



JOSEPH A. CURTATONE
MAYOR

CITY OF SOMERVILLE, MASSACHUSETTS
COMMUNITY PRESERVATION COMMITTEE
FY15 FUNDING APPLICATION
COVER PAGE



1. PROJECT INFORMATION

PROJECT NAME: Historic Temple B'nai Brith Fire Safety and Accessibility Project
PROJECT LOCATION: 201 Central Street, Somerville, MA 02145
LEGAL PROPERTY OWNER OF RECORD: Congregation Temple B'nai Brith
ONE SENTENCE DESCRIPTION OF PROJECT: The proposed historic preservation project would add a fire safety sprinkler system and elevator to our 1922 Byzantine Revival building.

Please indicate (X) the approved category(s) from your Eligibility Determination Form.

	Open Space	Recreational Land	Historic Resources	Community Housing (blended projects only)
Acquisition				
Creation				
Preservation			X	
Support				
Rehabilitation/ Restoration			X	

ESTIMATED START DATE: May 2016
ESTIMATED COMPLETION DATE: Sept 2016
CPA FUNDING REQUEST: \$450,945
TOTAL BUDGET FOR PROJECT: \$768,130

2. APPLICANT INFORMATION

APPLICATION NAME / ORGANIZATION: Nancy Bernhard, President, Board of Directors, Temple B'nai Brith
CO-APPLICATION NAME / ORGANIZATION: Frank Valdez, AIA, DiMella Schaeffer
CONTACT PERSON: Nancy Bernhard
MAILING ADDRESS: 48 Highland Road, Somerville, MA 02144
PHONE: _____ EMAIL: nancy.bernhard@gmail.com

3. SIGNATURES

I (we) certify that all information provided in this entire submission is true and correct to the best of my (our) knowledge and that no information which might reasonably affect funding has been excluded. I (we) authorize the Community Preservation Committee and/or the City of Somerville to obtain verification from any source provided.

Name (printed) _____ Signature _____ Date _____
Name (printed) _____ Signature _____ Date _____

FOR CPC USE: Date Received _____ Date Reviewed _____ Date Applicant Notified _____



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SUBMISSION REQUIREMENTS CHECKLIST



Please check (✓) each item included in your submission, which should include the applicable items in the order listed below.

GENERAL:

- ☒ Application Cover Page (form provided)
- ☒ Submission Requirements Checklist (this form)
- ☒ Narratives (prompts provided)
- ☒ Project timeline: a project schedule showing all major milestones (i.e., study, design, environmental, permitting, construction, etc.), including receipt of other funding sources

FINANCIAL:

- ☒ Budget Summary (form provided)
- ☒ Itemized budget of all project costs, including the proposed source for each cost
- ☒ At least two written quotes for project costs. If quotes cannot be secured, detailed cost estimates may be used if a thorough explanation of the estimates is included.
- ☒ Proof of secured funding (e.g., commitment letters or bank statements), if applicable

VISUAL:

- ☒ Map of the property location showing all features pertinent to the project, including current or future rapid transit stations
- ☒ Photos of the project site (not more than 4 views per site); include digital copies

OWNERSHIP/OPERATION (NON-CITY):

- ☐ Documentation of site control or written consent of the property owner to undertake the project, if the owner is not the applicant
- ☐ Certificate of Good Standing from the City, if applicable
- ☒ 501(c)(3) certification, if operating as a non-profit
- ☒ Purchase and sale agreement or copy of current recorded deed, if applicable

COMMUNITY SUPPORT (RECOMMENDED):

- ☒ Letters of support from residents, community groups, other City boards, commissions, or departments, or from City, state, or federal officials

HISTORIC RESOURCES PROJECTS:

- ☒ Documentation that the project is listed on the State Register of Historic Places or a written determination from the Somerville Historic Preservation Commission that the resource is significant in the history, archeology, architecture, or culture of Somerville.
- ☒ Photos documenting the condition of the property
- ☐ Report or condition assessment by a qualified professional describing the current condition of the property, if available.

PLANS AND REPORTS (IF AVAILABLE)

[if available in 8½ x 11, include in the application. If not, include separately, not bound to the application]

- ☒ Renderings, site plans, engineering plans, design and bidding plans, and specifications
- ☐ Applicable reports (e.g., 21E, historic structure report, appraisals, survey plans, feasibility studies). Note: for reports of more than 10 pages, applicant may provide 2 copies, rather than 11.

Historic Temple B'nai Brith Fire Safety and Accessibility Project

Project Description

1. Describe the project, including the project location and the property involved.

The proposed historic preservation project would add a fire safety sprinkler system and elevator to the 1922 Byzantine revival building at 201 Central Street, home of Temple B'nai Brith.

2. Why is this project needed? How does it preserve and enhance the character of Somerville? How does the project benefit the public? What population(s) will it serve? How will the success of this project be measured?

Completed in 1922, our historic building atop Winter Hill has immense charm and significance, but needs safety and accessibility updates. The building lacks a fire safety sprinkler system to protect its interior, its Ark (saved from the North End of Boston's Beth Israel synagogue, demolished in 1920), its precious Torah scrolls, and its congregants and visitors, in the event of fire. It also presents a serious challenge and danger to anyone with mobility issues. It has three stories with steep steps, restrooms located only in the basement, and the main worship space on the top floor. The top floor sanctuary also has additional stairs to reach the *bima*, or stage, presenting an added barrier for those participating in services. The four corner staircases are very narrow or do not end in compliant safety exits.

This project's success is measured in simple numbers. A fire safety system and elevator will vastly increase the number of mobility-challenged people our congregation can serve. Aged, infirm, and disabled people will be able to pray and participate in our community. Another generation of congregants will not have to forego the attendance of their loved ones at their baby namings, bar and bat mitzvahs, and holiday celebrations, or be forced to hold their celebrations elsewhere. We will be able to host programs for sister organizations such as Keshet (Jewish LGBT advocacy) and Moshe Kavod House (young people engaged in Jewish social justice activities), that require accessible buildings. We will provide increased access for families with young children and especially infants in strollers, including those attending Jewish and Family Children's Service support groups for new mothers. This project will be successful when our physical home aligns with the welcoming spirit of our community.

This measurement of success also reveals that the project will serve the greater public. In addition to our members, Somerville residents frequently attend celebrations, lectures, and services at TBB, the only synagogue in the city. We hope to provide greater access, comfort, and safety to everyone who comes through our doors, and to serve an ever-larger portion of the community. Safety in this historic building is the key aim in this proposal.

3. How does the project meet the general and category-specific priorities outlined in the

Community Preservation Plan?

CPA's first priority is to increase accessibility: this project does precisely that, by making it possible for *all* people to participate in our services and programs. For our congregation, allowing everyone access regardless of their physical ability is an extremely "crucial, longstanding need." Although our building is not at abnormal risk because of the care we take with it, the proposed fire safety sprinkler system is a necessary protection for both the structure and the people who use it.

CPA's second priority is to support sustainability, in the sense of preserving existing and notable structures, to equip them to serve Somerville residents well into the future. Preserving our historic building for its original purpose, ensuring its safety, and increasing the number of people we can serve, will allow us, in turn, to further update the building with more efficient systems and other sustainable improvements.

The key to our project is to enhance building safety and accessibility, which conforms to the CPA's specific provision for historic preservation. In addition, the language specifying uses for rehabilitation and restoration, to "make capital improvements, or extraordinary repairs to make assets functional for intended use, including improvements to comply with federal, state or local building or access codes" is a perfect description of the project, which brings us closer to ADA compliance and local fire safety code compliance.

Historic Temple B'nai Brith is well aligned with the community priorities laid out in the Somervision Plan and the planning process for the Green Line Extension. The synagogue is walkable to both the projected Gilman Square and Lowell Street Green Line stations, and we look forward to drawing greater numbers of people once we are served by improved public transportation. Our congregation has served Somerville for more than 100 years: we deeply appreciate the city's traditional strengths, and embody its values of diversity, independent-mindedness, and civic spirit. At the same time, we reach out to new residents, to help them understand the city they have chosen, and to be a bridge between our congregation and the wider community.

Financial

1. Describe all successful and unsuccessful attempts to secure funding and/or in-kind contributions, donations, or volunteer labor for the project. Describe any cost-saving measures to be implemented.

In 2007, the congregation undertook concerted research on how to make the building accessible and safer, and began earnestly to fundraise for these purposes. Working with then-current building codes, our architects advised us that the only way to add an elevator to the structure was to create an addition at the back of the building, and to renovate a previous addition as well as the old washrooms and toilets. Between 2007 and 2008, we embarked on a capital campaign called "Project Aliyah" (which in Hebrew means 'going up'). For more information and a 10-minute

video on this effort, please see <http://www.projectaliyah.org>. We raised \$600,000 toward projected costs of \$1.5 million to \$2 million. This money was made up of a few large donations, and many small ones, from current members as well as people who had grown up in the congregation and long since moved away from Somerville. Approximately \$100,000 has been spent on architectural drawings and project management fees. Unfortunately, though, the worldwide recession that began in 2008 dramatically slowed our fundraising success.

In the summer of 2009, the city made an unexpected announcement that it would replace the water main on Central Street. A very brief window of opportunity opened up to renovate the existing bathrooms and add a separate wheelchair accessible facility. We pushed ahead, spending \$300,000 of the designated Project Aliyah funds. Our dreams of the new addition remained dear to us, but went on hold for a few years as the recession continued.

In the spring of 2014, we decided to look again at what improved accessibility and safety the now-\$275,000 in the Project Aliyah fund could buy. Two extremely experienced architects, Frank Valdes and Al Weisz, examined the building, our previous plans, and the newest city building codes, critically with respect to fire safety. They indicated that we should add an elevator within the existing footprint of the building, in the little-used northeast staircase, at much lower cost and with much less disruption than previously proposed, preserving this historic space and its distinctive exterior.

The preliminary estimate from Dellbrook Construction for this revised elevator configuration came to \$368,000. Another \$171,000 would pay for a full sprinkler system. We are leveraging the work by completing the projects in tandem, to protect our precious building, and to do everything feasible to maximize safety in the event of an emergency.

We are committed to raise the remaining funds to complete this more modest version of the project, and were encouraged when we realized how the new CPA program might support this effort.

2. [How was the total CPA funding request determined?](#)

We estimated total costs, and subtracted the amount of funds we have already raised. The congregation has made a commitment to continue fundraising until the project is complete. Please see detail on the following page.

Temple B'nai Brith Accessibility and Fire Safety Project

Budget estimates

Construction costs

Dellbrook Construction estimate	\$539,000
Elevator and sprinkler installation	
Stair lift from sanctuary floor to bima level	5,500
Purchase and installation	
Reconfiguration of basement offices and classrooms	46,000
400 square feet at \$115 per square foot	
(demolition, new walls, ceilings, electric)	
Contingency	86,850
15% of construction cost	

Soft costs

Architectural drawings and engineering fees	40,000
Construction Permit	10,780
\$579k/1000 x 20	

Total Estimated Cost **\$728,130**

Funds on Hand

Fidelity Account	100,966
Century Bank Savings	143,738
Century Bank Checking	32,481
Total funds on hand	\$277,185
Costs less existing funds	\$450,945

We plan to get updated general contractor estimates from one or more of the firms who bid on our previous plans in 2008, and to get an additional estimate from R. W. Sullivan for electrical and fire protection.

3. Will the project require funding over multiple years? If so, please provide annual funding requirements.

This project will not require repeated funding. Maintenance of the elevator and the sprinkler system has been determined to be covered as part of regular building maintenance costs well within the synagogue's current operating budget.

Project Management

1. Describe the applicant. Are they public, private non-profit, private for-profit, an individual, a partnership, or another type of entity? What is their history and background? Provide any additional relevant information.

Historic Temple B'nai Brith thrives as a welcoming Jewish institution serving the diverse population of Somerville and its neighboring cities and towns. Founded in 1903, the congregation numbers about 180 households, boasts a lively and expanding children's school and family programs, weekly Shabbat (sabbath) and holiday services, extensive community education classes, and arts and cultural programs. Members participate in and support community service programs such as Somerville's Walk for Homelessness, Respond, Community Cooks, and Family Table (Boston's Jewish food pantry). Congregation B'nai Birth is a founding member of the Greater Boston Interfaith Council, a member of the Jewish Community Relations Council, and actively engages in interfaith programs.

We are an independent congregation, unaffiliated with any of the major Jewish denominations. Our culture is both deeply respectful of Jewish tradition and learning and uncommonly welcoming to people of all backgrounds and family configurations. Our *Darshan*, or teacher, Phil Weiss, has been our spiritual leader since the mid-1980s. In 2010, we also hired our first full-time rabbi in forty years, Rabbi Eliana Jacobowitz. We continue to expand our programming and membership, as well as to engage a new generation of Somerville residents.

Temple B'nai Brith is a religious institution, automatically considered tax-exempt under section 501 (c) (3) of the tax code.

2. Demonstrate that the applicant has successfully completed projects of similar type and scale or has the ability to complete the project as proposed.

In 1998, we completed our "Windows and Walls" project, for which we raised \$185,000 to renovate our beautiful sanctuary. In 2009, we upgraded our main water line to support the proposed sprinkler system, and did a complete renovation of our bathrooms. As explained above, we executed these projects, as well as architectural and project management fees toward greater public accessibility, at a cost of \$400,000.

3. Identify and describe the roles of all known participants, including the project manager.

This project is directly overseen by the board of directors and executive committee of Temple B'nai Brith. The co-chairs of the Safety and Accessibility committee are Ms. Marilyn Sager and Mr. Frank Valdes, AIA. Also serving on the committee are Mr. Al Weisz, AIA, Ms. Nancy Bernhard, Board President, Mr. Todd Kaplan, Board Vice-President, Executive Director Lisa Gregerman, Ms. Rachel Grady, and Professor David C. Bell.

The key project manager is Mr. Frank Valdes, AIA, of DiMella Shaffer. Frank has worked for 10 years in the rehabilitation of historical buildings and structures. His work has received numerous awards and recognition, including the Massachusetts Historical Commission Preservation Award in 2010 from Secretary Galvin, the Paul E. Tsongas Award in 2012 from Preservation Massachusetts, and the J. Timothy Anderson Award for Excellence in Historic Rehabilitation.

4. Describe the feasibility of the project and how it can be implemented within the timeline and budget included in this application.

The project is realistic, cost effective, and actionable within the time provided. Its feasibility can be seen in its simplification over time. The 2007 plan included an elaborate addition to house an elevator and fire protection system, but also additional bathrooms, offices, and classrooms, at great cost. The committee constituted in 2014 was able to suggest a more cost-effective approach with little impact to the building's historical shell, while still achieving the main project goals. This proposal recommends that the elevator be contained within the building's envelope, in place of an existing staircase. A complete code analysis shows compliance with current egress standards. This location would require only selective demolition of the stair core, relocation of some water and steam pipes, as well as the addition of an elevator pit and foundations for the CMU (concrete masonry unit) shaft walls. The project would also require reconfiguration of existing basement offices and classrooms to create a path from the exterior door to the elevator, but these changes are not structural.

The new elevator would connect all floors, for those in need of assistance or in a wheel chair. An additional lift from the sanctuary floor level to the stage level would allow full accessibility for participation in services. An accessible route to the elevator on the lowest level from the exterior runs from the rear of the building, as the finish floor and exterior grade is minimal. This approach would not require an addition or any impact to the exterior envelope of the historic temple's façade. The elevator's overrun would be contained within the existing roof attic crawl space.

This project has been developed and refined multiple times over the past seven years. This latest version is by far the most feasible and cost-effective. We can procure the construction documents for this phase in a period of two months and start construction immediately once the building permit has been granted, for which the design team sees no obstacles. The anticipated construction is estimated to take three to four months. The fabrication of the elevator takes some lead time, which could begin once we applied for the permit, as its review can take up to a month.

5. Describe any known or potential barriers to the successful on-time commencement and completion of the project, including any permits or inspections required.

There are no known potential barriers to successful on-time commencement and completion of the project, apart from having adequate funds to complete it. All the usual permitting and inspections would be required, and we have done all we can to anticipate, eliminate, and mitigate any potential barriers.

6. Describe any ongoing maintenance required and who will be responsible for it.

The ongoing maintenance for the elevator and sprinklers, comprised of routine care and inspections, will be scheduled and supervised by the congregation's Executive Director.

Historic Resources Rehabilitation Projects

1. Describe how the proposed project complies with the U.S. Secretary of the Interior's Standards for Rehabilitation, as required by the CPA legislation under the definition of rehabilitation.

It is important to note that this project renovation will comply fully with the U.S. Secretary of Interior Standards for Rehabilitation. The addition of a new compliant elevator to provide ADA access to all floors will be contained within the interior of the existing building shell, retaining and preserving the historical character of the Temple's exterior. The new elevator will be situated in an existing non-complaint stair shaft. The existing stair has been deemed to be of no historical significance to the interior. Over the past decades this stair has been modified and reconstructed, rebuilt and chopped up such that no traces of its original design remain. The elevator will take the place of the stairs with new floors built at each elevator stop. Spaces adjacent to the elevator stop at each floor will not change, and the doors leading to the old staircase will remain intact. The existing roof crawl space attic will suffice to retain the elevator overrun within the building envelope, and the roof will therefore all be preserved and retain its original form.

The fire safety protection in the form of fire sprinklers will assist in assuring the continuous use and preservation of the historic temple for future generations, and also greatly enhance the public safety of those future congregants and visitors. This proposed change to the infrastructure will have minimal impact on the historical integrity of the building.

2. Describe how the applicant will ensure compliance with these standards as the project is ongoing, including an identification of who will make historic preservation determinations.

The project manager, Mr. Frank Valdes, AIA, of DiMella Shaeffer (see above Project Management #3), will assure compliance with the U.S. Secretary of the Interior Standards for Rehabilitation for the duration of the renovation from design through construction.

Project Timeline

In order to minimize disruption to our congregational life, including our religious school and fall holiday observance, it makes the most sense to complete heavy construction in the summer months. We will spend 2015 completing the fundraising, design, estimate, and permitting processes. We plan to begin construction in the late spring of 2016.

The full design process will take two months.

The city's Inspectional Services Division can take up to one month to issue a construction permit.

We anticipate that construction will take up to four months.

Once the project is fully funded, we anticipate it will take seven months to complete.

Documents Provided, Temple B'nai Brith Fire Safety and Accessibility Project

General

Application cover page, checklist, narratives, timeline

Financial

- Budget summary form
- Dellbrook Construction estimate, 2014
- one-page comparison of three general contractor bids from 2008
- Vertical Lift price list
- proof of secured funding: copies of statements from Fidelity Investments and two accounts with Century Bank

Visual

- map of property location on Somervision map showing Green Line Extension stops
- general photographs of the building

Ownership/Operation

- IRS statement about tax-exempt status for religious institutions
- Massachusetts Department of Revenue tax-exempt status
- copy of the recorded deed, 1916

Letters of Community Support

- Senator Patricia D. Jehlen
- Representative Denise Provost

Please note that the letters from Senator Jehlen and Representative Provost include the figure of \$300,000, which we provided to them. It was based on a bid for construction costs only, before we incorporated the other necessary costs shown in our project budget.

- Alderman Tony LaFuenta
- Alderman Mark Niedergang
- Daniele Levine, Executive Director of Community Cooks and former Development Director of Respond
- Joshua Safdie, Architect specializing in accessibility, and Central Street neighbor

Historic Resources Projects

- City of Somerville Determination of Historic Significance
- photographs of the northeast stairwell, which we are proposing to demolish for the elevator

Plans and Reports

- Four floor plans (basement, first floor, sanctuary, attic) with our proposed accessibility upgrade
- Site plan and legend



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BUDGET SUMMARY

PROJECT NAME: Historic Temple B'nai Brith Fire Safety and Accessibility Project

APPLICANT: Nancy Bernhard, President, Board of Directors, Temple B'nai Brith

SUMMARY OF PROJECT COSTS						
<i>Please include a complete itemized budget of all project expenses, including the proposed funding source for each expense, in your submission.</i>						
PROPOSED SOURCE		EXPENSES				
		STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
1	Somerville CPA	\$	\$	\$	\$	\$
2	Previous donations					-277,185
3	Somerville CPA		137,630	5,500	485,000	728,130
4						
5						
6						
TOTAL PROJECT COSTS		\$	\$	\$	\$	\$450,945
*Soft costs include design, professional services, permitting fees, closing costs, legal, etc.						
** Construction includes new construction, preservation, rehabilitation, and/or restoration work						

EXPLANATION OF FUNDING SOURCES			
<i>Please explain the status of each funding source (i.e., submitting application on X date, applied on X date, received award notification on X date, funds on hand, etc.). For sources where funding has been awarded or funds are on hand, please include documentation from the funding source (e.g., commitment letter, bank statement) in application packet</i>			
	SOURCE	SECURED? (YES/NO)	STATUS OF FUNDING SOURCE
2	Previous donations to project	Y	Ready, bank statements included
3			
4			
5			
6			

Construction Cost Estimate Breakdown

BASE BID		Price	Price	Notes
Division 1	General Requirements	\$ 3,000	\$ 3,000	
Division 2	HazMat	\$ 3,000	\$ 6,750	
Division 3	Demolition	\$ 13,200	\$ 6,000	
Division 2	Special Foundation/Soil Conditions	\$ 19,250	\$ -	
Division 2	Earthwork	\$ 7,500	\$ -	
Division 2	Fencing & Site Furnishings	\$ -	\$ -	
Division 2	Landscape	\$ 500	\$ -	
Division 3	Concrete and Underlayment	\$ 7,500	\$ 200	
Division 4	Masonry and Veneer	\$ 2,800	\$ -	
Division 5	Structural Steel	\$ -	\$ -	
Division 5	Misc. Metals	\$ 3,000	\$ -	
Division 6	Rough Carpentry	\$ 8,825	\$ -	
Division 6	Finish Carpentry	\$ 3,250	\$ 15,000	
Division 6	Closet Shelving	\$ -	\$ -	
Division 7	Waterproofing & Damproofing	\$ 3,000	\$ -	
Division 7	Thermal Insulation & Moisture Protection	\$ 2,800	\$ -	
Division 7	Roofing	\$ 750	\$ -	
Division 7	Siding	\$ -	\$ -	
Division 7	Applied Fireproofing	\$ -	\$ -	
Division 7	Firestopping	\$ 300	\$ -	
Division 7	Joints and Sealants	\$ 150	\$ -	
Division 8	Doors, Frames and Hardware	\$ -	\$ 1,300	
Division 8	Patio Doors	\$ -	\$ -	
Division 8	Overhead Doors & Parking Equipment	\$ -	\$ -	
Division 8	Storefronts & Glazing	\$ -	\$ -	
Division 8	Windows	\$ -	\$ -	
Division 9	Drywall	\$ 13,808	\$ -	
Division 9	ACT	\$ -	\$ -	
Division 9	Flooring	\$ 3,600	\$ -	
Division 9	Painting & Wall Covering	\$ 800	\$ 4,000	
Division 10	Specialties	\$ 1,410	\$ -	
Division 10	Compactor & Chutes	\$ -	\$ -	
Division 11	Appliances	\$ -	\$ -	
Division 12	Cabinets	\$ -	\$ -	
Division 12	Stone Counters	\$ -	\$ -	
Division 12	Window Treatments	\$ -	\$ -	
Division 13	Special Construction	\$ -	\$ -	
Division 14	Conveying Systems - Elevators	\$ 112,000	\$ -	
Division 15	Fire Protection	\$ -	\$ 54,075	
Division 15	Plumbing	\$ -	\$ -	
Division 15	HVAC	\$ 6,000	\$ -	
Division 16	Electrical	\$ 11,950	\$ 15,768	
Trade Subtotal: +		\$ 228,393	\$ 106,093	
Division 1	General Conditions	\$ 91,142	\$ 42,337	
	Winter Conditions	\$ -	\$ -	
	Builders Risk	\$ -	\$ -	
	Construction Contingency	\$ 23,965	\$ 11,132	
	Building Permits	\$ 378	\$ 176	
	General Liability Insurance	\$ 3,439	\$ 1,597	
	Payment and Performance Bond	\$ -	\$ -	
General Conditions/Insurance/Bonds/Permits Subtotal: +		\$ 118,924	\$ 55,242	
CM Overhead and Fees +		\$ 20,839	\$ 9,680	
TOTAL CONSTRUCTION COST =		\$ 368,156	\$ 171,016	

NOTES

- | | | |
|----|--|--|
| 1 | Existing Floor Plans per Schnee Architects Feb. 16, 2014 | |
| 2 | Walk-thru, conceptual discussion of April 8, 2014 | |
| 3 | <u>Elevator Scope</u> | |
| 4 | Select Demolition | North east stair to shaft, demo basement floor, remove wall for elevator front |
| 5 | Specialty foundation work | Under pinning exterior walls (makes two sides of elevator shaft |
| 6 | Earth Work | For pit, entry improvements for HCP access, repair landscape |
| 7 | Concrete | Elevator pit/walls as one sided form |
| 8 | Masonry | Window to door opening at exterior |
| 9 | Misc Metals | Elevator pit/floor items |
| 10 | Carpentry | Re-frame at stair (too narrow in short direction) |
| 11 | Finishes | Shaftwall construction, patch floor, paint elevator wall front/ceiling |
| 12 | Equipment | 3 stop standard Kone Eco, chair lift at Bimah |
| 13 | HVAC | AC/DX unit for elevator control room |
| 14 | Electrical | new 3 phase service, FA, Hall lighting |
| 15 | <u>Fire Sprinkler Scope</u> | |
| 16 | Select Demolition | Misc wall cutting for exposed sprinkler, for hidden Sanctuary sprinkler |
| 17 | Concrete | Machine pad |
| 18 | Carpentry | Patching: drywall, flooring, ceilings, millwork |
| 19 | Sprinklers | Hidden at Sanctuary, attic dry, exposed all other areas |
| 20 | Electrical | FA tie in allowance |
| 21 | | |
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EXCLUSIONS

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	L/R	Seaver	JJ Vaccarro
Total Bid		\$1,390,937	\$1,384,606
General Conditions		\$124,166	\$241,100
Excavation		\$21,250	\$16,000
Asphalt removal		included	\$5,000
Tree removal		included	\$0
Site utilities		existing	\$8,000
Curbing		included	\$11,500
Paving/stripping		included	\$22,000
Rough grade/fill		included	\$4,500
Finish grading		included	\$11,000
Landscaping (allowance)		\$15,000	\$15,000
Selective demolition/disposal		\$48,000	\$86,000
Concrete		\$45,173	\$67,000
Masonry		\$76,800	\$130,000
Metals		\$175,000	\$148,000
Woos and plastics		\$47,650	\$56,300
Thermal & Moisture protection		\$30,550	\$74,000
Doors		\$13,965	\$174,000
Windows		\$115,548	included in doors
Hardware (allowance)		\$7,200	\$8,000
Finishes		\$149,335	\$206,000
Specialties		\$1,300	\$4,300
Equipment		\$0	\$0
Furnishings		\$0	\$0
Special Construction		\$0	\$0
Elevator		\$90,000	\$100,000
HVAC		\$115,000	\$332,000
Plumbing		\$32,100	\$27,000
Fire Protection		\$44,900	\$73,000
General Electrical		\$58,000	\$125,000
Lightening Protection		not shown/none bid	\$2,500
Light Fixtures (allowance)		\$20,000	\$20,000
Fire Alarm		not shown/none bid	\$5,000
Overhead and Profit		\$130,000	\$96,000
Permit and Fees		\$30,000	\$22,000
GC mark up on change orders		10%	10%
Phase 1 duration	180 days	184 days	183 days
Phase 2 duration	90 days	99 days	99 days
Comments	no lightening protection or fire alarm bid-will be an extra	no haz mat no bond no builders risk no unsuitable soil or boulders	50% price actual price would adjust with 100% drawings
Alternates			
1 hip roof		\$2,000	-\$100
2 storefront in lieu of curtain wall		no bid	-\$20,000
3 delete sanctuary social hall ac		-\$42,000	-\$161,700
4 delete all ac		-\$29,800	-\$332,000
5 delete FP except in addition		-\$16,000	-\$33,990
6 delete all site work		-\$37,000	-\$44,500
7 aluminum flashing in lieu of copper		-\$4,000	-\$3,464
8 Kone Ecospace in lieu of Otis elevator		\$19,900	\$10,000
		it looks like #4 is in addition to #3 deduct for a total of -\$71,800 to delete all ac	
Allowances			
1 Light fixtures		\$20,000	\$20,000
2 Landscaping		\$15,000	\$15,000
3 Hardware		\$7,200	\$8,000
4 Face Brick	\$650/thousand	\$650/thousand	\$650/thousand
5 Carpet	\$35/sy	\$35/sy	\$35/sy

Vertical Lift Questions?

CALL US TODAY 1 (800) 990-8268

AMERIGLIDE HERCULES II 600 RESIDENTIAL FACTORY RECONDITIONED

Like 2.6k

Tweet 1

g+1 0



[+Enlarge Picture](#)



**Made in
America**

[Vertical Platform Lift Help](#)

[Brochure](#)

[Installation & Owner's Manual](#)

[Order Form](#)

[Top Landing Gate Drawing](#)

[- Typical Drawing](#)

**Need help choosing your
Vertical Platform Lift?**
Let us help you!

[Click Here!](#)

[Additional Images](#)

\$3,295.00

Plus Shipping

~~SALES TAX~~
LEARN MORE

[Design Your Lift](#)

[Add to Cart](#)

PayPal CREDIT

Get 6 Months to pay on \$99+

Check out with PayPal
and choose PayPal Credit

Subject to credit approval. See terms.
US customers only.

Our Reconditioned Hercules II 600 Residential Vertical Lift makes home access even more affordable.

Reconditioned at the factory to arrive at your home in like-new condition, these lifts offer the same capabilities and specifications as our new Hercules II 600 Residential lifts.

Just like our new units, the Reconditioned Hercules II 600 Residential Vertical Lift offers a robust 600 pound weight capacity and a 36" x 48" solid platform that can easily transport both you and your mobility scooter or power wheelchair. Operating the lift couldn't be simpler. All you have to do is roll onto the platform and push a button to be smoothly transported among the different levels of your home.

In addition, this residential lift is durable enough for outdoor installation. Weather resistant controls and sturdy construction mean that it can withstand even the harshest conditions and years of repetitive daily use. Contact one of our residential lift representatives to learn more about the Reconditioned Hercules II 600 Residential and how it can transform your life.

The Hercules II 600 Residential Vertical Lift at a Glance:

- 600 lb. weight capacity
- Solid platform
- Safety pan
- Some assembly required
- Can be further disassembled for inside installations
- AC motor with Acme screw drive
- Paddle platform controls
- Switches and controls are weather resistant
- Top limit switch allows you to set the stop of the lift at any height (up to the maximum lift height)
- Bottom limit also included
- ASME A18.1, Section 5 - "Private Residence Vertical Platform Lifts" compliant when properly configured
- CSA B44.1 / ASME 17.5 - "Elevator and Escalator Electrical Equipment" compliant when properly configured

Warranty

[Click Here for Warranty Information](#)

Click image for a larger version.



Options Available for the AmeriGlide Hercules II 600 Residential Factory Reconditioned

Lifting Height

53" Max Lift Height	
77" Max Lift Height	\$600.00
101" Max Lift Height	\$1,700.00
125" max Lift Height	\$3,000.00

Crating & Assembly

No Crating - Some assembly is required.

36" x 48" or 36" x 54" Platform

53" Unit Shipped Crated & Fully Assembled \$460.99

Tower Orientation

Tower On The Left

Tower On The Right

Power Source

AC Powered

DC Battery Powered - Battery provides 15-20 cycles during power outage. Batteries included. \$1,020.99

Power Supply

115v (60 hz)

220v (60 hz) \$230.99

Electronics

Standard Electronics Control Board

Platform Type

36" x 48" Straight Thru (34" Usable Width)

36" x 54" Straight Thru (34" Usable Width) \$134.99

36" x 54" 90° Platform \$355.99

36" Clear x 54" Platform Upgrade \$152.98

Platform Access

Straight Thru

Platform Controls

Paddle Controls with Emergency Stop Button

Platform Options

Solid Platform with Safety Pan

36" High Side Walls

Ramp Type

Automatic Ramp

Landing Controls

Call/Send Control Station (each) \$129.00



Keylocks for Controls (each) \$39.00
Wireless Call/Send Control Stations (pair) \$454.99

Landing Gate

Landing gates below include an interlock and a call/send control built into the gate.

Left Swing 36" Wide Landing Gate with Interlock & Call/Send Control (each) \$811.99

Right Swing 36" Wide Landing Gate with Interlock & Call/Send Control (each) \$811.99

Left Swing 42" Wide Landing Gate with Interlock & Call/Send Control (each) \$983.99

Right Swing 42" Wide Landing Gate with Interlock & Call/Send Control (each) \$983.99

Landing gates below include an interlock only.

Left Swing 36" Wide Landing Gate with Interlock Only (each) \$737.99

Right Swing 36" Wide Landing Gate with Interlock Only (each) \$737.99

Left Swing 42" Wide Landing Gate with Interlock Only (each) \$909.99

Right Swing 42" Wide Landing Gate with Interlock Only (each) \$909.99

Interlocks

Surface mount EMI interlocks below are for a customer provided door or gate.

Left Swing Top Landing Door/Gate EMI Interlock (each) \$376.59

Right Swing Top Landing Door/Gate EMI Interlock (each) \$376.59

Flush mount electric strike interlocks below are for a customer provided door or gate.

Top Landing Electric Strike Interlock - Metal Frame (each) \$639.00

Bottom Landing Electric Strike Interlock - Metal Frame (each) \$639.00

Top Landing Electric Strike Interlock - Wood Frame (each) \$639.00

Bottom Landing Electric Strike Interlock - Wood Frame (each) \$639.00

Other Interlock Options

Wiring For Interlock (per landing) \$159.00

Keyed Dead Latch for Flush Mount Electric Strike Interlock (each) \$129.00

Optional Equipment

Anchor Bolt Kit

Tower Braces \$153.99

Phone Jack \$121.99

Emergency Light \$134.99

Fascia Panel (per foot) \$65.00

Express Deck \$1,427.15

Note: Residential applications only. 48" max height.
Includes 5'x5' platform, stairs and one set of hand rails.

Outdoor Package (Price per foot) \$285.72

Extra Keys \$3.00

Additional Delivery Services

Free Liftgate Service on 53" Units As Requested

Customer Reviews

2

0

0

0

0

2 reviews

Sort by

Herculed lift

Aug 29, 2011 8:20 AM

RWBSpeed from ChicagoLand Area would recommend this to a friend.

A Little About Myself Disabled

Pros Smooth and easy to control, with ample space.

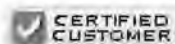
Cons It needs another switch on the main unit, to raise vertical lift in case it is in the down position.

Service & Delivery excellent

Very good lift. Love it.

49 of 54 people found this review helpful

Did you find this review helpful? [Yes](#) / [No](#)



Great

Jun 10, 2011 8:33 AM

George the cop. from Chicago, IL would recommend this to a friend.

A Little About Myself Retired Chicago Police Officer

Pros The vertical lift, is easy to use and at a great price.

Cons Better instructions might help.

Service & Delivery No problem at all.

I waited too long to buy it.

47 of 51 people found this review helpful

Did you find this review helpful? [Yes](#) / [No](#)



Investment Report

September 1, 2014 - September 30, 2014

Envelope 235153556



CONGREGATION B'NAI BRITH
ATTN ELIZABETH M PERLMAN
201 CENTRAL ST
SOMERVILLE MA 02145-2727

Online Fidelity.com
FAST(sm)-Automated Telephone 800-544-5555
Customer Service 800-544-6666

Fidelity Account sm Z46-799564 CONGREGATION B'NAI BRITH

Account Summary

Beginning value as of Sep 1	\$100,990.24
Change in investment value	-24.09
Ending value as of Sep 30	\$100,966.15
Accrued Interest (AI)	\$0.00
Change in AI from last statement	\$0.00

Account trades from Oct 2013 -
Sep 2014 0

Income Summary

	This Period	Year to Date
Taxable		
Dividends	\$56.53	\$165.75
Interest	0.79	518.11
Total	\$57.32	\$683.86

Realized Gain/Loss from Sales

	This Period	Year to Date
Long-term gain	\$0.00	\$85.00

This may not reflect all of your gains/losses because of incomplete cost basis.

Holdings (Symbol) as of September 30, 2014

Stocks 5% of holdings

	Quantity September 30, 2014	Price per Unit September 30, 2014	Total Cost Basis	Total Value September 1, 2014	Total Value September 30, 2014
SOUTHERN CO (SO)	108.957	\$43.650	unknown	\$4,780.85	\$4,755.97
EAI: \$228.81, EY: 4.81%					
Subtotal of Stocks					4,755.97

Core Account 95% of holdings

CASH	96,210.180	1.000	not applicable	96,209.39	96,210.18
------	------------	-------	----------------	-----------	-----------

For balances between \$50,000.00 and \$99,999.99, the current interest rate is 00.01%.



Date 10/31/14
Primary Account
Enclosures
R2S31

Page 1
66639875

CONGREGATION BNAI BRITH
201 CENTRAL STREET
SOMERVILLE MA 02145

Mobile Check Deposit
Deposit checks from anywhere. Just point, shoot and deposit.
Learn more at CenturyBank.com

-----S U M M A R Y O F A C C O U N T S-----
Account Number Type of Account Current Balance
@XXXXXXXXXX@9867 Super Savings 80,549.60
@XXXXXXXXXX@9875 Business Super Saver 141,332.65
@XXXXXXXXXX@7803 Business Super Saver 143,738.64

-----SAVINGS ACCOUNTS-----
Business Super Saver 0
Account Number @XXXXXXXXXX@500S Statement Dates 10/01/14 thru 11/02/14
Previous Balance 141,257.10 Days in the Statement Period 33
 1 Deposits/Credit 50.00 Avg. Ledger Balance 141,285.88
 Withdrawal/Debi .00 Avg. Collected Balance 141,285.88
Service Charge .00 Interest Earned 25.55
Interest Paid 25.55 Annual Percentage Yield Earned 0.20%
Ending Balance 141,332.65 2014 Interest Paid 239.80

----- DEPOSITS AND CREDITS ----- Amount
10/15 Transfer from DDA 50.00
 Acct No. @XXXXXXXXXX@0037
11/02 Interest Deposit 25.55

DAILY BALANCE SUMMARY
Date Balance Date Balance Date Balance
10/01 141,257.10 10/15 141,307.10 11/02 141,332.65

--- INTEREST RATE SUMMARY ---
Date Interest Rate
9/30 0.200000%

Date 10/31/14
Primary Account
Enclosures
R1D31

Page 1
21484325

CONGREGATION BNAI BRITH
ACCESSIBILITY ACCOUNT
201 CENTRAL STREET
SOMERVILLE MA 02145

Mobile Check Deposit
Deposit checks from anywhere. Just point, shoot and deposit.
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-----CHECKING ACCOUNT-----

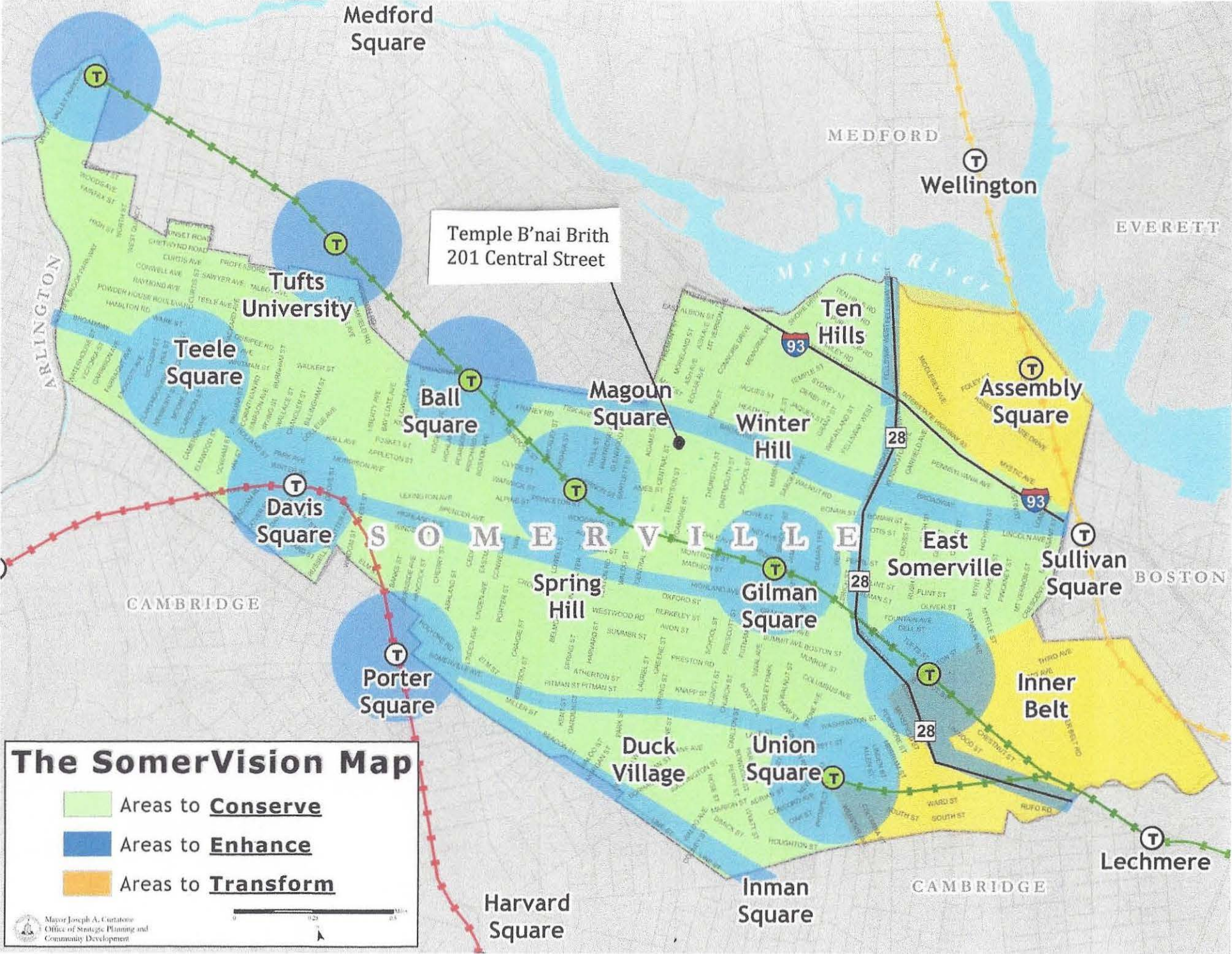
Business Free Checking	Number of Enclosures	0
Account Number	@XXXXXXXXXX@500S atement Dates 10/01/14 thru 11/02/14	
Previous Balance	32,581.91	Days in the Statement Period 33
Deposits/Credit	.00	Avg. Ledger Balance 32,481.91
2 Checks/Debits	100.00	Avg. Collected Balance 32,481.91
Service Charge	.00	
Interest Paid	.00	
Ending Balance	32,481.91	

----- MISCELLANEOUS DEBITS ----- Amount

10/01	Transfer to Savings	50.00-
	Acct No. @XXXXXXXXXX@7803	
10/01	Transfer to Savings	50.00-
	Acct No. @XXXXXXXXXX@7803	

DAILY BALANCE SUMMARY
Date Balance
10/01 32,481.91

Coming Soon
299 Mishawum Road
Woburn



The SomerVision Map

- Areas to **Conserve**
- Areas to **Enhance**
- Areas to **Transform**





all rights of DOWER and HOMESTEAD and other interests therein. WITNESS
our hands and seals this 30th day of March 1916. Frederick William
Stack (seal) Margaret Stack (seal) COMMONWEALTH OF MASSACHUSETTS.
Suffolk ss. March 30, 1916. Then personally appeared the above named
Frederick William Stack, and acknowledged the foregoing instrument to
be his free act and deed, before me, John J. Butler, Justice of the
Peace. - - - - -

Middlesex ss. March 31, 1916. 10h. 50m. A.M. Rec'd & Recorded.
One word over erasure

KNOW ALL MEN BY THESE PRESENTS that I, Albert M. Barnes of
Cambridge, in the County of Middlesex in the Commonwealth of Massachu-
setts as I am the trustee for Samuel T. Downer under a certain inden-
ture dated December 1, 1904, recorded with Middlesex South District
Deeds, Lib. 3136, Page 365, the duration of the trusts under said in-
denture having been extended by instruments recorded with Middlesex
South District Deeds, Lib. 3489, Page 87, Lib. 3933, Page 571, acting
by virtue of the power and authority given me in and by said instrument
with the written consent of the said Samuel T. Downer hereafter ex-
pressed and of every other power and authority me hereto enabling, FOR
CONSIDERATION PAID, hereby grant unto the Congregation B'nai B'rith, of
Somerville, a corporation duly established under the law of said Common-
wealth, a certain parcel of land situate in SOMERVILLE in said County
of Middlesex shown on a plan by Charles D. Elliott, dated October 1884,
recorded with Middlesex South District Deeds, Plan Book 44, Plan 11,
and bounded and described as follows: Northwesternly by Central Street
one hundred eight 91/100 feet; Northeastly by land now or formerly of
Roswell C. Downer and land of one Lathrop one hundred seventy-nine
78/100 feet; Southeastly by land now or formerly of Jonathan Brown
one hundred twelve 57/100 feet, and Southwestly by land now or former-
ly of Jonathan Brown one hundred seventy 4/100 feet; containing accord-
ing to said plan nineteen thousand two hundred ninety-nine 1/2 square

DOWNER
to
CON
B'NAI B
of
SOMER
* * *
* U.S.
* Rev.
* Star
* \$6.00
* E.M.I
* 5/31
* * * *

feet of land. Also a right of drainage as reserved in my deed to one Pasho, duly recorded Lib. 3529, Page 356, or however otherwise said parcel may be bounded or described and be all or any of said measurements more or less. IN WITNESS WHEREOF I, the said Albert M. Barnes as trustee aforesaid hereunto set my hand and seal and I, the said Samuel T. Downer hereby consenting to this conveyance by the said Albert M. Barnes as trustee aforesaid of the above described real estate hereunto set my hand and seal this thirty-first day of March A.D. 1916. Albert M. Barnes, Trustee as aforesaid. (seal) Samuel T. Downer (seal) COMMONWEALTH OF MASSACHUSETTS. Suffolk ss. March 31, A.D. 1916. Then personally appeared the above named Albert M. Barnes and acknowledged the foregoing instrument to be his free act and deed, as trustee as aforesaid, before me, Geo. A. Sawyer, Justice of the Peace. - - - -

Middlesex ss. March 31, 1916. 3h. 19m. P.M. Rec'd & Recorded.

I, Emily M. Clark of Melrose, Middlesex County, Massachusetts being unmarried, for consideration paid, grant to Julius S. Clark of Melrose, County of Middlesex, Commonwealth of Massachusetts, physician, with QUITCLAIM COVENANTS, the land in MELROSE, being Lot numbered seven (7) on a Plan of House Lots in Melrose, belonging to Julius S. Clark, M.D., August 1889, by Walter C. Stevens, C. E., and surveyor, recorded with Middlesex Southern District Deeds, February 13, 1890, Book of Plans numbered 62, Page 27, and bounded as follows:- Northerly by Lot numbered six (6) on said Plan fifty-seven and 04/100 (57.04) feet; Easterly by Lot numbered 8 on said Plan ninety-nine and 27/100 (99.27) feet; Southerly by Malvern Street fifty-five (55) feet; Westerly by Faxon Street ninety-eight and 12/100 (98.12) feet. Being the same lot numbered seven (7) conveyed to me with other property by Eliza I. Clark and Julius S. Clark by deed dated April 14, 1906, and recorded with Middlesex Southern District Deeds, Book 3224, Page 91. wife of said

and to said grantee all rights of DOWER and HOMESTEAD and



IRS Department of the Treasury
Internal Revenue Service

P.O. Box 2508
Cincinnati OH 45201

In reply refer to: 0248556166

Dec. 14, 2010 LTR 4163C E0

04-3039133 000000 00

00019131

FED. TAX ID#

BODC: SB

TEMPLE BNAI BRITH
201 CENTRAL ST
SOMERVILLE MA 02145-2727

Employer Identification Number: 04-3039133
Person to Contact: MR GALLUPPI
Toll Free Telephone Number: 1-877-829-5500

Dear Taxpayer:

This is in response to your Dec. 03, 2010, request for information regarding your tax-exempt status. We have no record that your organization has been recognized as exempt from Federal income tax under Internal Revenue Code section 501(a).

If you would like to apply for exemption, submit a completed Form 1023 or 1024 and include the applicable user fee. Visit our website at www.irs.gov/eo for information about tax exempt organizations and applying for tax exempt status. Publication 557, Tax-Exempt Status for Your Organization, also provides information about tax-exempt organizations. You may request a copy by calling the toll free number for forms, 1-800-829-3676 (1-800-TAX-FORM), or by visiting our website.

Churches, their integrated auxiliaries, and conventions or associations of churches that meet the qualifications for exemption, are automatically considered tax exempt under section 501(c)(3) of the Code without applying for formal recognition of such status. No determination letters are issued to these organizations. Refer to Publication 1828, Tax Guide for Churches and Religious Organizations, Publication 557, Tax Exempt Status for Your Organization, and our website, www.irs.gov/eo for the organizational and operational requirements if you feel you meet these requirements.



MASSACHUSETTS DEPT. OF REVENUE
PO Box 7010
Chelsea, MA 02150-7010



NAVJEET K. BAL, COMMISSIONER
TERESA O'BRIEN-HORAN, DEPUTY COMMISSIONER



870C
TEMPLE B NAI BRITH
201 CENTRAL ST
SOMERVILLE MA 02145-2727

Notice 30048
Exemption
Number 042 111 205
Date 12/01/08
Bureau TSD MGT SERV
Phone (617) 887-6367

Dear Taxpayer,

A review of our records indicates that the Massachusetts sales/use tax exemption for **TEMPLE B NAI BRITH**, a tax-exempt 501(c) (3) organization, will expire on **01/04/09**.

The Department of Revenue is issuing this notice in lieu of a new Form ST-2, "Certificate of Exemption". The notice verifies that the Massachusetts Department of Revenue has renewed the sales/use tax exemption for **TEMPLE B NAI BRITH** subject to the conditions stated in Massachusetts General Laws, Chapter 64H, sections 6(d) or (e), as applicable.

*The organization remains responsible for maintaining its exempt status and for reporting any loss or change of its status to the Department of Revenue. Absent the Department of Revenue's receipt of information from the taxpayer by the expiration date of the current certificate that the entity no longer holds exempt status under the above provisions, the taxpayer's certificate is renewed. This renewal will expire on **01/04/19**.*

The taxpayer's existing Form ST-2, in combination with this renewal notice may be presented as evidence of the entity's continuing exempt status. Provided that this requirement is met, all purchases of tangible personal property by the taxpayer are exempt from sales/use taxation under Chapter 64H or I respectively, to the extent that such property is used in the conduct of the purchaser's business.

Any abuse or misuse of this notice by any tax-exempt organization or any unauthorized use by any individual constitutes a serious violation and will lead to revocation. Willful misuse of this notice is subject to criminal sanctions of up to one year in prison and \$10,000 in fines (\$50,000 for



Form ST-2
Certificate of Exemption

Massachusetts
Department of
Revenue

Certification is hereby made that the organization herein named is an exempt purchaser under General Laws, Chapter 64H, sections 6(d) and (e). All purchases of tangible personal property by this organization are exempt from taxation under said chapters to the extent that such property is used in the conduct of the business of the purchaser. Any abuse or misuse of this certificate by any tax-exempt organization or any unauthorized use of this certificate by any individual constitutes a serious violation and will lead to revocation. Willful misuse of this Certificate of Exemption is subject to criminal sanctions of up to one year in prison and \$10,000 (\$50,000 for corporations) in fines. (See reverse side.)

TEMPLE B NAI BRITH
201 CENTRAL ST
SOMERVILLE

02145

MA

EXEMPTION NUMBER E
042-111-205

ISSUE DATE
01/04/99

CERTIFICATE EXPIRES ON
01/04/04

NOT ASSIGNABLE OR TRANSFERABLE

ACTING COMMISSIONER OF REVENUE
BERNARD F CROWLEY JR



The Commonwealth of Massachusetts
MASSACHUSETTS SENATE

SENATOR PATRICIA D. JEHLLEN

Second Middlesex District

Medford, Somerville, Cambridge and Winchester

STATE HOUSE, ROOM 513

BOSTON, MA 02133-1053

OFFICE TEL: (617) 722-1578

FAX: (617) 722-1117

PATRICIA.JEHLLEN@MASENATE.GOV

WWW.MASENATE.GOV

Chair
ELDER AFFAIRS

Vice Chair

EDUCATION

SENATE WAYS AND MEANS

HEALTHCARE FINANCING

JUDICIARY

HOUSING

November 19, 2014

TO THE COMMUNITY PRESERVATION COMMITTEE:

This letter is to offer my strong support of the application of Temple B'nai Brith, 201 Central Street, Somerville, MA for a Community Preservation Act Grant.

Temple B'nai Brith is an important institution in our community. Its welcoming congregation of 180 families contribute individually and collectively to the social, community, and political life of Somerville. Many members volunteer at RESPOND and are leaders in the Save Our Homes Walk. They generously support the Somerville Homeless Coalition, Community Cooks, and Family Table. In addition, they host discussions of important issues such as immigration and civil liberties, some of which I have attended.

Temple B'nai Brith is requesting a grant to help make their 1922 building safer and more accessible. Their plans include adding an elevator and installing a sprinkler system. They have raised 2/3 of the estimated costs and are asking for \$300,00 to complete the restoration.

I ask that you carefully consider this request and approve funding for this project. If I can be of further help, please do not hesitate to call on me.

Sincerely,

A handwritten signature in cursive script, reading "Patricia D. Jehlen".

Patricia D. Jehlen
State Senator



The Commonwealth of Massachusetts

HOUSE OF REPRESENTATIVES
STATE HOUSE, BOSTON 02133-1054

DENISE PROVOST

27TH MIDDLESEX DISTRICT
ROOM 473B, STATE HOUSE
TEL. (617) 722-2263
FAX (617) 722-2837
Denise.Provost@MAhouse.gov

COMMITTEES:

Transportation
Higher Education
Personnel and Administration

The Honorable Michael A. Capuano
Chairman
Somerville Community Preservation Committee
93 Highland Avenue
Somerville, MA 02143

Dear Chairman Capuano,

I am writing on behalf of Temple B'nai Brith and in support of the synagogue's application for funds under the Community Preservation Act.

Since it was built in 1922, Temple B'nai Brith (TBB) has been home to a congregation committed to enriching Jewish life in Somerville and surrounding communities. Though its historical roots are in the Conservative movement, TBB seems to have coupled its reverence for the traditional texts, languages, and ways of life of the Jewish people with an awareness of the many ways in which they may be interpreted. TBB has certainly grown in recent years, and attracted many families.

I have attended events at Temple B'nai Brith over the years and have found the congregation to be quite welcoming. I understand that the members have donated time, food, and funds to Respond, Community Cooks, Family Table, and have been the leading fundraiser of the Save Our Homes Walk hosted by the Somerville Homeless Coalition.

The Temple itself is a beautiful and historic building that includes a hand-carved mahogany ark that is one of the oldest in New England, rescued from a Temple on Boston's North End that was razed in 1915. Temple B'nai Brith has been part of the Somerville community for generations, as it has played host to countless celebrations, social events, and meetings. The renovations TBB seeks to complete with funds from the Community Preservation Act would only make this piece of Somerville history safer and more accessible by adding an elevator and sprinkler system. The congregation has already raised \$600,000 toward this project and need another \$300,000 more to complete it.

I urge the consideration of Temple B'nai Brith's request. By adding its support, the Community Preservation Committee would be assuring that one of Somerville's landmark buildings and historic religious institutions would be preserved and enhanced for the future.

Thank you for your consideration. If you would like to contact me I may be reached at 617-722-2263 or at Denise.Provost@mahouse.gov.

Very truly yours,

A handwritten signature in cursive script that reads "Denise Provost".

Denise Provost



CITY OF SOMERVILLE, MASSACHUSETTS
BOARD OF ALDERMEN

TONY LAFUENTE
ALDERMAN WARD FOUR

November 28, 2014

Community Preservation Act
Somerville City Hall
Somerville, Mass. 02143

To whom it may concern,

Through this letter, I would like to voice my strong support for your consideration in considering and approving the requested funding by the Temple B'nai Brith. As a very active and important part of our community, the Temple's request for funding to make it accessible and safer for the entire community is admiral and necessary.

I ask for your positive support to achieve this goal.

Sincerely,



Tony Lafuente

Mark Niedergang

29 Conwell Street, Somerville MA 02143, (617) 629-8033, m.niedergang@comcast.net

January 12, 2015

REVISED *(Please replace my previous letter of 11/30/14 with this one.)*

Community Preservation Committee
City of Somerville
City Hall, 93 Highland Avenue
Somerville MA 02143

Dear CPA Committee;

I write to support the application of Congregation B'nai Brith for funds to make our historic building safer and more accessible.

First, I want to make clear that I am acting on my own behalf, in my personal capacity, and not in any official capacity connected with my position in City government. I have been an active member of Congregation B'nai Brith for 25 years. During that time I served for a year as its Executive Director, on its Board for eight years, and for 10 years as a Sunday morning religious school teacher.

As someone who has been a leader in Ward 5 for more than a decade, I have a strong interest in maintaining vibrant community organizations in and around Ward 5 (Temple B'nai Brith is right on the border of Ward 5) and in the City. Congregation B'nai Brith is a strong community institution that contributes a great deal to the lives of many people in Somerville.

Congregation B'nai Brith is requesting funds to make our historic 1922 building safer and more accessible. We are planning to add an elevator and to install a sprinkler system. We have been working on this project for more than a decade now and it is one of our top priorities. While we have raised significant funds and begun the work, due to the Great Recession and the fact that we are not a wealthy congregation, we have not yet been able to complete it. We have already raised more than \$600,000 for this project, and done significant work to lay the foundation for completing it, and need about \$500,000 more to complete it.

Congregation B'nai Brith is a Jewish synagogue, but many non-Jews who are family members of Jews participate in our activities and are members; our by-laws specifically allow this. Some of the other Somerville community organizations we support with volunteer hours, donations of food, and funds are: Respond, the Somerville Homeless Coalition, Community Action Agency of Somerville and Somerville Community Corporation (we have been the leading fundraiser several years running for the Save Our Homes Walk, and Community Cooks. We have a team of tutors who have been working with students at the Healey School for more than half-a-dozen years. Many of our children attend the Somerville Public Schools and many of their parents have been involved in PTAs and have helped particular schools and strengthened the SPS.

We are a very welcoming congregation of about 180 families, and we are growing. We are the largest and most significant Jewish institution in Somerville, and as such, we make Somerville a more attractive and welcoming location for the many Jewish families and their friends who live in Somerville.

Thank you for your consideration of this application.

Yours,

Mark Niedergang



COMMUNITY COOKS
One Summer Street, Somerville MA 02143
info@ccooks.org • www.communitycooks.org

November 21, 2014

Dear Members of the Community Preservation Committee:

I am pleased to write this letter in strong support of Temple B'nai Brith's application for funding to support essential renovations to make their facility safer and more accessible for all.

I have had the good fortune over the past decade to witness firsthand B'nai Brith's deep commitment and connection to the local community.

For eight years, I was director of development at RESPOND, Inc., a Somerville nonprofit that provides emergency shelter and supportive services for survivors of domestic violence and their children. During that time, B'nai Brith carefully planned and orchestrated multiple community-building and fundraising events to benefit RESPOND. The congregation began to hold an annual Purim Dance that helped to raise vital dollars for RESPOND but also served to raise awareness about the problem of domestic violence and services available. In addition, B'nai Brith spearheaded another truly amazing event—an interfaith concert that brought together musical groups representing the local Jewish, Christian and Muslim communities. For every event they held, they went above and beyond, handling all the logistics and marketing, as well as actively rallying members of their congregation to participate.

I am now the executive director of Community Cooks, a nonprofit that rallies 600+ volunteers to prepare over 2,700 individual home-cooked meals every month that serve our neighbors in need. I am delighted—though somehow not surprised—that B'nai Brith has stepped up to the plate in yet another way to help make the community a better place for all. They have formed a cooking team that provides monthly meals for program participants at the Mystic Learning Center's Launch GED program. These nourishing meals serve food insecure young adults working to earn their high school degrees.

I am deeply grateful to B'nai Brith for their partnership and support. I urge you to approve their grant application.

Sincerely,

Daniele Levine
Executive Director
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24 November 2014

Community Preservation Committee
City of Somerville
93 Highland Ave
Somerville, MA 02143

To Whom It May Concern:

I am writing this letter in support of Temple B'nai Brith and their application for funding under the Community Preservation Act.

Temple B'Nai Brith is facing a reality that will only become more prevalent in the coming years. As our country continues to age, cultural, religious, and other organizations will face greater and greater challenges as they try to accommodate the needs of older members. As an architect I have seen this growing need among local churches, museums, public housing, and yes – temples. Add to this the obstacles presented by a historic building that was never designed to be accessible, and Temple B'nai Brith finds itself in the midst of a perfect storm.

As a neighbor, I have had multiple conversations with the Temple in recent years as they have worked tirelessly to make their services accessible to their diverse population while still preserving the historic integrity of their beautiful building. I have had the chance to review their current drawings and I am glad to see that they seem to have finally arrived at a renovation strategy that will achieve both of these goals.

It is interesting to note that in the case of Temple B'nai Brith, the preservation of the building is dependent in part on the preservation of the community, and the preservation of the community depends – of course – on the preservation of the building. It seems to me that this is exactly the kind of situation that the Community Preservation Act was designed to support. I hope that the Committee will agree.

Sincerely,

Josh Safdie
145 Central Street



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
JOSEPH A. CURTATONE
MAYOR

MICHAEL F. GLAVIN
EXECUTIVE DIRECTOR

HISTORIC PRESERVATION COMMISSION

Determination of Historic Significance

For Historic Resource Projects Funded through the Community Preservation Act

To be determined eligible for Community Preservation Act (CPA) funding, a historic resource must either be listed on the state register of historic places or be determined "significant in the history, archaeology, architecture or culture" of Somerville by the Historic Preservation Commission (HPC). This report provides a recommendation to the HPC through an analysis of the adopted "Guidelines for a Determination of Historic Significance."

Site:	201 Central Street, Temple B'nai Brith
Applicant Name:	First Church Somerville UCC
Recommendation:	Significant
Date:	October 21, 2014
HPC Vote:	Significant (4-0)

1. Date of Construction

From the 2005 survey Form B:
The temple was constructed in stages between 1919 and 1923.

2. Cultural or Historic Association

This temple exemplifies the cultural and religious heritage of the City.

Excerpted from the Edward W. Gordon 2005 survey Form B:
Built between 1919-1923, the origins of Winter Hill's Temple B'nai Brith lie in the organization of Somerville's Hebrew Educational Society in 1903. Somerville's Jews constituted one of the smaller early twentieth century Boston area Jewish communities with less than 4,000 members around 1900. Boston neighborhoods such as the North End, West End and South End became host to Jewish immigrants whose combined population approached 65,000 by 1910. Between the 1920s and the 1950s, the Temple B'nai Brith was the major focus of activity for Jews living in Somerville and Medford.

The basement of the synagogue was designed by W. L. Minor, while the main body of the building was designed by S. S. Eisenberg. During the first half of the twentieth century, Eisenberg, designed a number of apartment buildings in Brookline as well as the Fenway and Allston-Brighton



neighborhoods of Boston. S. S. Eisenberg was a partner in the firm of Eisenberg and Feer between c. 1926 and 1945.

Temple B'nai Brith also has significant historical associations with Rabbi Isadore Singer, an important Jewish theologian long associated with Beth El Synagogue in Manhattan Beach, New York who began his career at Temple B'nai Brith in Somerville during the mid-1920s.

The synagogue's location was chosen so it would be convenient for both the Jews of Somerville and Medford. The estimated cost of the B'nai Brith synagogue in 1919 was \$50,000. Of that figure, \$10,000 was earmarked for the construction of the basement. A Somerville Journal article written in December, 1921, noted that the building's first floor would contain classrooms, clubrooms, a banquet hall and kitchen, while the second floor would be occupied by an assembly and ballroom. The third floor was slated to be "the synagogue proper."

Upon its completion in the spring of 1925, Temple B'nai Brith's congregation encompassed 500 families drawn from Somerville, Cambridge, Medford, Arlington and other nearby communities. Two years later, an article in The Somerville Journal described the building as "a striking example of Byzantine architecture. The interior of the temple is finished in dark woods, in keeping with the style of the period, and the walls are of Artex, rough stipple plaster. A large assembly room, Covenant Hall, is on the ground floor, which is used for social purposes. Above this is the auditorium, the most striking feature being the large Ark, which was secured from B'nai Israel of Boston (in 1915). This ark, which is probably the oldest one in the vicinity, is entirely hand carved, and for many years stood in the synagogue at Bowdoin Square, Boston. In it are kept the scrolls of the Law."

Fast-forwarding to the mid- 1970s, the future prospects of the B'nai Brith Synagogue as a house of worship were grim with a membership of only 25 people. The congregation struggled to have a minyan or the requisite ten people needed to conduct a service. The social life surrounding any religious community was gone, including the dinners that so many members looked forward to from week to week. The building fell into disrepair and the once vibrant congregation nearly folded as their members died or retired to warmer climates. According to long-time member Lucy Mabel, the thought of closing down and joining Medford's Temple Beth Shalom was entertained for a time.

During the 1980s, B'nai Brith's congregation experienced a reversal of fortune, thanks in part to the efforts of Morris and Ada Kleiman. The couple persuaded the temple's darshan or spiritual leader, to stay. They ferried people to Saturday services via their own vehicle and wrote the religious society's newsletter and generally made members feel welcome.

By 1995, the congregation embraced 400, adult members with as many as 50 actively involved in the building committee. Since the 1990s volunteer efforts have been focused on raising money to repair and preserve the building.

Today, Temple B'nai Brith is home to an independent egalitarian congregation with historic roots in the Conservative movement. Described as "small and evolving," the congregation welcomes newcomers, no matter what their level of knowledge about Judaism. The congregation is fortunate to have such a beautiful and spacious building that houses the William and Saul Zidel Library, small meeting rooms and classrooms, as well as the Blumsack Chapel – all located at the lower level. The building also encompasses Nissenbaum Hall, a commodious facility used for celebrations, as well as the sanctuary with its beautiful woodwork, furnishings and lighting fixtures.

3. Architectural/Design Quality

This church embodies distinctive characteristics of a type, period, or method of construction; represents a distinguishable entity; and represents an established and highly visible feature of the neighborhood and City within the urban landscape.

From the Edward W. Gordon 2005 survey Form B:

Built in 1919-1925, the B'nai Brith Synagogue is the finest example of a Byzantine Revival ecclesiastical building in Somerville. The synagogue is constructed of buff brick with limestone facings and cast stone trim. Preserved within the interior of the building is much original woodwork and lighting fixtures, as well as the large Ark secured from Boston's B'nai Israel Synagogue just prior to its 1915 demolition.

Possessing a distinctive, compact rectangular form, the synagogue measures three-bay's by-five-bays. Rising four-stories from a cast stone basement to flat-roofed structural components, the tripartite main facade features a trio of arched entrances set off by cast stone enframements. Access to the entrances is provided by a broad flight of concrete steps. The steps are flanked by high shouldered masonry components. Rising from atop these flanking components are original lighting fixtures in the form of tall cast stone columns supported by milk glass globes.

The center pavilion is characterized by a shallow three-bay projection from the main body of the building. Cast stone piers define the edges of the broad entrance bay. Flanking the entrance bay are narrow walls pierced by a single narrow window at each of their three stories. Above the arched entrances are three recessed panels that rise to the curving line of an arch. Set off by cast stone wall surfaces, the buff brick panels are pierced by a center, circular stained glass window depicting the Star of David. The circular window is flanked by narrow arched windows. The center pavilion culminates in a broad, low arch. At the apex of the arch are two round-arched cast-stone panels which depict an open prayer book. Set back behind the center pavilion and rising from the center of the segmental arched pediment. The center, three-story component is flanked by crenellation in evidence atop the narrow flanking bays. Ranged across the five bay side walls piers are corner pier-like structural components providing the structure vertical accents as well visually separating the tripartite windows at the first and second stories; these windows surmount rectangular brickwork panels. The tripartite windows of the side walls culminate in arches.

4. Integrity

The National Park Service defines historic integrity as the ability for a historic resource to convey significance. A historic resource should possess sufficient integrity to convey, represent, or contain the values and qualities for which it is judged significant.

National Register eligibility as determined by Edward W. Gordon for the Somerville Historic Commission in 2005: *The Temple B'nai Brith satisfies Criteria A and C and is eligible for individual listing on the National Register of Historic Places as well as a contributing historic property to a potential Winter Hill N. R. H. P. District.*

There have been no alterations or changes to the building since it was surveyed in 2005.



201 Central Street, 2014 Photo



From Rabbi's office toward NE stair



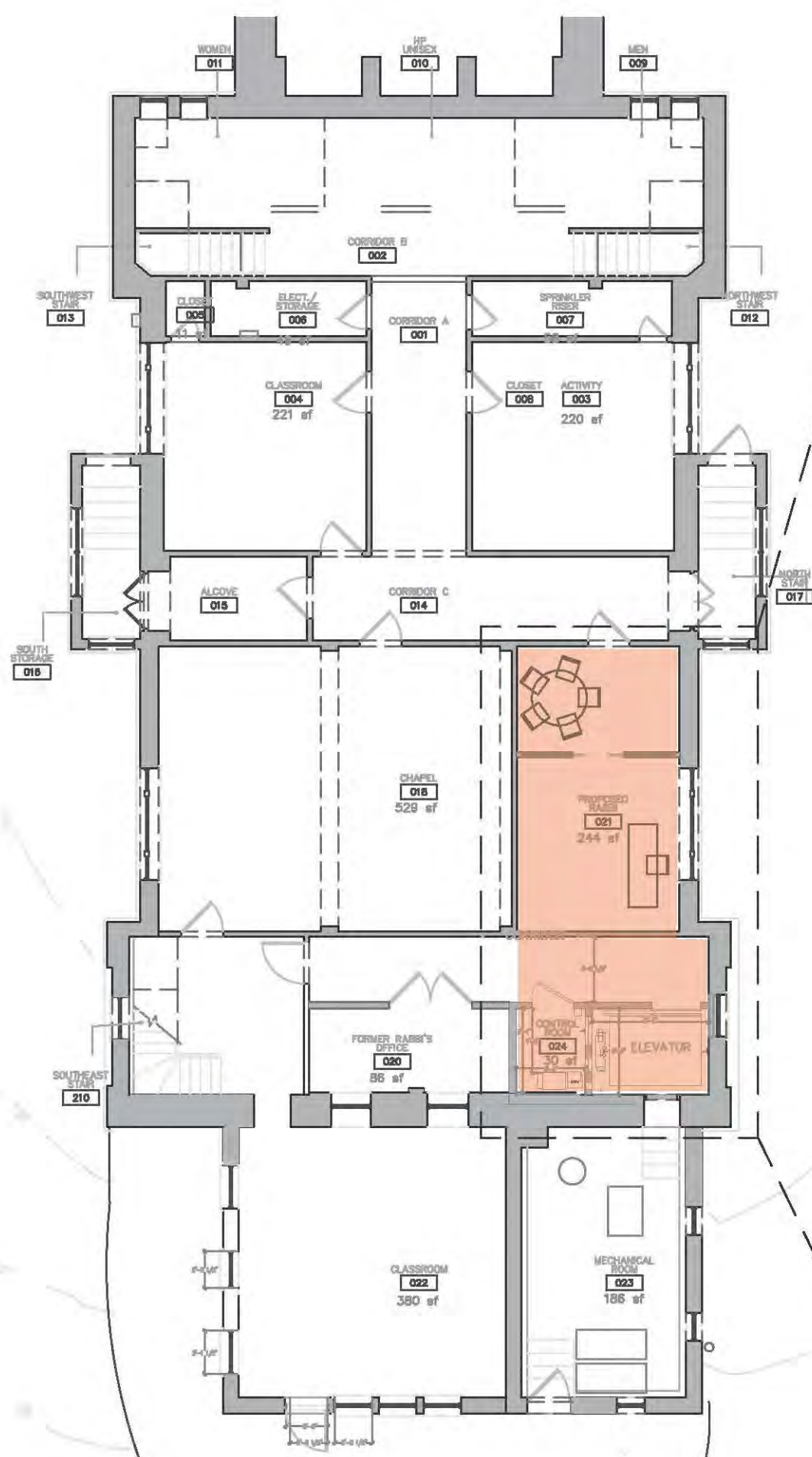
Bottom of NE stair, note lack of egress.



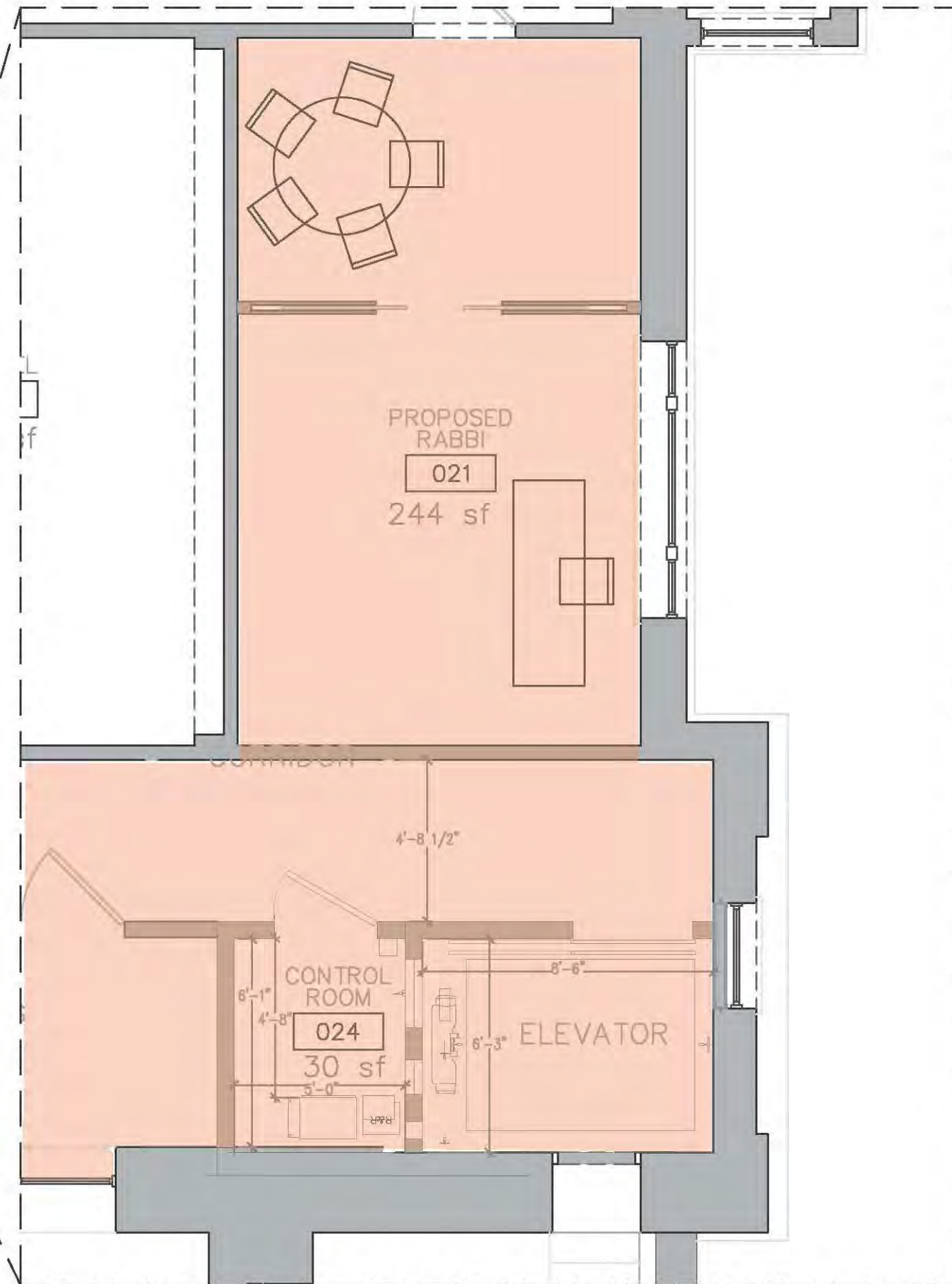
Basement to first floor, NE stair



First to second floor, NE stair



1 BASEMENT FLOOR PLAN
3/32"=1'-0"



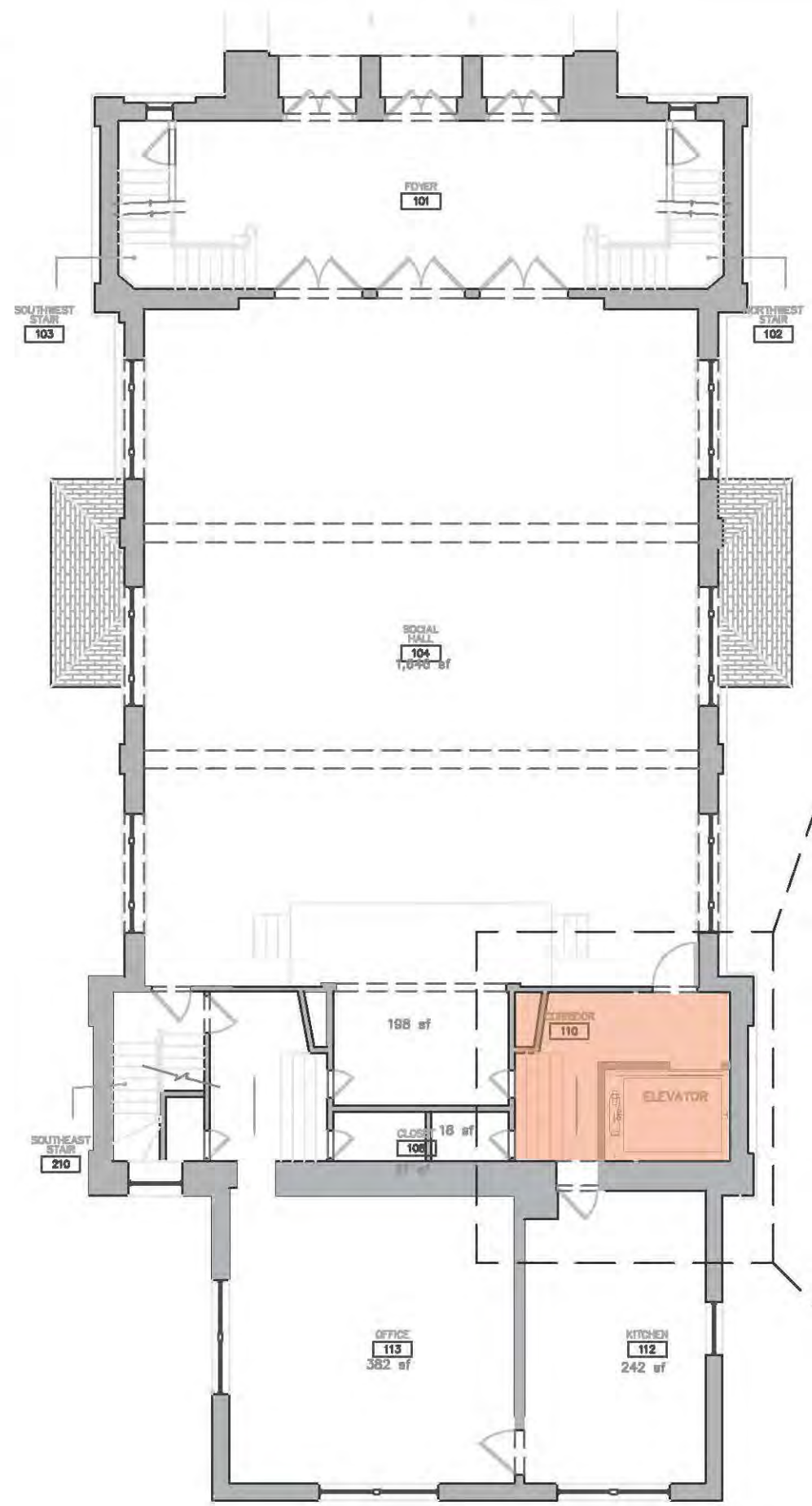
2 PARTIAL BASEMENT FLOOR PLAN
1/4"=1'-0"

Temple B'Nai Brith Somerville

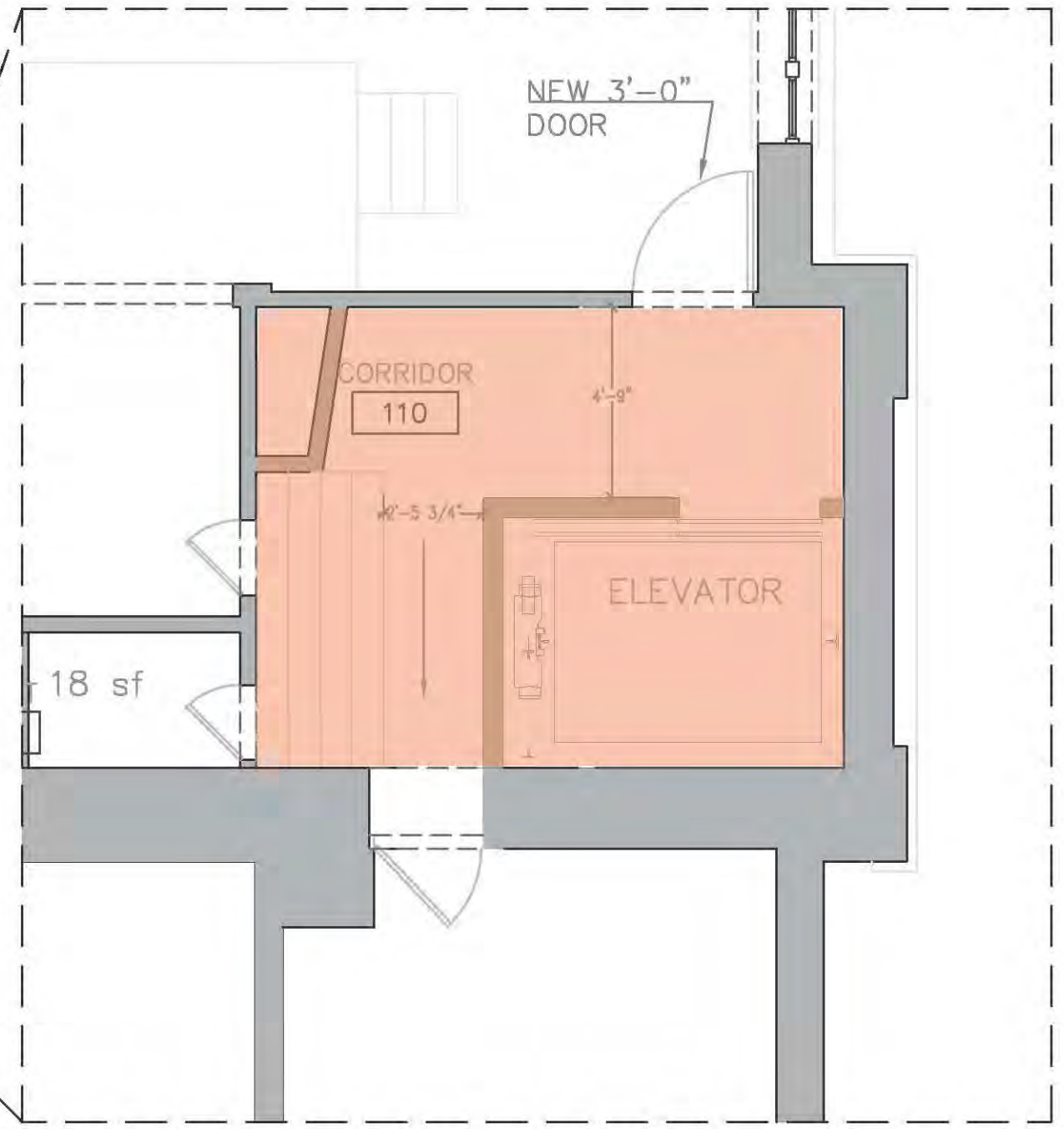
Elevator/Accessibility upgrade

201 Central Street Somerville MA 02145

1 FIRST FLOOR PLAN
3/32"=1'-0"



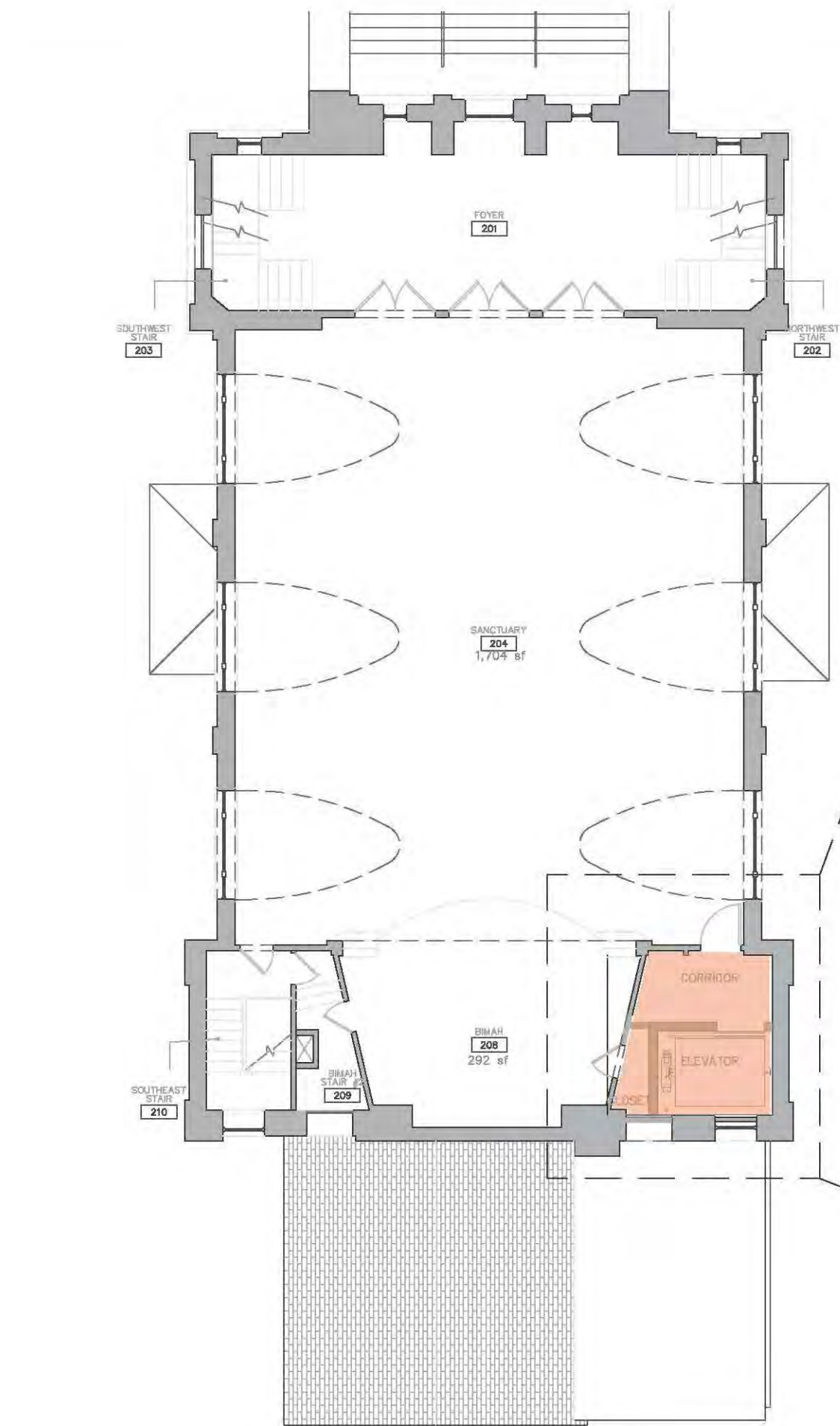
2 PARTIAL FIRST FLOOR PLAN
1/4"=1'-0"



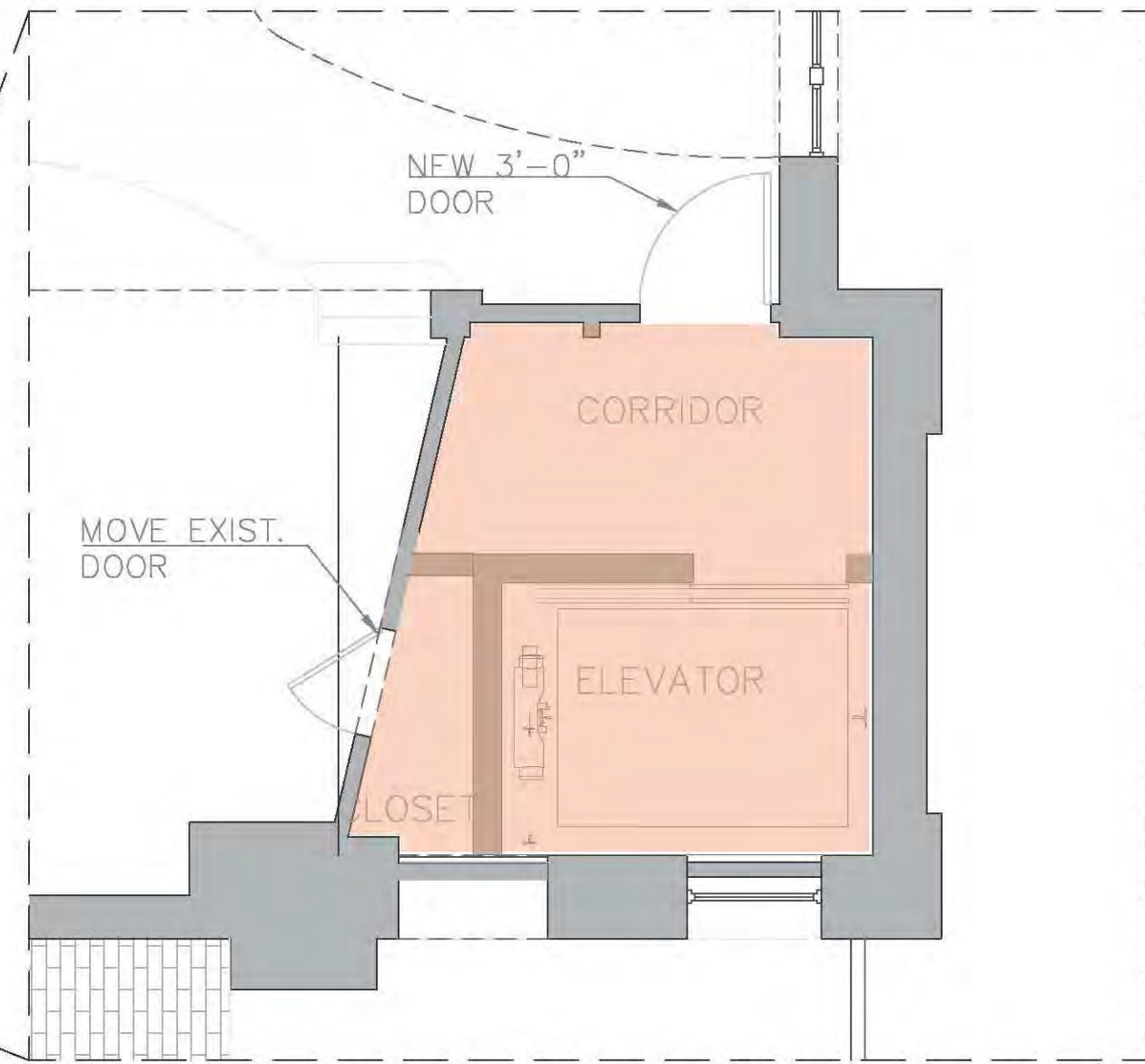
Temple B'Nai Brith Somerville

Elevator/Accessibility upgrade

201 Central Street Somerville MA 02145



1 SANCTUARY FLOOR PLAN
3/32"=1'-0"



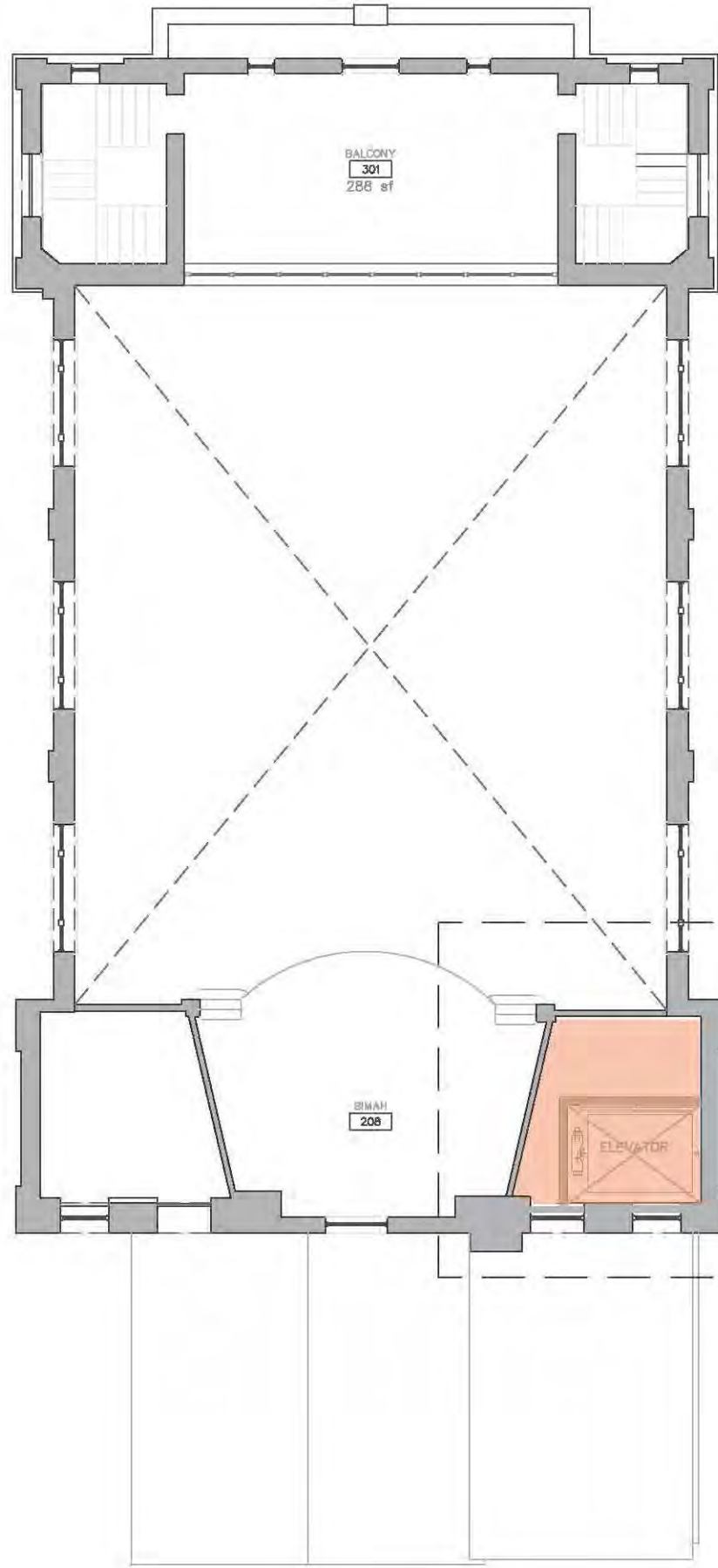
2 PARTIAL SANCTUARY FLOOR PLAN
1/4"=1'-0"

Temple B'Nai Brith Somerville

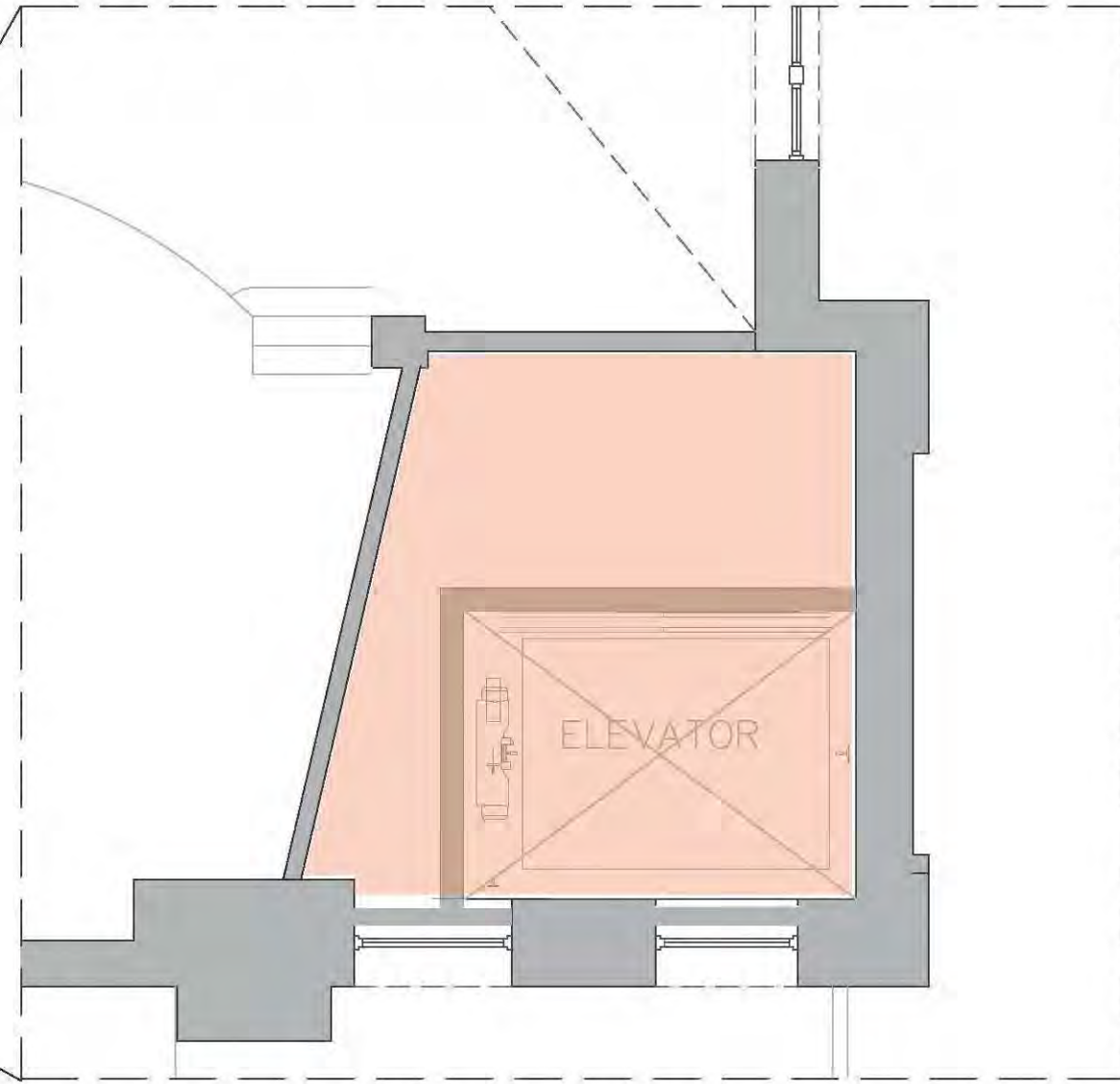
Elevator/Accessibility upgrade

201 Central Street Somerville MA 02145

1 ATTIC FLOOR PLAN
3/32"=1'-0"



2 PARTIAL ATTIC FLOOR PLAN
1/4"=1'-0"



Temple B'Nai Brith Somerville

Elevator/Accessibility upgrade

201 Central Street Somerville MA 02145



SOURCE DRAWING: EXISTING CONDITIONS PLAN BY DAYLOR CONSULTING GROUP DATED JULY 20, 2007 (27155SURVEY.DWG)

