 CFR Part 3; and that all construction contracts and subcontracts shall incorporate the contract clauses required by 29 CFR 5.5(a) and (c). Such contracts shall also include the applicable provisions of Executive Order 11246, as amended (Nondiscrimination in Construction Contract Employment), and the applicant shall otherwise comply with the requirements of section 301 of said Executive Order. The contractor shall furnish performance and payment bonds, each in the amount of the full contract price; and provide, during the life of the contract, for adequate fire, public liability, property damage, and workmen's compensation insurance.
7. It will provide and maintain competent and adequate architectural engineering supervision and inspection at the construction site to insure that the completed work conforms with the approved drawings and specifications; that it will furnish progress reports and such other information as the Secretary or his designee may require.
8. An assurance of compliance with Title VI of the Civil Rights Act of 1964 (Form HEW 441) applying to the facility described in this application was filed or is attached to this application.
9. It will maintain grant or loan accounting records (identifiable by grant or loan number), including all records relating to the receipt and expenditure of Federal grant or loan funds and to the expenditure of the non-Federal share of the cost of a project, for three years after the completion of the project if an audit is conducted by or on behalf of the Department within that period, or in the case where no audit is performed, for five years; except that should audit questions arise with respect to the grant or loan, the records will be maintained until all such questions are resolved. Representatives of the Federal Government shall have access at all reasonable times to the grantee's records and to work whenever it is in preparation or progress, and the contractor shall provide proper facilities for such access and inspection.
10. The facility will be operated and maintained in accordance with the requirements of

\*The term Secretary or his designee shall mean Commissioner of Education with respect to Office of Education programs.

applicable Federal, State and local agencies for the maintenance and operation of such facilities.

11. The applicant will require the facility to be designed to comply with the "American Standard Specifications for Making Buildings and Facilities Accessible to, and Usable by, the Physically Handicapped," Number A117.1-1961, as modified by other standards prescribed by the Secretary of HEW or the Administrator of General Services. The applicant will be responsible for conducting inspections to insure compliance with these specifications by the contractor.
12. The applicant will cause work on the project to be commenced within a reasonable time after receipt of notification from the Secretary or his designee that funds have been awarded, and that the project will be prosecuted to completion with reasonable diligence.
13. Any Federal funds received pursuant to a grant or loan will be used solely for defraying the development cost of the proposed project.

#### Part B.

##### 1. Hill-Burton, Community Mental Health Centers, and Mental Retardation Facilities.

- a. That it will conform to all the applicable requirements of the appropriate State plan and the regulations pertaining thereto.
- b. That all portions and services of the entire facility for the construction of which, or in connection with which, aid is sought, will be made available without discrimination on account of creed, and no professionally qualified person will be discriminated against on account of creed with respect to the privilege of professional practice in the facility.
- c. That the facility will furnish a community service and:
  - (1) will furnish below cost or without charge a reasonable volume of services to persons unable to pay therefore; or
  - (2) will NOT furnish below cost or without charge a reasonable volume of services to persons unable to pay therefore, because of the justification which is attached.
- d. The facility will be used for the purposes for which it is constructed for not less than 20 years after the completion of the construction.

##### 2. Community Mental Health Centers:

That the services to be provided by the facility, alone or in conjunction with other facilities owned or operated by the applicant, will be made available for a program providing principally for persons residing in a particular community or communities in or near which

such facility is to be situated, at least the essential elements of comprehensive mental health services-i.e., inpatient services, outpatient services, partial hospitalization services (including at least day care services), emergency services provided 24 hours per day, and consultation and education services available to community agencies and professional personnel.

##### 3. Health Professions and Allied Health Professions Teaching Facilities, Nurse Training Facilities, Medical Library Facilities, and Health Research Facilities.

- a. The facility will not be used for sectarian instruction or as a place for religious worship.
- b. The Health Professions Teaching facility is intended to be used for the purpose set forth in this application.
- c. The Allied Health Professions Teaching facility or Health Research facility will be used for the purpose for which it is constructed for not less than 10 years after the completion of construction.
- d. The Nurse Training facility or Medical Library facility will be used for the purpose for which it is constructed for not less than 20 years after the completion of construction.
- e. The Health or Allied Health Professions Training facility or Nurse Training facility will provide for increased enrollment as set forth in the program instructions and in this application.

##### 4. School Construction under P.L. 81-815:

- a. It is a local educational agency having administrative control and direction of free public elementary or secondary education in the applicant school district, or a State agency which has the responsibility for providing school facilities.
- b. It is a local educational agency created and authorized to construct and maintain school buildings under constitutional, statutory, or charter provisions; and that it may accept and disburse Federal funds to aid in financing the cost of constructing school buildings in accordance with constitutional, statutory, or charter provisions cited:

Legal Classification:

Citation:

- c. The applicant has or will have title to the site or the right to build the school facilities on the site and to maintain them on the site for at least twenty years.
- d. The applicant's school facilities will be available to the children for whose education contributions are provided with funds under Public Law 81-815, as amended, on the same terms, in accordance with the laws of the State in which applicant is situated, as they are available to other children in applicant's school district.

- e. The applicant will cause due consideration to be given to excellence of architecture and design of project and to the inclusion of works of art the cost of which does not exceed one percent of the Federal share of the cost of the project.
5. Higher Education Facilities under Titles I, II, III of the Higher Education Facilities Act.
- a. No part of the eligible areas included in the proposed project: (1) is intended primarily for events for which admission is to be charged to the general public; (2) is especially designed for athletic or recreational activities other than for an academic course in physical education; (3) will be used for sectarian instruction or as a place for religious worship or primarily in connection with any part of the program of a school or department of divinity (as defined in P.L. 88-204); or (4) will be used by a "school of medicine," "school of dentistry," "school of osteopathy," "school of pharmacy," "school of optometry," "school of podiatry," or "school of public health" as these terms are defined in section 724 of the Public Health Service Act, or by a "school of nursing" as defined in that Act under section 843.
  - b. The applicant is fully cognizant of the requirements regarding economical methods of purchase of movable equipment in accordance with sound business practice, as set forth in the applicable regulations, (45 CFR 170.4), and all movable equipment, the cost of which is to be charged to the project, will be procured in accordance with such regulations. It is understood and agreed by

the applicant that the eligible project development cost and the Federal grant or loan amount may be reduced at settlement by the Commissioner of Education based on the amount of any costs claimed under the project which are for elaborate or extravagant equipment items.

- c. It is understood and agreed by the applicant that the Commissioner of Education may, from time to time, after execution of a grant or loan agreement for the project, and prior to final settlement under the grant or loan agreement, make downward amendments in the grant or loan amount to adjust to a reduction in the cost of the facilities, the identification of ineligible costs, or a reduction in the size of the project.
- d. The applicant has reviewed the academic and financial requirements for operation of the facilities upon completion, and considers the plans for operation of the facilities to be practical and within the financial capabilities of the institution.
- e. The facility will be used as an academic facility for not less than twenty (20) years after completion of construction (unless otherwise approved by the U.S. Commissioner of Education), or for so long as the Government holds any of the bonds pursuant to a loan from the Government, whichever is longer.

20. CERTIFICATION BY APPLICANT

The applicant hereby certifies that the foregoing information in this application (including all assurances and all attachments) are correct to the best of its knowledge and belief.

City of Cambridge, Massachusetts  
(Legal Name of Applicant)

795 Massachusetts Avenue, Cambridge 02139  
(Address)

\_\_\_\_\_  
(Signature of Authorized Officer)

\_\_\_\_\_  
(Address if different than above)

John H. Corcoran, City Manager  
(Typed Name and Title of Authorized Officer)

\_\_\_\_\_  
(Date of Application)

MASS. PROJECT # \_\_\_\_\_

EXHIBIT "A" (P.1)

DATE \_\_\_\_\_

Cambridge Home for the Aged and Infirm

SQ.FT.ANALYSIS

COMPONENT		A TOTAL AREA	B COMMON AREA	C JOINT-USE AREA	D UTILIZATION FACTOR - PART G	E ADJUSTED PART C	F AREAS PART G
FLOOR	UNIT AREA	Square Feet	Square Feet	Square Feet	Percentage(%)	Square Feet	Square Feet
Ground	Gross sq.ft.	14,900	-----	-----	---	-----	-----
	Common	-----	3,500	-----	---	-----	-----
	Long term care	-----	-----	-----	---	-----	11,400
	Joint use - none	-----	-----	-----	---	-----	-----
First	Gross sq.ft.	23,100	-----	-----	---	-----	-----
	Common	-----	3,150	-----	---	-----	-----
	Long term care	-----	-----	-----	---	-----	19,950
	Joint use - none	-----	-----	-----	---	-----	-----
SUB-TOTALS		38,000	6,650	0	-	0	31,350

MASS. PROJECT # \_\_\_\_\_

EXHIBIT "A" (P. 2)  
SQ. FT. ANALYSIS

DATE \_\_\_\_\_

COMPONENT		TOTAL AREA	COMMON AREA	JOINT-USE AREA	UTILIZATION FACTOR - PART G	ADJUSTED AREAS	
FLOOR	UNIT AREA	Square Feet	Square Feet	Square Feet	Percentage (%)	PART C Square Feet	PART G Square Feet
Second	Gross sq.ft	21,700	-----	-----	---	-----	-----
	Common	-----	1,250	-----	---	-----	-----
	Long term care	-----	-----	-----	---	-----	20,450
	Joint use - none	-----	-----	-----	---	-----	-----
Third	Gross sq.ft.	12,900	-----	-----	---	-----	-----
	Common	-----	5,090	-----	---	-----	-----
	Long term care	-----	-----	-----	---	-----	7,810
	Joint use - none	-----	-----	-----	---	-----	-----
GRAND TOTALS		72,600	12,990	0	-	-	59,610

1. General Project Percentages  
 Total less Common = 59,610 s.f.  
 Part C -  $\frac{0}{59,610} = 0\%$

Part G -  $\frac{59,610}{59,610} = 100\%$

2. Joint Use Percentages

Part C -  $\frac{0}{0} = 0\%$

Part G -  $\frac{59,610}{0} = 100\%$

MASS. PROJECT # \_\_\_\_\_

EXHIBIT 'B'  
COST ANALYSIS

DATE \_\_\_\_\_

PROJECT ITEMS	TOTAL COST	PARTICIPATING COSTS			NON-PARTICIPATING COSTS
		Total	Part 'C'	Part 'G'	
1. Construction Budget	2,149,400	1,124,214		1,124,214	1,025,186
1(a). General Percentages	100 %	52.3%		52.3%	47.7%
1(b). Contingency	129,732.00	67,590.00	-----	67,590.00	62,142.00
2. Fixed Equipment	110,000.00	53,130.00	-----	53,130.00	56,870.00
3. Movable Equipment	60,000.00	28,980.00	-----	28,980.00	31,020.00
4. Site survey/soil investiga soil investigation	10,000.00	5,210.00	-----	5,210.00	4,790.00
5. Architects' Fee	241,839.00	125,198.00	-----	125,198.00	115,841.00
6. Supervision at the site	23,400.00	12,192.00	-----	12,192.00	11,208.00
7. Consultant fee	5,000.00	-----	-----	-----	5,000.00
8. Art Work	13,500.00	6,521.00	-----	6,521.00	6,979.00
<b>TOTALS</b>	<b>2,742,871.00</b>	<b>1,423,835.00</b>		<b>1,423,835.00</b>	<b>1,319,036.00</b>

83 Beds (1st floor) = 48.3% Participating  
 172 Beds (total) = 51.7% Non-Participating

Non Participating Construction Costs  
 Exterior - 213,000 x 51.7% = 110,121.00  
 Ground floor cost x 51.7%  
 First Floor cost x 0%  
 Second Floor cost x 100%  
 Third Floor cost x 51.7 %

TOTAL 871,223.00  
981,344.00

Forward	981,344.00
Site ----- 46,000 x 51.7%	23,782.00
Off - Site ----- 6,800 x 51.7%	3,516.00
Utility Plant ---- 32,000 x 51.7%	16,544.00
	<u>1,025,186.00</u>
Non participating costs	\$ 1,025,186.00
Total cost	\$ 2,149,400.00 = 47.7%

Items 1(b), 2 through 6, and 8 figured at 47.7%

MASS. PROJECT # \_\_\_\_\_

EXHIBIT "A" (P.1)

DATE \_\_\_\_\_

Cambridge Home for the Aged and Infirm

SQ.FT.ANALYSIS

COMPONENT		A	B	C	D	E	
		TOTAL AREA	COMMON AREA	JOINT-USE AREA	UTILIZATION FACTOR - PART G	ADJUSTED PART C	ADJUSTED PART G
FLOOR	UNIT AREA	Square Feet	Square Feet	Square Feet	Percentage(%)	Square Feet	Square Feet
Ground	Gross sq.ft.	14,900	-----	-----	---	-----	-----
	Common	-----	3,500	-----	---	-----	-----
	Long term care	-----	-----	-----	---	-----	11,400
	Joint use - none	-----	-----	-----	---	-----	-----
First	Gross sq.ft.	23,100	-----	-----	---	-----	-----
	Common	-----	3,150	-----	---	-----	-----
	Long term care	-----	-----	-----	---	-----	19,950
	Joint use - none	-----	-----	-----	---	-----	-----
SUB-TOTALS		38,000	6,650	0	-	0	31,350

MASS. PROJECT # \_\_\_\_\_

EXHIBIT "A" (P. 2)  
SQ. FT. ANALYSIS

DATE \_\_\_\_\_

COMPONENT		TOTAL AREA	COMMON AREA	JOINT-USE AREA	UTILIZATION FACTOR - PART G	ADJUSTED AREAS	
FLOOR	UNIT AREA	Square Feet	Square Feet	Square Feet	Percentage (%)	PART C Square Feet	PART G Square Feet
Second	Gross sq.ft	21,700	-----	-----	---	-----	-----
	Common	-----	1,250	-----	---	-----	-----
	Long term care	-----	-----	-----	---	-----	20,450
	Joint use - none	-----	-----	-----	---	-----	-----
Third	Gross sq.ft.	12,900	-----	-----	---	-----	-----
	Common	-----	5,090	-----	---	-----	-----
	Long term care	-----	-----	-----	---	-----	7,810
	Joint use - none	-----	-----	-----	---	-----	-----
GRAND TOTALS		72,600	12,990	0	-	-	59,610

1. General Project Percentages

Total less Common = 59,610 s.f.

Part C -  $\frac{0}{59,610} = 0\%$

Part G -  $\frac{59,610}{59,610} = 100\%$

2. Joint Use Percentages

Part C -  $\frac{0}{0} = 0\%$

Part G -  $\frac{59,610}{0} = 100\%$

MASS. PROJECT # \_\_\_\_\_

EXHIBIT 'B'  
COST ANALYSIS

DATE \_\_\_\_\_

PROJECT ITEMS	TOTAL COST	PARTICIPATING COSTS			NON-PARTICIPATING COSTS
		Total	Part 'C'	Part 'G'	
1. Construction Budget	2,149,400	1,124,214		1,124,214	1,025,186
1(a). General Percentages	100 %	52.3 %		52.3 %	47.7 %
1(b). Contingency	129,732.00	67,590.00	-----	67,590.00	62,142.00
2. Fixed Equipment	110,000.00	53,130.00	-----	53,130.00	56,870.00
3. Movable Equipment	60,000.00	28,980.00	-----	28,980.00	31,020.00
4. Site survey/soil investigation soil investigation	10,000.00	5,210.00	-----	5,210.00	4,790.00
5. Architects' Fee	241,839.00	125,198.00	-----	125,198.00	115,841.00
6. Supervision at the site	23,400.00	12,192.00	-----	12,192.00	11,208.00
7. Consultant fee	5,000.00	-----	-----	-----	5,000.00
8. Art Work	13,500.00	6,521.00	-----	6,521.00	6,979.00
<b>TOTALS</b>	<b>2,742,871.00</b>	<b>1,423,835.00</b>		<b>1,423,835.00</b>	<b>1,319,036.00</b>

83 Beds (1st floor) = 48.3% Participating  
 172 Beds (total) = 51.7% Non-Participating

Non Participating Construction Costs  
 Exterior - 213,000 x 51.7% = 110,121.00  
 Ground floor cost x 51.7%  
 First Floor cost x 0%  
 Second Floor cost x 100%  
 Third Floor cost x 51.7 %  
**TOTAL**                      871,223.00  
    981,344.00

Forward                      981,344.00  
 Site ----- 46,000 x 51.7%                      23,782.00  
 Off - Site ----- 6,800 x 51.7%                      3,516.00  
 Utility Plant ----- 32,000 x 51.7%                      16,544.00  
    1,025,186.00

Non participating costs                      \$ 1,025,186.00  
 Total cost    \$ 2,149,400.00 = 47.7%

Items 1(b), 2 through 6, and 8 figured at 47.7%

FRESH POND

DRIVE

PROPERTY LINE-APPROX.

MAIN BUILDING  
FIRST FLOOR - GR. 40.0

DELIVERY YARD  
GR. 28.67

RETAINING WALL

TERRACE

RETAINING WALL

Underground Services  
Light - 3" x 4" (12' covered)  
Power - 3" x 4" (12' covered)  
House Telephone - 1" N.S.T.

Install finished manhole at point as directed

POWER HOUSE  
GARAGE  
FIRST FLOOR GR. 20.0

Install 2 standard manholes  
At points as directed

Underground Services  
Light - 3" x 4" (12' covered)  
Power - 3" x 4" (12' covered)  
N.E.T. - 2" pipe

PROPERTY LINE-APPROX.

BUILDINGS OF WATER DEPT

CONCORD AVE.

IMPROVEMENTS TO  
CAMBRIDGE CITY INFIRMARY

HB-1 1"=40' 17 MARCH 72

FELONEY AND STURGIS ARCHITECTS  
2 Central Square, Cambridge, Mass. 02139



# CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139 (617) 876-6800

Office of the City Manager  
JOHN H. CORCORAN

Free Employment Office  
JAMES G. MULCAHY  
DIRECTOR

March 27, 1972

To the Honorable, the City Council:

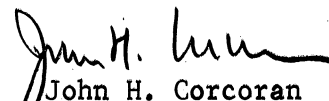
I hereby submit to you an application for funds under the Department of Health, Education and Welfare's Hill Burton Program. The funds are to be used for the renovation and modernization of the Cambridge Home for the Aged and Infirm, which is commonly known as the City Infirmary.

The proposed work will include necessary repairs to the exterior of the Infirmary structure as well as modernization of the interior areas to bring the facility up to State standards. The renovations will open up the second floor for patient care, doubling Infirmary population, and will enable us to use the third floor attic area for badly needed office space.

Anticipated total costs for the renovation work is \$2,742,871, of which we are requesting a grant of a maximum of \$711,918 under the HEW "Hill-Burton" Program. The remainder of the costs will have to be paid for through the sale of bonds at a total anticipated level of \$2,030,953. It should be clearly understood that, if the application is submitted and approved, the City of Cambridge will be committed to proceeding with the work as proposed.

I am having Ropes and Gray prepare a loan order for the total cost of the development, with a proviso that such loan can be reduced by the amount of any grant the City might receive. I will be submitting this loan order to you as soon as it is ready.

Respectfully submitted,

  
John H. Corcoran  
City Manager

JHC/b

(1)

120

COMMUNICATION

from the City Manager ~~trans~~

~~xxxxxxxxxxxxxxxx~~

relative to application for funds under the Department of Health, Education and Welfare's Hill Burton Program for the renovation and modernization of the Cambridge Home for the Aged and Infirm.

March 27, 1972.

*Referred to Committee  
on Health + Hospitals  
at a later date*