

DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT
Architectural/Engineering Services Unit

Submission Review Memorandum

Date: June 22, 2022

To: Tiffany Yu, Senior Project Manager

cc: Jim McCurdy, Supervising Architect; Frank Bossi, Supervising Engineer; Cindy Zabriskie, Assistant Director of Project Management Unit; Bob Watt, Construction Advisor; Andrew Skoog, LHA Administrator; Richard Alvord, Ray Falke, Richard C. Alvord Architects.

From: Simone Early, Asst. Director of Architecture and Engineering.

Project:

<u>LHA</u>	<u>Proj#</u>	<u>Submittal Phase</u>	<u>Subm#</u>	<u>Project Description</u>	<u>Designer</u>	<u>Current Approved ECC</u>
Fitchburg Housing Authority	097127	Construction Docs 100%	7	Accessible Units 2020 - Update 9 Units to Full Accessibility	Richard C. Alvord Architects	\$25,328.91

This Submission is:

<input checked="" type="checkbox"/> Recommend Approval to Bid	<input checked="" type="checkbox"/> Subject to review by other staff A/Es
<input type="checkbox"/> Approved – See comments below	<input type="checkbox"/> Schedule a meeting
<input type="checkbox"/> Incomplete – See comments below	
<input type="checkbox"/> Not Approved – Resubmission required	

The next required submission is: Bid Documents - Submit completed bid documents with addendum into the design tab bid document portal. No further review required -
To be due 1 week after the receipt of this review memo.

The Designer's most current construction cost estimate is: **\$1,086,296.87**. Time of Completion is: **180 days**.

Documents Reviewed:

The project is to make 9 units accessible to current AAB standards, as far as is possible, which will include some modifications to common spaces. An alternate to add roll in showers at the congregate bathrooms will be included in the project. Asbestos abatement will be included in the project.

I have reviewed the architectural 100% construction documents noted below and recommend approval to bid with comments to be addressed in those documents.

The documents are review is contingent upon a review by AE2, Frank Bossi.

Drawings: 0.0, D1, D2, A1, A1.1, A2, A2.1, A3, A4, A4.1, A5, A6,
Project Manual

Drawings:

No comments.

Project Manual:

09.91.20 Residential Painting:

- 1. 2.04 - Indicate semi gloss paint at all bathrooms, kitchens, and corridors, including ceilings. Other spaces to be eggshell.

10.28.00 Bath Accessories:

- 2. Provide a specification for TP holder, towel holder, and robe hooks for the bathroom.

12.36.61 Quartz Surface:

- 3. 2.02 Indicates under mount sink, however I have never seen an undermount that meets the requirements of accessibility. Revise.

Cost Estimate:

The consultant's 100%CD cost estimate is:

Base Cost:	\$ 974,333.23
Abatement:	\$ 111,963.64 Requesting compliance reserves
Alternate 1:	\$ <u>111,209.71</u>
Total Bondable Estimate to Advertise:	\$1,197,506.58

The DCAMM category will be **General Building Construction**.

Sub bid categories will be:

Painting

Resilient flooring

Plumbing

HVAC

Electrical

If Fitchburg Housing Authority or the Consultant has any questions regarding this memo, or wants to discuss technical issues related to this project, please call Simone Early at 617-573-1148.