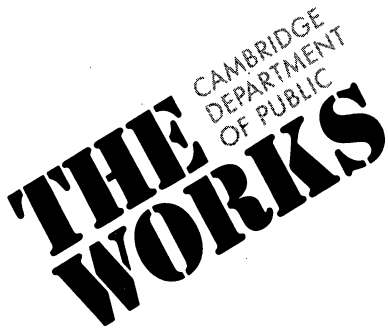




Ralph E. Dunphy
Commissioner

147 Hampshire Street
Cambridge, MA 02139
617-349-4800
TDD 617-349-4805

To: Robert W. Healy, City Manager
From: Ralph E. Dunphy, Commissioner
Date: May 20, 1997
Subject: Council Order #014, dated 4/28/97
RE: Inspect City owned property at 2103 Mass. Ave to renovate for arts gallery and veterans drop-in-center

RECEIVED
97 MAY 22 AM 9:54
OFFICE OF THE CITY MANAGER

On Friday, May 9, 1997, my staff visited the above referenced site with members of the Inspectional Services Department to determine renovation requirements and estimates.

The building exterior is in fair shape. The building interior would require extensive rehab to bring it up to code and make is usable for any public purpose. I have not reviewed the property for specific use as requested in the Council Order, so additional costs would be incurred to rehab the space to some specific design parameters determined by the Arts Council or Veterans Department.

1. EXTERIOR The Mass. Ave. facade appears to have had masonry repairs recently that are adequate. Restoration (pointing) is recommended for the remaining sides. There is some evidence of roof leaks in certain areas. Although roof repaid would be needed, a total roof replacement does not appear necessary.

2. SITEWORK The rear of the building will have to be redesigned to accommodate a wheelchair ramp. There is not adequate sidewalk space for a ramp on Mass. Ave. This would also require some landscaping and driveway work in the rear.

3. DEMOLITION It will be necessary for the interior to be completely gutted. This will include all mechanical systems, bathrooms, doors and several windows.

4. STRUCTURAL Although the structure of the first floor appears sound, there is significant sagging in the second floor, indicating possible weakening of certain load bearing members. These members may need replacement.

5. DOORS All interior and exterior (4) doors will have to be replaced. Hollow metal doors and frames would be the least expensive for the interior. Solid core, fire rated doors would be required for the exterior.



6. WINDOWS. Many windows can be refurbished, but two windows on the Mass. Ave. facade will need to be replaced.

7. HARDWARE All doors and windows will require new hardware.

8. INTERIOR The interior will require new walls, ceilings, flooring and paint. The complexity of the design would cause these estimates to fluctuate. I have estimated the simplest of items, thus this projection should be considered on the low end (i.e., all flooring is estimated as vinyl tile, no carpet or ceramic).

9. MECHANICAL The existing electrical, plumbing and heating systems are aged and do not meet current code. They would all need to be replaced. In addition, a functional ventilation and air conditioning system would need to be installed. A fire protection system would need to be installed as well. The security system would need to be upgraded or replaced.

10. ASBESTOS REMOVAL There were no visible signs of asbestos, but if any were revealed by further investigation, removal would be necessary.

11. ACCESSIBILITY As mentioned in item #2, a wheelchair entrance would need to be created in the rear. An elevator would need to be installed. This would require the construction of an adequate hoistway where none presently exists. All doorways and bathrooms would have to be expanded to meet ADA requirements.

12. RESTROOMS Each of the four existing restrooms would need to be completely reconfigured for ADA. In addition, all new fixtures would be necessary due to age and non compliance.

13. CONTRACTOR MARKUP Assuming a general contractor would be performing this work, I have added a modest 10% markup for general conditions (overhead and profit).

14. DESIGN I have estimated design as 15% of the construction cost.

Again, let me caution that these are estimates and are for a bare bones renovation. I have not estimated any costs for design particulars that may be suggested by future tenants.

If you have any questions or need further information, please contact me at 349-4802.

Cost estimate to renovate 2103 Mass. Ave.

1. EXTERIOR	
Roof	30,000
Masonry	50,000
2. SITEWORK	
Wheelchair ramp	10,000
Landscaping & driveway	10,000
3. DEMOLITION	40,000
4. STRUCTURAL	50,000
5. DOORS	40,000
6. WINDOWS	20,000
7. HARDWARE	10,000
8. INTERIOR	
Walls	50,000
Ceilings	20,000
Flooring	50,000
Paint	50,000
Carpentry	75,000
9. MECHANICAL	
Electrical	
-new service	15,000
-distribution (wiring)	100,000
-fixtures (lighting)	50,000
Plumbing	100,000
HVAC	200,000
Fire protection	50,000
Security	10,000
10. ASBESTOS	20,000
11. ACCESSIBILITY	
Elevator	100,000
12. RESTROOMS	60,000
13. CONTRACTOR MARKUP (10%)	121,000
14. DESIGN (15%)	<u>199,650</u>
Grand Total	1,530,650



CITY OF CAMBRIDGE
CAMBRIDGE, MASSACHUSETTS 02139

TEL 349-4300
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2.

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

RICHARD C. ROSSI
Deputy City Manager

June 2, 1997

To The Honorable, The City Council:

In response to Awaiting Report Item No. 12, regarding inspecting the City owned building at 2103 Massachusetts Avenue to determine if it may be a possible site for the arts gallery and a Veteran's drop-in-center, please find attached a report from Public Works Commissioner Ralph Dunphy.

Given the substantial financial needs for this building, such a project would have to compete in the Capital Budget process. Given the already identified building needs, I do not foresee financing becoming available for several years.

Very truly yours,

Robert W. Healy
City Manager

RWH/mec
attachment

Consent Agenda #2

S-322

Relative to Awaiting Report Item
Number Twelve, regarding an inspection
of City owned property at 2103
Massachusetts Avenue to renovate for
arts gallery and veterans drop-in center.

In City Council June 2, 1997

PLACED ON FILE