

# OPM Services for Crescent Street Housing and Reverend Ford Playground Redevelopment Project

January 5, 2017



# Project Team

## City Point Partners

- Paul Hemphill, Project Director
- Rudy Barajas, Project Manager

## The Ciccolo Group

- Michelle Ciccolo
- Kerin Shea

# Our Team

## City Point Partners

- Owner's project management and construction management services firm
- In house estimating, scheduling, inspection, document control and public outreach
- Specialize in design and construction procurement
- Project management from inception to completion

## The Ciccolo Group

- Municipal community development consultant
- Affordable housing expertise
- Park development

***A comprehensive team for your Crescent Street Redevelopment Project!***

# Our Approach To Your Project

- Hire the right design team
- Develop a master project schedule for all phases
- Help you make informed decisions on scope and design
  - Estimating
  - Design and Constructability reviews
- Help you develop a strategy for affordable housing funding, grants and rebates
- Our approach to the feasibility study

# Hire the Right Design Team

- Unique project
  - Affordable Housing and Playground/Park
- Unique approach
  - Write designer RFQ for architect and landscape architect sub-consultant team
- Key Architect experience
  - Affordable
  - Green
  - Accessibility
  - Neighborhood/Development-scale design
- Key Landscape Architect experience
  - Park/playground
  - Site planning experience on a neighborhood scale

# Develop a Master Project Schedule

- In-house scheduling team
- Incorporate all phases of project
- Parallel process
  - Grants/funding/rebates

<b>Design and Construction</b>	
Feasibility	
Design Development	
Construction	
<b>Affordable Housing</b>	
Funding	
Grants and Credits	
Rebates	
<b>City Business</b>	
Vacate Property	
Prepare to Manage and Rent	
Plan for Maintenance and Operation	

# Make Informed Decisions - Estimating

- Experienced in-house estimating team
  - Building Construction
  - Heavy civil construction
  - Housing
- Review designer's estimates throughout project

# Make Informed Decisions – Design and Constructability Reviews

- Knowledge and experience to perform design and constructability reviews
  - Extensive field experience
  - Certified Aging-in-Place Specialist
  - Universal Design
  - Affordable housing
  - ADA compliance
  - Wood-framed construction
  - Modular building
  - Civil construction and subdivision development
- Project delivery methods – design-bid-build, CM@Risk and modular



# The Ciccolo Group

- Planning and community development firm
- Decades of experience working in municipalities developing capital projects
- Created/managed affordable housing trust
- Created 5-town affordable housing consortium
- Bike and pedestrian mobility expertise



# Affordable Housing

- Analyzing market trends and refining project pro-formas
- Guiding decision making around affordable housing financing
- Ensuring eligibility and compliance with the State's subsidized housing inventory rules (SHI)



# Park Development

- Assisting with the public process for community input into the park design
  - Social media
  - Online surveys
- Evaluating project feasibility and maintenance
- Advising designers on park access for all users



# Our Approach to the Feasibility Study

- Evaluate site/civil issues first
- Determine housing formula
- Locate houses on site
- Evaluate traffic and parking
- Develop playground and green space



**HIGH POINT**

Newton  
Office-Cultural Affairs

**LOW POINT**

**EXISTING SLOPES (TYP.)**

**FLAT**

Myrtle Baptist Church

# **GRADING AND DRAINAGE**



**HIGH POINT**

Newton  
Office-Cultural Affairs

**LOW POINT**

**SEWER**

**DRAIN LINES**

**EXISTING SLOPES (TYP.)**

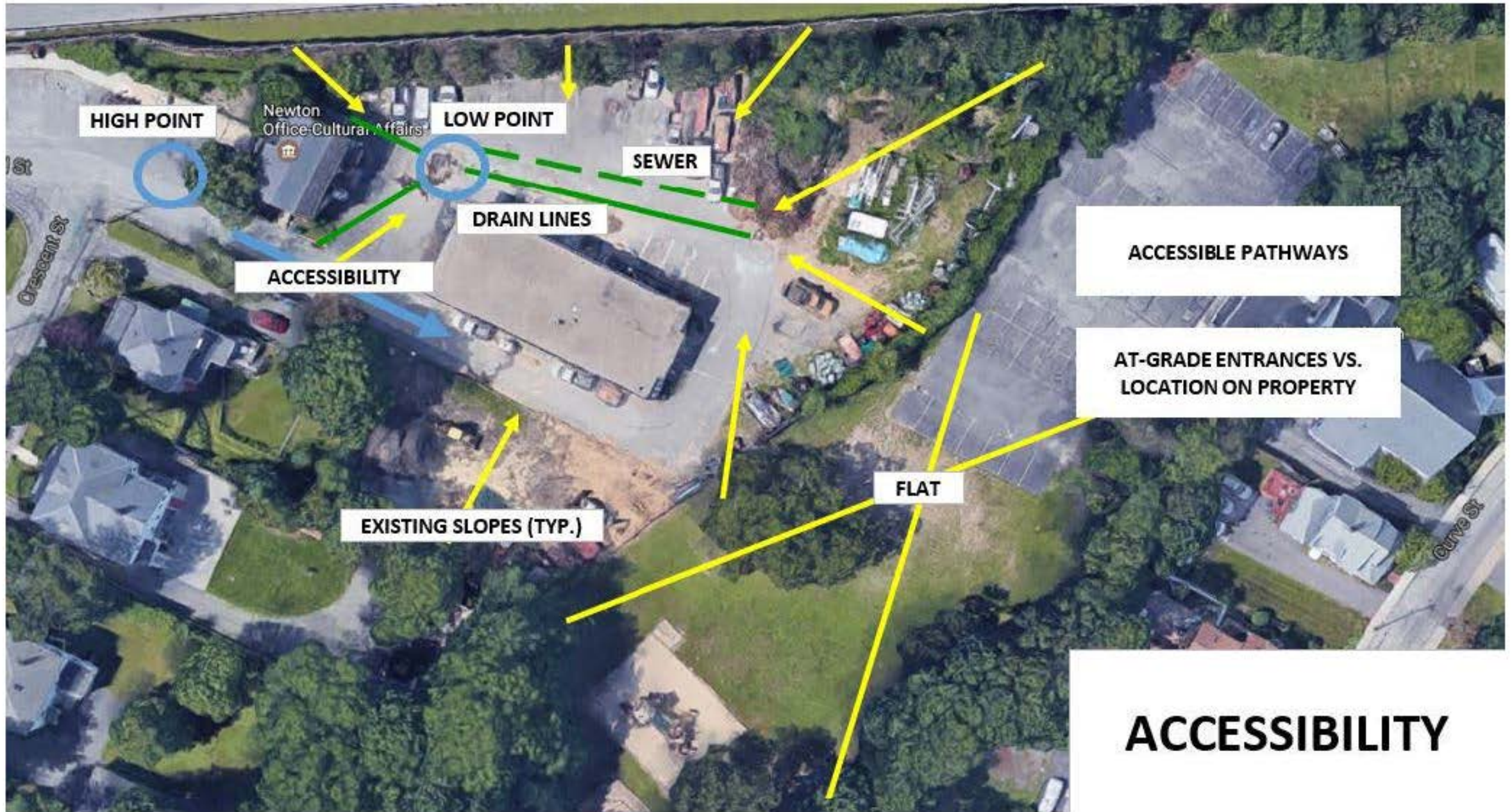
**FLAT**

Myrtle Baptist Church

Crescent St

Cune St

**UTILITIES**



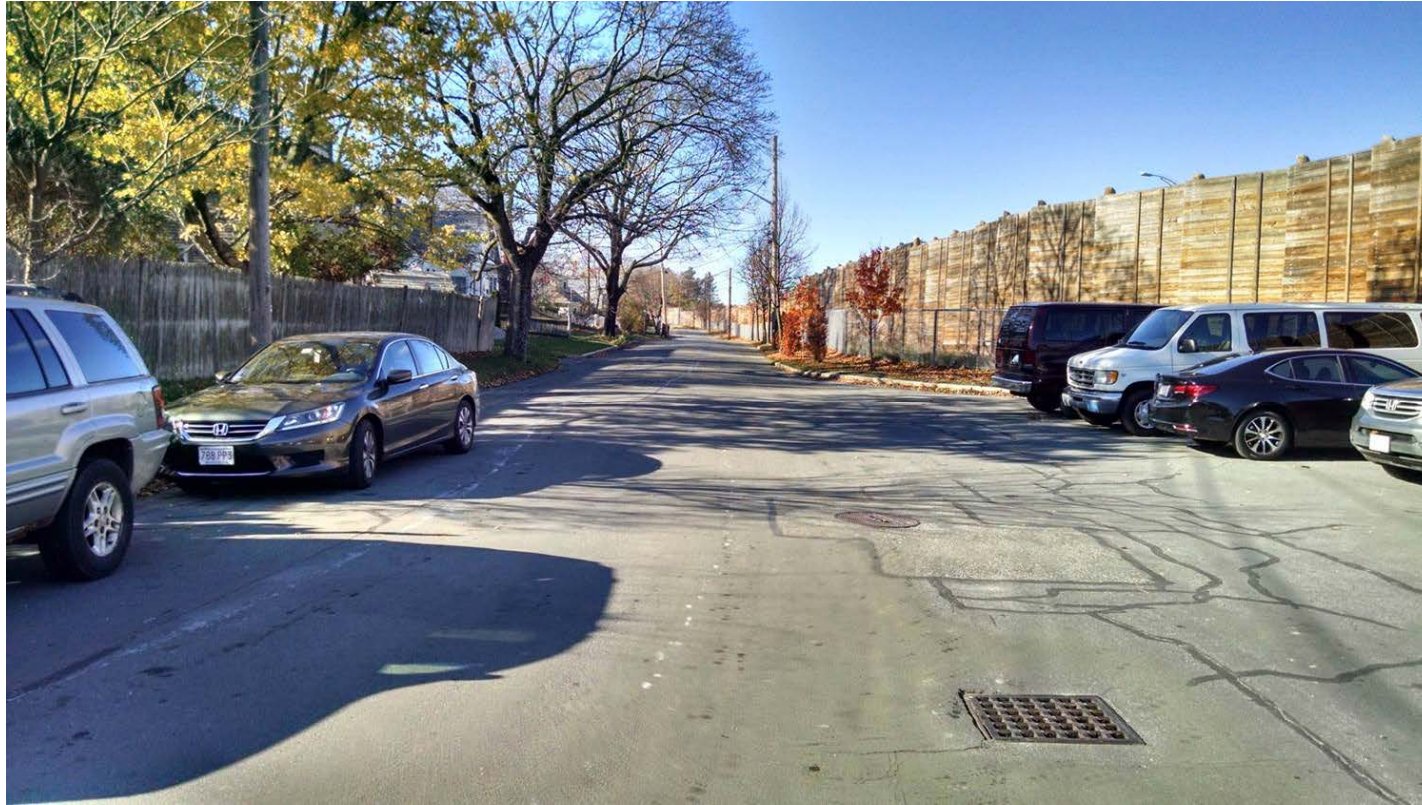
# Feasibility Study - Housing



- Understand the character of the neighborhood
- Mixture of single family & multifamily, mostly duplex
- Newer development town house style
  - Replicate existing house on single lot
  - Duplex
- Newer homes replicate architectural features of existing homes
- Modern and energy efficient



# Feasibility Study – Traffic and Parking



## Traffic and Parking

- Accessible roadways
- Safe traffic patterns
- Limited parking

# Feasibility Study – Green Space and Park Design



## Green space and park design

- Work with your ideas and concepts
- Opportunity for betterment and public involvement



# Summary

- Unique approach introduces both architect and landscape designer
- Master project schedule
  - Feasibility, design and construction
  - Funding, grants and rebates
- Estimating for well-informed and timely decisions
- Relevant experience to perform design and constructability reviews
- Team can develop a strategy for affordable housing funding, grants and rebates
- Solid approach to the feasibility study
  - Prioritizes project issues

# Overall Project Scope

- Feasibility Study
- Design Development
- Bidding
- Construction
- Closeout

# Why City Point Partners?

- Unique OPM project
  - Understand affordable housing and park development
  - Proactive community engagement
- Worked with municipalities in Massachusetts
- Understand the affordable housing market
- Experience collaborating with multiple stakeholder groups
- Licensed Construction Supervisors in Massachusetts
  - Building codes and procurement laws



THANK YOU !  
QUESTIONS ??

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