



JOSEPH A. CURTATONE  
MAYOR



**CITY OF SOMERVILLE, MASSACHUSETTS  
COMMUNITY PRESERVATION COMMITTEE  
FY20 FUNDING CYCLE  
APPLICATION COVER PAGE**

**1. PROJECT INFORMATION**

PROJECT NAME: VNA Community Healing Garden

PROJECT LOCATION: 259 Lowell Street , Somerville, MA 02144

LEGAL PROPERTY OWNER OF RECORD: Visiting Nurse Communities, Inc

ONE SENTENCE DESCRIPTION OF PROJECT: To rehabilitate and repurpose the VNA Garden into the VNA Community Healing Garden accessible to all in need of respite, serenity and reflection

Please indicate (X) all categories that apply to this project (minimum of one) in the chart.

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

ESTIMATED START DATE: April 1, 2020

ESTIMATED COMPLETION DATE: Sept 1, 2020

CPA FUNDING REQUEST: \$172,499

TOTAL BUDGET FOR PROJECT: \$225,657

**2. APPLICANT INFORMATION**

APPLICATION NAME / ORGANIZATION: Visiting Nurse Communities, Inc

CO-APPLICATION NAME / ORGANIZATION: \_\_\_\_\_

CONTACT PERSON: Linda S. Cornell President/CEO

MAILING ADDRESS: 259 Lowell Street, Somerville, MA 02144

PHONE: 617-718-2200 EMAIL: lcornell@vnaem.org

**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) Linda S. Cornell President/CEO Signature  Date 9/24/2019

Name (printed) \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_





JOSEPH A. CURTATONE  
MAYOR



## CITY OF SOMERVILLE, MASSACHUSETTS COMMUNITY PRESERVATION COMMITTEE FY20 FUNDING CYCLE SUBMISSION REQUIREMENTS CHECKLIST

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

### GENERAL:

- XApplication Cover Page (form provided)
- xSubmission Requirements Checklist (this form)
- xNarratives (prompts provided in instruction packet)
- xProject timeline: a project schedule showing all major milestones (i.e., study, design, environmental, permitting, construction, etc.), including receipt of other funding sources
- xGrant and Trust Funds Disclosure Form (form provided)
- xCampaign Contribution Mandatory Disclosure and Certification Form (form provided- only needed if requesting \$50,000 or more in CPA funds)
- xOrdinance to Safeguard Vulnerable Road Users Acknowledgement (form provided)

### FINANCIAL:

- xBudget Summary (form provided- construction projects must include cost for permanent CPA dedication sign)
- xItemized budget of all project costs, including the proposed source for each cost
- xThree 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.
- xProof of secured funding (e.g., commitment letters or bank statements), if applicable. If providing bank statements, please redact identifying information such as account numbers.

### VISUAL:

- xMap of the property location showing all features pertinent to the project, including current or future rapid transit stations
- xPhotos 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
- City has signed on as a co-applicant for community projects proposed on City land.
- xxCertificates of Good Standing from the [City](#) and the [State](#), if applicable
- x501(c)(3) certification, if operating as a non-profit
- xPurchase and sale agreement or copy of current recorded deed, if applicable

### COMMUNITY SUPPORT (RECOMMENDED):

- xLetters 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; SUBMIT DIGITAL COPIES ONLY)**

- xRenderings, site plans, engineering plans, design and bidding plans, specifications, and any MAAB variance requests
- Applicable reports (e.g., 21E, historic structure report, appraisals, survey plans, feasibility studies).

**City of Somerville  
Community Preservation Committee  
FY 20 Funding Cycle Narrative**

**VNA Community Healing Garden  
259 Lowell Street, Somerville, MA**

**Project Description**

The Visiting Nurse Assisted Living Community, located at 259 Lowell Street, is Somerville's home to nearly 100 low and moderate income seniors and disabled persons, many who were formerly homeless or in nursing homes, is seeking CPA funds to help rehabilitate and transform its existing walkway and garden into the VNA Community Healing Garden.

The VNA's garden has been described by The Somerville Garden Club as a hidden gem, and is designated as a certified Natural Wildlife Refuge. It was designed and built by Tim Houlihan of Zen Associates as a tribute to his grandmother over 20 years ago. All of the funding donated.

Now after 22 years of wear and tear, and the devastating razing of all of the trees along the GLX, there is a critical need to restore this hidden treasure. The path to access the Garden is currently unsafe due to heaving and uneven asphalt. The healing qualities and respite of this urban oasis should be accessible to and protected by the Somerville Community. In addition, The City of Somerville Open Space Creation Task Force strategy memo includes increasing POPS or "privately owned open spaces" and providing equal access to high quality open spaces across the city.

The entrance to the Garden abuts the Lowell Street entry to the Community Path. The VNA has always supported the Community Pathway and even donated the land for the handicapped accessible access point to the path on their property.

The VNA has been serving the healthcare and housing needs of the Somerville community for over 110 years. This will be a continuation and expansion of the good work that they do on behalf of the entire community creating and preserving this very special open space accessible to all in need of serenity, reflection and emotional healing.

**Measuring Success**

The goal is to restore and rehabilitate the walkway and garden at the VNA, transforming it into an accessible Community Healing Garden by September of 2020. By planting trees and foliage on the VNA side of the fence, the land will never again be stripped of its precious greenery.

Our success will be measured by the daily utilization of the garden by the Somerville Community and groups seeking a site for quiet reflection, remembrance and meditation. A wonderful example is the Healing Garden in Harvard MA. Even hospitals today are incorporating the healing power of nature into their designs.

## **Financial**

The original garden design was donated by Tim Houlihan, with the funds to build the garden provided by a large grant. The funding for the restoration and rehabilitation will be dependent on securing CPA funds and from the VNA reserves.

The CPA funding was determined by securing bids and will not require funding over multiple years. If CPA monies are not secured then the project will be placed on indefinite hold as the VNA does not have the available resources to complete this project.

## **Project Management**

The Somerville Visiting Nurse Association was founded in 1906 by a group of concerned Somerville women who saw a need to bring health care to people's homes in the community. Many were newly arrived immigrants living in the tenements of the day. When the VNA's Board of Directors saw a need for an affordable solution to providing a warm, dignified home to those who were homeless or destined to live out their days in a nursing home, the VNA built the first assisted living residence with 75% of its apartments set aside for those with extremely low incomes. The VNA reclaimed a 1.8 acre hazardous waste site at 259 Lowell Street and built this wonderful home for 97 seniors and disabled persons. Recognizing the healing qualities of nature, the VNA carved out a small section to create an urban oasis for wildlife and a respite for all to enjoy.

When we built the second affordable supportive housing residence at Alewife Brook Parkway, we created another 99 apartments for low income seniors and disabled persons. Both the buildings and gardens were built with the VNA acting as project manager which will continue with the proposed project.

The timeline is 4 months from breaking ground to the grand re-opening and allows for extra time of about 2 months to account for any delays. The only delays would be in scheduling contractors. As soon as funding is secured, contractors will be notified so that the VNA project can be scheduled.

Ongoing maintenance will be the responsibility of the VNA. However, we are hoping to entice any neighborhood volunteers or even the Somerville Garden Club to volunteer to help us with ongoing plantings. We have always opened our doors to community groups to use our facilities and would love to see community gatherings for remembrance, reflection and emotional support.

There are no special permits required for the proposed work.

The VNA has never received CPA funds in the past.

## **Accessibility Requirements**

The VNA Garden is currently accessible to ADA standards, and this project will make it even more so by creating a smooth even surface for wheelchairs and walkers. It is currently connected to the ramp off the Community Path and the plan is to ensure a smooth transition to the pathway to the garden.

## VNA COMMUNITY HEALING GARDEN

CPA BUDGET		TIMELINE	COMMENTS
Fencing	\$21,850	April	CPA Funds
Sitework		April	CPA Funds
Irrigation		May	CPA Funds
Planting		June	CPA Funds
Lighting	\$74,400	June	CPA Funds
Asphalt	\$47,635	July	CPA Funds
Furniture	\$28,614	August	CPA Funds
Signage	\$328	September	VNA Funds
Security	\$52,830	September	VNA Funds
<b>TOTAL</b>	<b>\$225,657</b>		<b>GRAND OPENING!</b>

### BUDGET NARRATIVE

Once CPA Money is secured, work can begin immediately, beginning with the removal of the existing fence and replacing with a solid cedar fence. This will be followed by sitework to prepare the walkway and existing garden for the installation of trees and plants. In May/June the plantings can be done as well as the installation of an irrigation system. Lighting and security cameras will be installed in June. Then, with all the sitework complete, we can call for the asphalt walkway to be completed. Finally, the furniture will be placed as well as the sign at the entry of the walkway inviting the Community to enjoy their new Community Healing Garden.



**GRANT AND TRUST FUNDS DISCLOSURE FORM**  
**PURSUANT TO CITY OF SOMERVILLE CODE OR ORDINANCES SEC. 15**  
(copies of the Ordinance are available upon request)

**Instructions:** All applicants for grant and/or trust funds administered by the City must complete this form as part of its application submission to the City of Somerville. Complete all sections of this form.

**Section 1**

Legal Name of Applicant: Visiting Nurse Communities, Inc

Indicate whether the applicant had any grant, contract, or agreement with a federal, state or local agency terminated within the last three (3) years.

**Check One:**

**Yes** (If yes, please identify the grant, contract, or agreement including parties, term, and cause of termination on an additional page.)

**No**

**Section 2**

**Applicants are required to disclose any circumstances constituting a conflict of interest or potential conflict of interest arising from or relating to the proposed grant or trust disbursement, whether real or apparent.**

**Conflict of Interest Prohibited.** No employee, officer or agent of the grantee shall participate in any particular matter, including but not limited to, the selection, or in the award or administration of a contract, grant or subgrant, or employment agreement administered by way of funds received by the City of Somerville if a conflict of interest, real or apparent, would arise. Such a conflict would arise when:

- 1) an employee, officer or agent, or
- 2) any member of his or her immediate family, or
- 3) a business organization in which he or she is serving as officer, director, trustee, partner, or employee; or
- 4) any person or organization with whom he or she is negotiating or has any arrangement concerning prospective employment,

has a financial or other interest in the person or entity selected for an award, or a contract, grant, subgrant, or employment agreement of the grantee or the funds for which originate from or are awarded through the city.

**Check One:**

**No Conflict Of Interest**

**Potential or Actual Conflict of Interest** (If checked, disclose in detail all relevant facts, including names of individuals or organizations, relevant contract, grant, subgrant or employment agreement, and source of funding on an additional page.)



**Section 3**

Attach a copy of applicant’s policy addressing conflicts of interest that may arise involving management, employees and the members of its board of directors or other governing body. See the *City of Somerville Code of Ordinances Section 15-42(c)* for complete requirements. Should the policy be revised during the grant term, a copy of the revised policy must be submitted to the City within thirty (30) days of being revised.

**Section 4**

Identify all officers, employees, contractors, subgrantees or other persons providing any type of service in relation to the proposed grant activity, in the following format. Use additional page(s) as necessary.

Name (Individual or Entity)	Association	Service Provided	Value of Service (\$)	Amount of City Funds Supporting Service (\$)	Mark “X” if individual or entity has had any grant, contract, or agreement with a federal, state or local agency terminated within the last 3 years.*
Carli Fence	Contractor	Remove and Install Fencing	\$21,850	\$21,850	
EJ Paving	Contractor	Remove and Re-Pave walkway	\$47,635	\$47,635	
Zen Associates	Contractor	Landscaping, Irrigation, Lighting	\$74,400	\$74,400	
Country Casual Furniture	Vendor	Add/ replace outdoor furniture	\$28,614	\$28,614	
VNA FUNDING					
Country Casual	Vendor	CPA Sign	\$ 328	\$ 328	
Mt Auburn Electric	Contractor	Install Security Camera System	\$52, 830	\$52, 830	

\*If yes, please identify the grant, contract, or agreement including parties, term, and cause of termination on an additional page.

**Section 5**

This form is hereby completed on behalf of the applicant named above. Through the undersigned individual, the applicant hereby certifies that the completed form is true and accurate. The applicant acknowledges that it has read, understands, and agrees to comply with, the requirements of *City of Somerville Code of Ordinances Section 15*.

During the term of any grant, grantees have a continuing obligation to submit an updated Disclosure Form to the City of Somerville immediately as to any circumstances which constitute a potential or actual conflict of interest.

Signature: 

Print Name of Authorized Individual: Linda S. Cornell President/CEO

Title: President/CEO

Date: 9/24/2019



**CITY OF SOMERVILLE CAMPAIGN CONTRIBUTION ORDINANCE SEC. 15-72\*  
MANDATORY DISCLOSURE AND CERTIFICATION FORM**

**INSTRUCTIONS:** APPLICANTS, PLEASE COMPLETE THE ENTIRE FORM AND FILE WITH THE SAME CITY OFFICE OR AGENCY WITH WHOM YOU FILED OR WILL FILE BELOW APPLICATION.

**PART I. APPLICATION FOR ITEM**

**Describe the item** you have, or will apply for, relating to this disclosure:

ITEM:				
TYPE (X):	<input type="checkbox"/> Contract	<input type="checkbox"/> Zoning Relief	<input type="checkbox"/> Real Estate	<input checked="" type="checkbox"/> X Financial Assistance
CITY DEPT. OR AGENCY:	Somerville CPA			

**PART II. APPLICANT INFORMATION**

Provide the following information for the Applicant:

NAME:	Visiting Nurse Communities, INC
ADDRESS:	259 Lowell Street, Somerville, MA 02144
TELEPHONE NO.:	617-718-2200
E-MAIL:	lcornell@vnaem.org

**On Schedule A**, you must also provide the same information for the Applicant’s principals, chief executive officer, president, chief financial officer, treasurer, chief operating officer, chief procurement officer, directors, or persons performing similar functions, or shareholders in excess of ten percent and managing agent to the extent applicable. **Please complete Schedule A. If not applicable, please check N/A on Schedule A.**

**PART III. CAMPAIGN CONTRIBUTION DISCLOSURE**

**On Schedule B**, Applicants must disclose all contributions made by the applicant during the 12 months prior to the application (identified in Part I), to any person who was a candidate for elective office of the City of Somerville (mayor, board of aldermen, and school committee). The attribution rules in Section 15-73 of the Somerville Code of Ordinances shall apply to the contributions that must be disclosed. **On Schedule B**, applicants must also disclose such contributions made by persons attributed to the applicant under the ordinance. If the applicant is an individual, any such contributions made by the individual, any spouse of the individual, and any children of the individual must be disclosed. If the applicant is not an individual but a corporation, partnership or limited liability corporation, then any contributions made by any of its chief executive officer, president, chief financial officer, treasurer, chief operating officer, chief procurement officer, directors, members, managers, principals, or persons performing similar functions, or shareholders in excess of ten percent, and their spouses and children, must be disclosed. **Please complete Schedule B. If disclosure is not required, please check N/A on Schedule B.** *Note: Contributions made before January 1, 2017 are not required to be disclosed.*

\* Please see the Pay to Play and Campaign Contribution Ordinance for definitions and all requirements.

**PART IV. SUBCONTRACTOR INFORMATION**

Have you applied for a Contract and intend to use a subcontractor on this Contract?  Yes  No

If "Yes", complete Schedule C. If "No", proceed to Part V.

**PART V. SIGNATURE, CERTIFICATION, AND ATTESTATION:**

I, the undersigned applicant, hereby further certify as follows: If awarded the item that is applied for (as identified above) under subsections (a), (b), (c), or (d) in Section 15-72 of the Somerville Code of Ordinances, the Applicant, and anyone attributed to the Applicant, and if the application is for a contract any subcontractor used on the contract, will not make any contribution in any calendar year in an amount in excess of \$500.00 to any individual incumbent or to any individual candidate for elective office of the City of Somerville for the next four (4) calendar years following the award of the item, or for the duration of the term of the contract, whichever is longer.

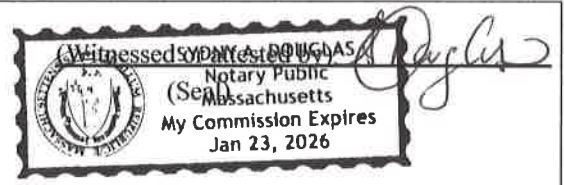
Signed under the pains and penalties of perjury:

Signature of Affiant: Linda S. Cornell Title: President/CEO

Printed Name of Affiant: Linda S. Cornell President/CEO Date: 9/23/2019

Subscribed and sworn before me this 23 day of September, 2019

My Commission expires: 1/23/2026



**THIS FORM SHALL BE OPEN TO PUBLIC INSPECTION**

**SCHEDULE A – APPLICANT INFORMATION**

**INSTRUCTIONS:** FOR EACH OF APPLICANT’S PRINCIPALS, CHIEF EXECUTIVE OFFICER, PRESIDENT, CHIEF FINANCIAL OFFICER, TREASURER, CHIEF OPERATING OFFICER, CHIEF PROCUREMENT OFFICER, DIRECTORS, OR PERSONS PERFORMING SIMILAR FUNCTIONS, OR SHAREHOLDERS IN EXCESS OF TEN PERCENT AND MANAGING AGENT TO THE EXTENT APPLICABLE, COMPLETE THE FOLLOWING. ATTACH ADDITIONAL PAGES IF REQUIRED.

**IF NOT APPLICABLE, CHECK HERE:**

<u>NAME</u>	<u>POSITION</u>	<u>E-MAIL ADDRESS</u>	<u>PHONE NO.</u>	<u>ADDRESS</u>
Linda Cornell	President/CEO	lcornell@vnaem.org	617-718-2200	222 Barton Road Stow, MA 01775
Jacob Sauerborn	CFO	jsauerborn@vnaem.org	617-718-2602	31 Pleasant View Ave Lynn, MA 01902
Fran Gayron	Chairperson		617-776-3330	110 Puritan Road Somerville, MA 02145
Elizabeth Minassian	Vice Chairperson		781-729-3125	540 South Border Road Winchester, MA 01890
Ellen O’Brien	Secretary		781-396-4457	41 Ridgeway Road Medford, MA 02155
ShIPLEY Mason	Treasurer		781-393-5023	278 ½ Water Street Newburyport, MA 01950
Robert DiTucci	Director		617-797-3942	170 Highland Avenue Somerville, MA 02143
Joan Landers	Director		617-999-3293	173 Albion Street Somerville, MA 02144
Kevin Su	Director		978-210-9935	44 Irvington Road Somerville, MA 02144

**SCHEDULE B- CONTRIBUTION DISCLOSURE INFORMATION**

**INSTRUCTIONS:** FOR EACH CONTRIBUTION, YOU MUST DISCLOSE THE FOLLOWING INFORMATION. ATTACH ADDITIONAL PAGES IF REQUIRED.

*Note: Contributions made before January 1, 2017 are not required to be disclosed.*

**IF NOT APPLICABLE, CHECK HERE:**

<u>NAME OF CONTRIBUTOR</u>	<u>RELATIONSHIP TO APPLICANT</u>	<u>NAME OF RECIPIENT</u>	<u>DATE OF CONTRIBUTION (MM/DD/YYYY)</u>	<u>AMOUNT OF CONTRIBUTION (\$,\$)</u>
Kevin Su	Director	Jack Connolly	9/10/19	\$100

**SCHEDULE C – SUBCONTRACTOR INFORMATION**

**INSTRUCTIONS:** LIST THE NAME, BUSINESS ADDRESS, AND PHONE NUMBER OF EACH SUBCONTRACTOR AND THE AMOUNT OR PERCENTAGE TO BE PAID TO EACH SUBCONTRACTOR. ATTACH ADDITIONAL PAGES IF REQUIRED.

<b><u>NAME</u></b>	<b><u>AMOUNT OR % PAID</u></b>	<b><u>PHONE NO.</u></b>	<b><u>BUSINESS ADDRESS</u></b>
Carli Fence	\$ 21,850	617-776-8998	70 Union Street, Medford, MA 02155
EJ Paving	\$ 47,635	978- 686-4500	101 Lindbergh Avenue, Methuen, MA 01844
Zen Associates	\$ 74,400	800-834-6654	10 Micro Drive, Woburn, MA 01801
Country Casual	\$ 28,614	800-289-8325	7601 Rickenbacker Drive, Gaithersburg, Maryland 20879
<b>CPA Funds</b>	<b>\$172,499</b>		
Country Casual	\$ 328	800-289-8325	7601 Rickenbacker Drive, Gaithersburg, Maryland 20879
Mt Auburn Electric	\$52,830	617-868-7734	8 Warren Street, Cambridge, MA 02141
<b>VNA Funds</b>	<b>\$53,158</b>		



**SOMERVILLE ORDINANCE TO SAFEGUARD VULNERABLE ROAD USERS**  
CITY OF SOMERVILLE CODE OF ORDINANCES ARTICLE VIII, SEC. 12-117 et seq.


Prospective contractors must familiarize themselves with the City of Somerville’s Ordinance to Protect Vulnerable Road Users. The full text of this local law can be found [here](#).

1. **Request for Inspection:** Inspections are conducted on Thursdays from 4pm-7pm at the Somerville Department of Public Works, located at 1 Franey Road. Each inspection takes approximately 20 minutes.
  - a. Any vendor covered by this Ordinance shall complete an inspection request form and email it to [fleetinspections@somervillema.gov](mailto:fleetinspections@somervillema.gov).
  - b. Please submit request form no later than 3pm on the Tuesday before the requested inspection date.
2. **Fee:** The fee for the initial inspection is \$100. The fee for a renewal inspection (every two years) is \$50.
  - a. Payment of the fee is due upon scheduling of the inspection. The fee can be paid via check or credit card. Checks should be made out to the City of Somerville and include the vendor’s phone number.
3. **Approval:** Vehicles inspected and approved by the Fleet Division will have an inspection approval sticker affixed to the windshield of the vehicle. A copy of the inspection report and certificate of inspection shall be issued to the vendor.
  - a. Inspection stickers are not transferable.
  - b. Any major overhaul of safe guard equipment shall be required to be re-inspected.
4. **Rejection:** If a vehicle is rejected for failing to comply with any of the technical specifications outlined in the ordinance, it shall be corrected and henceforth re-inspected within 30 days at no additional fee.
  - a. If a second inspection results in a rejection, a fee of \$50 will be required for any subsequent inspections.
  - b. Any vendor who fails to comply within 60 days of their first inspection may be subject to having their contract cancelled.
5. **Questions:** Please direct questions about vehicle inspections to Fleet Superintendent Ron Bonney at [rbonney@somervillema.gov](mailto:rbonney@somervillema.gov) or at (617) 625-6600, ext. 5524.

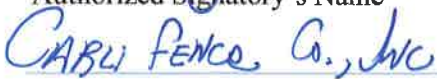
Acknowledgement

In accordance with Sec. 12-119 “Requirements” in the Ordinance, bidders must sign the following:

Unless certified that the Ordinance is not applicable to this contract or otherwise waived by the City, I acknowledge that my company has installed (or will install prior to commencing work for the contract) side guards, cross-over mirrors or equivalent blind spot countermeasures, convex mirrors or equivalent blind spot countermeasures, side-visible turn signals, and appropriate warning signage, in accordance with SCO Chapter 12, Article VII on all large vehicles it uses or will use within the City of Somerville in connection with any contract.

  
 \_\_\_\_\_  
 Authorized Signatory’s Name

\_\_\_\_\_  
 Date

  
 \_\_\_\_\_  
 Company Name

I certify that the Ordinance does not apply to this contract for the following:

- Vehicles do not meet or exceed Class 3 GVWR  
  Vehicles do not exceed 15 MPH  
  No vehicles on project  
 Other: \_\_\_\_\_



**SOMERVILLE ORDINANCE TO SAFEGUARD VULNERABLE ROAD USERS**  
 CITY OF SOMERVILLE CODE OF ORDINANCES ARTICLE VIII, SEC. 12-117 et seq.

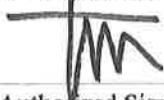
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**Acknowledgement**

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 Authorized Signatory's Name 9.23.2019  
Date  
**ZEN ASSOCIATES, INC.**  
 Company Name

I certify that the Ordinance does not apply to this contract for the following:

- Vehicles do not meet or exceed Class 3 GVWR  
  Vehicles do not exceed 15 MPH  
  No vehicles on project  
 Other: \_\_\_\_\_





**SOMERVILLE ORDINANCE TO SAFEGUARD VULNERABLE ROAD USERS**  
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  - b. Any major overhaul of safe guard equipment shall be required to be re-inspected.
4. **Rejection:** If a vehicle is rejected for failing to comply with any of the technical specifications outlined in the ordinance, it shall be corrected and henceforth re-inspected within 30 days at no additional fee.
  - a. If a second inspection results in a rejection, a fee of \$50 will be required for any subsequent inspections.
  - b. Any vendor who fails to comply within 60 days of their first inspection may be subject to having their contract cancelled.
5. **Questions:** Please direct questions about vehicle inspections to Fleet Superintendent Ron Bonney at [rbonney@somervillema.gov](mailto:rbonney@somervillema.gov) or at (617) 625-6600, ext. 5524.

Acknowledgement

In accordance with Sec. 12-119 “Requirements” in the Ordinance, bidders must sign the following:

Unless certified that the Ordinance is not applicable to this contract or otherwise waived by the City, I acknowledge that my company has installed (or will install prior to commencing work for the contract) side guards, cross-over mirrors or equivalent blind spot countermeasures, convex mirrors or equivalent blind spot countermeasures, side-visible turn signals, and appropriate warning signage, in accordance with SCO Chapter 12, Article VII on all large vehicles it uses or will use within the City of Somerville in connection with any contract.

Authorized Signatory’s Name

Date

EJ Paving  
Company Name

This Company works on City of Somerville contracts. Will be signed when contract awarded

I certify that the Ordinance does not apply to this contract for the following:

- Vehicles do not meet or exceed Class 3 GVWR    Vehicles do not exceed 15 MPH    No vehicles on project  
 Other: \_\_\_\_\_



**SOMERVILLE ORDINANCE TO SAFEGUARD VULNERABLE ROAD USERS**  
CITY OF SOMERVILLE CODE OF ORDINANCES ARTICLE VIII, SEC. 12-117 et seq.

Prospective contractors must familiarize themselves with the City of Somerville's Ordinance to Protect Vulnerable Road Users. The full text of this local law can be found [here](#).

1. **Request for Inspection:** Inspections are conducted on Thursdays from 4pm-7pm at the Somerville Department of Public Works, located at 1 Franey Road. Each inspection takes approximately 20 minutes.
  - a. Any vendor covered by this Ordinance shall complete an inspection request form and email it to [fleetinspections@somervillema.gov](mailto:fleetinspections@somervillema.gov).
  - b. Please submit request form no later than 3pm on the Tuesday before the requested inspection date.
2. **Fee:** The fee for the initial inspection is \$100. The fee for a renewal inspection (every two years) is \$50.
  - a. Payment of the fee is due upon scheduling of the inspection. The fee can be paid via check or credit card. Checks should be made out to the City of Somerville and include the vendor's phone number.
3. **Approval:** Vehicles inspected and approved by the Fleet Division will have an inspection approval sticker affixed to the windshield of the vehicle. A copy of the inspection report and certificate of inspection shall be issued to the vendor.
  - a. Inspection stickers are not transferable.
  - b. Any major overhaul of safe guard equipment shall be required to be re-inspected.
4. **Rejection:** If a vehicle is rejected for failing to comply with any of the technical specifications outlined in the ordinance, it shall be corrected and henceforth re-inspected within 30 days at no additional fee.
  - a. If a second inspection results in a rejection, a fee of \$50 will be required for any subsequent inspections.
  - b. Any vendor who fails to comply within 60 days of their first inspection may be subject to having their contract cancelled.
5. **Questions:** Please direct questions about vehicle inspections to Fleet Superintendent Ron Bonney at [rbonney@somervillema.gov](mailto:rbonney@somervillema.gov) or at (617) 625-6600, ext. 5524.

**Acknowledgement**

In accordance with Sec. 12-119 "Requirements" in the Ordinance, bidders must sign the following:

Unless certified that the Ordinance is not applicable to this contract or otherwise waived by the City, I acknowledge that my company has installed (or will install prior to commencing work for the contract) side guards, cross-over mirrors or equivalent blind spot countermeasures, convex mirrors or equivalent blind spot countermeasures, side-visible turn signals, and appropriate warning signage, in accordance with SCO Chapter 12, Article VII on all large vehicles it uses or will use within the City of Somerville in connection with any contract.

Jose G Sa

09/23/2019

Authorized Signatory's Name

Date

Abiatar Hardscape inc

Company Name

I certify that the Ordinance does not apply to this contract for the following:

- Vehicles do not meet or exceed Class 3 GVWR    Vehicles do not exceed 15 MPH    No vehicles on project  
 Other: \_\_\_\_\_



JOSEPH A. CURTATONE  
MAYOR



**CITY OF SOMERVILLE, MASSACHUSETTS  
COMMUNITY PRESERVATION COMMITTEE  
FY20 FUNDING CYCLE  
BUDGET SUMMARY**

PROJECT NAME: VNA Community Healing Garden

APPLICANT: Visiting Nurse Communities, Inc

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. Budget needs to include cost of permanent CPA dedication sign if requesting construction funds.</i>						
	PROPOSED SOURCE	EXPENSES				TOTAL
		STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	
1	Somerville CPA				\$172,499	\$172,499
2	VNA				\$ 53,158	\$ 53,158
3						
4						
5						
6						
<b>TOTAL PROJECT COSTS</b>					\$225,657	\$225,657

\*Soft costs include design, professional services, permitting fees, closing costs, legal, etc.  
\*\* Construction includes new construction, preservation, rehabilitation, restoration work, and/or accessibility related expenses

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
1	Somerville CPA	No	Pending
2	VNA	YES	Secured pending CPA funding
3			
4			
5			

## VNA COMMUNITY HEALING GARDEN

CPA BUDGET	TIMELINE	COMMENTS
Fencing	\$21,850 April	CPA Funds
Sitework	April	CPA Funds
Irrigation	May	CPA Funds
Planting	June	CPA Funds
Lighting	\$74,400 June	CPA Funds
Asphalt	\$47,635 July	CPA Funds
Furniture	\$28,614 August	CPA Funds
Signage	\$328 September	VNA Funds
Security	\$52,830 September	VNA Funds
<b>TOTAL</b>	<b>\$225,657</b>	<b>GRAND OPENING!</b>

### BUDGET NARRATIVE

Once CPA Money is secured, work can begin immediately, beginning with the removal of the existing fence and replacing with a solid cedar fence. This will be followed by sitework to prepare the walkway and existing garden for the installation of trees and plants. In May/June the plantings can be done as well as the installation of an irrigation system. Lighting and security cameras will be installed in June. Then, with all the sitework complete, we can call for the asphalt walkway to be completed. Finally, the furniture will be placed as well as the sign at the entry of the walkway inviting the Community to enjoy their new Community Healing Garden.

The Community Healing Garden at the Visiting Nurse Assisted Living Community  
259 Lowell Street, Somerville, MA 02144

Prepared by ZEN Associates, Inc. / based on drawing package dated September 10, 2019

**DESCRIPTION**

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**Driveway/access area**

<b>Site Preparation</b>	<b>\$5,000.00</b>
Remove and dispose select plant material;	
Prune select plant material (overgrown branches, dead branches);	
Remove and stockpile existing stone mulch;	
Remove and dispose existing weed cloth;	
Prepare areas for new planting and stone mulch;	
<b>Plantings</b>	<b>\$24,100.00</b>
New trees, 10-12' height, species TBD, 12 total	
New shrubs, 24-30" height, species TBD, 30 total	
New ornamental grass, 1 gallon, species TBD, 40 total	
New planting soil as needed	
Reinstall stockpiled stone mulch / add new weed cloth and stone mulch as needed	
<b>Irrigation</b>	<b>\$5,000.00</b>
Extend irrigation to new plantings	
<b>Driveway/access area subtotal:</b>	<b>\$34,100.00</b>

**Garden area**

<b>Site Preparation</b>	<b>\$7,500.00</b>
Prune select plant material (overgrown branches, dead branches);	
Transplant select plant material;	
Remove and dispose select plant material;	
Prepare areas for new planting;	
General cleaning of existing pavements and plant beds;	
<b>Plantings</b>	<b>\$14,800.00</b>
New trees, 10-12' height, species TBD, 4 total	
New shrubs, 24-30" height, species TBD, 12 total	
New perennials, 1 gallon, species TBD, 40 total	
New groundcover, species TBD, 100 square feet	
New planting soil as needed	
New mulch as needed	
<b>Irrigation</b>	<b>\$6,000.00</b>
Repair and adjust existing irrigation system;	
Extend irrigation to new plantings;	
<b>Lighting</b>	<b>\$12,000.00</b>
New lighting system including low voltage / LED pathlights and automatic transformer with timer	
<b>Garden area subtotal:</b>	<b>\$40,300.00</b>
<b>GRAND TOTAL:</b>	<b>\$74,400.00</b>

**Not included in proposal:**

- Design services
- Fence removal and/or installation of new fencing
- Asphalt paving removal and/or installation of new asphalt paving



<b>To:</b> Visiting Nurse	<b>Contact:</b> Linda
<b>Address:</b> 259 Lowell St Somerville, MA	<b>Phone:</b>
	<b>Fax:</b>
<b>Project Name:</b> North&South Walkways	<b>Bid Number:</b>
<b>Project Location:</b>	<b>Bid Date:</b> 8/5/2019

Item #	Item Description	Total Price
North Walkway	Excavate And Remove Existing Asphalt Furnish And Install Gravel As Needed Fine Grade And Compact Area To Be Paved Furnish And Install 4 Inches Of Asphalt In Two Courses Sand And Emulsify Joints	\$36,935.00
South Walkway	Excavate And Remove Existing Asphalt Furnish And Install Gravel As Needed Fine Grade And Compact Area To Be Paved Furnish And Install 3 Inches Of Asphalt In Two Courses Sand And Emulsify Joints	\$6,900.00
Granite Curb	Remove Existing Concrete Curb As Needed Install Approx. 25 Linear Feet Granite Curb	\$3,800.00

**Total Bid Price: \$47,635.00**

**Notes:**

- Prep Work Is Not The Responsibility Of EJ Paving, Other Than Stated Herein.
- All Traffic Control, Safety Measures, Lane Closures, Diversions, Barriers, Protective Measures And Police Details Are Not The Responsibility Of EJ Paving.
- Pricing Is Based On The Current Liquid Asphalt Price As Of The Date Above Any Increase In The Liquid Asphalt Will Be Adjusted To The Current Price That Is Posted
- Prices Quoted By EJ Paving Do Not Include Any Cost Allocation Or Provision For Any Ledge Encoutered In The Work Area. Any Such Ledge Is The Responsibility Of Others.
- EEO Clause: This contractor and subcontractor shall abide by the requirements of the Department of Labor EEO Clause. These regulations prohibit discrimination against qualified individuals based on their status as protected verterans or individuals with disabilities, and prohibit discrimination against all individuals based on their race, color, religion, sex, sexual orientation, gender identity or national origin.
- Overdue Invoices: By Agreeing to the above contract, EJ Paving is entitled to send out overdue letters after 30 and 60 days past invoice date. After 80 Days All Overdue Invoices Will Be Turned Over To Our Attorney For Collections. Customer agrees to pay on demand all costs and expenses incurred by contractor, including reasonable attorney's fees in collecting the unpaid balance or amount owed by the customer. Interest of 1% will be charged on unpaid balances over 30 days.
- **EJ Paving now accepts all Apple Pay, Google Pay, VISA, Mastercard, American Express and Discover**
- Not Responsible For Town Permits,Irrigation Damage,Invisible Fence Damage,Landscaping,Roots,Stumps,Or Unsuitable Material
- EJ Paving Is Not Responsible For Material Under Pavement That Cannot Reach Proper Compaction. Any Extra Excavating Of Un-suitable Material, Or Extra Gravel To Bring In To Complete Job Will Be Compensated As Time And Material And Considered Extra Work.

**Payment Terms:**

Full Payment Due Day Of Completion  
No Retainage To Be Held

<p><b>ACCEPTED:</b> The above prices, specifications and conditions are satisfactory and hereby accepted.</p> <p><b>Buyer:</b> _____</p> <p><b>Signature:</b> _____</p> <p><b>Date of Acceptance:</b> _____</p>	<p><b>CONFIRMED:</b> <b>EJ Paving Co. Inc.</b></p> <p><b>Authorized Signature:</b> _____</p> <p><b>Estimator:</b> Steven Kupiec (978) 686-4500 skupiec@ejpaving.com</p>
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# ESTIMATE

**VNA Assisted Living/Linda Cornell**  
259 Lowell St  
Somerville , Ma

## **ABIATAR CONSTRUCTION INC**

131 Bucknam st  
Everett, Ma 02149

Phone: (617) 294-5224

Email: abiatarhardscape@gmail.com

Web: abiatarhardscape.com

Estimate # 000399  
Date 09/16/2019

### **Description**

**Total**

Repave project

\$38,800.00

Abiatar Hardscape inc is pleased to provide you with a quote for the following item(s):  
COMPLETE REPAVING: Furnish labor, materials, and equipment to remove and replace bituminous concrete surface comprising approximately 7.200 square feet.

#### Work Procedure

1. Excavate area to be repaved up to 3" depth and properly dispose of materials from site.
2. Regrade gravel and compact base as necessary.
3. Repave with 1 1/2" bituminous concrete binder and entire area with 1 1/2" bituminous concrete topcoat per MASSDOT specification Type I, Class I bituminous concrete.

- EXCAVATION & PAVING DEPTH: Excavation and paving based on 3" depth. Depths exceeding 3" shall be subject to additional charges for removal and replacement
- UTILITIES: All public utility excavation notification services will be contacted prior to commencement of excavation. All private utilities, including but not limited to irrigation lines, are the sole responsibility of the Customer to locate and properly mark out. Abiatar Hardscape shall not be responsible for any damage that may occur due to improperly marked utilities.
- PAVING WARRANTY: Asphalt excavation and paving is guaranteed for a period of three (3) years against rutting and cracking. This does not apply to overlays. Overlay scopes do not change the grade or water flow of surfaces. These scopes are not guaranteed against cracking or puddling. Standing water issues may not be guaranteed unless remedied by scopes designed by an engineer and provided by customer" Abiatar Hardscape cannot guarantee surface runoff in areas with grades of less than 1%. Guarantee can be extended to 5 years if maintenance scopes are performed by Abiatar Hardscape within 12 months of the initial pavement work. Guarantee is voided if work is completed on the pavement area by another vendor.
- SITE CONDITION: Removal of excessive dirt and debris, including but not limited to winter sand, or vegetation shall be the responsibility of the Customer. Abiatar Hardscape is responsible only for light dirt and debris cleaning as part of work performance, unless otherwise specified

PRICING NOTE: Due to volatility in the price of raw materials, the proposed price, unless otherwise noted in the proposal, is only for services and material on jobs to be completed within thirty days from the date of this proposal.

PAYMENT TERMS: A deposit of 1/3 is due upon acceptance. Balance of the contract is due within ten (10) days of the work completion.

o Customer responsible for the removal of all cars from the site prior to commencement of work.  
o Contract price is based on one (1) visit, unless otherwise specified. Additional visits shall be charged at \$650 for sealcoat or crackfill; \$500 for paving; \$1,500 for concrete; and \$500 for pavement markings. Any delay to the work commencing will be charged to the customer at a rate of \$100 per laborer. Work completed on a weekend shall be billed at time and one half for labor costs. Prevailing wage rates are not included unless otherwise noted. Mobilization fees are dependent on travel time and size of the job site.

o Termination Fee: Abiatar Hardscape will move immediately upon approval to schedule work and to arrange the coordination of these scopes. If the contract is terminated by the client, a termination fee equal to 20% of the contract amount shall be due. This Termination Fee may be deducted from deposits made on the job.

o Minor traffic flow control on the job site may be provided by Abiatar Hardscape personnel, notwithstanding, the Customer will be solely responsible for the cost and hiring of any police detail or employee assigned or determined by Abiatar Hardscape to be reasonable necessary to assure the safety of its employees and the general public.

o It will become the responsibility of the customer to maintain staked areas, barricades and / or closures after Abiatar Hardscape personnel leave job site and for the eventual removal and proper disposal of any materials that make up said staked areas, barricades and / or closures.

o Abiatar Hardscape is not responsible for excessive cleaning or preparing the site including but not limited to power sweeping, unless otherwise specified. All surfaces to which material is to be applied shall be in a condition that is similar to the time the project was bid.

Abiatar Hardscape is not responsible for defects in work resulting from weather conditions, including but not limited to temperatures below 50 degrees Fahrenheit.

o All work shall be performed by in-house professionals to ensure quality control and timing  
The accompanying Proposal/Contract ("Contract") shall be binding only when signed by an authorized representative of your firm, herein after referred to as "Customer" authorized by Abiatar Hardscape Inc and (its affiliate and subsidiaries, herein referred to as Abiatar Hardscape inc This "Contract" constitutes the entire agreement between the parties, there being no covenant, promise or agreement, written oral, except as specified herein

Customer Performance: Customer shall have the sole responsibility to obtain the required permits, attend commission meetings and to provide all documentation and approvals as requested by the federal, state and local authorities for EPA certification necessary for proper execution and completion of the work unless otherwise specified; b) provide all lines, grades, stakes, traffic control, engineering, and layout necessary for proper execution and completion of the work; c) proper marking of all utility lines, manholes, gas lines, poles, and other work impediments which are not listed by Dig Safe or any other utility based organization;

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<b>Subtotal</b>	<b>\$38,800.00</b>
<b>Total</b>	<b>\$38,800.00</b>

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VNA Assisted Living/Linda Cornell





**CARLI FENCE CO., INC.**  
 CHAINLINK, STOCKADE & P.V.C. FENCING  
 carlifence@comcast.net | carlifence.com  
 70 UNION STREET  
 MEDFORD, MA. 02155-4627  
 Tel. 617-776-8998 or 781-391-8998  
 Fax: 781-391-8999

Salesman <b>Tom Ralph</b>	PRE-SALE INFORMATION
Appt. Date <i>8/8/17</i>	Types of Fence
Appt. Time <i>11</i>	Footage / Gates
Source of Lead	Budget Quote

Proposal Submitted to: <i>VNA</i>	Job Location: <i>Railroad Track Side</i>
Street: <i>Lowell St</i>	Directions:
City, State, Zip	Comments
Phone <i>Simon Corwell</i>	Fax

**TERMS & CONDITIONS**  
 PLEASE READ CAREFULLY

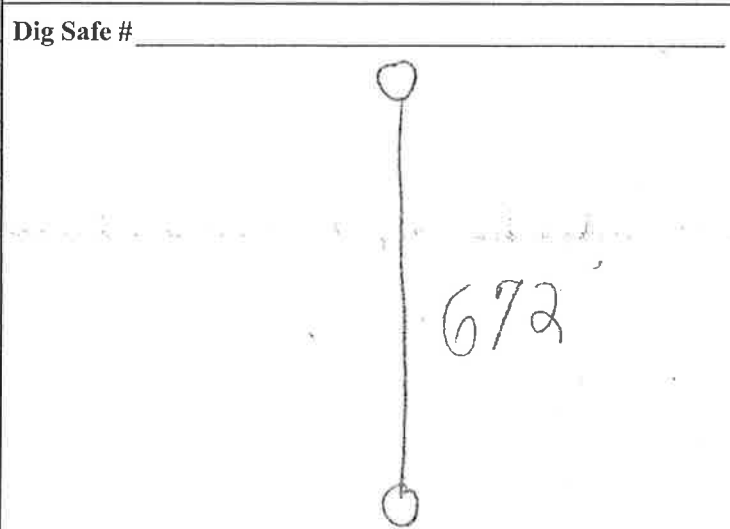
- ALL ORDERS ARE CUSTOM MADE and are limited to the scope of work as outlined. Any additional work will be billed at \$85.00 per hour including travel (time plus necessary materials. Quote is based on conditions at date of proposal. Customer is responsible to notify CFC of any changes.
- Customer is to clear proposed fence lines prior to installation of all obstructions. A clear area 18" from the center line of fence on each side is required for proper installation.  
 NOTE: Carli Fence cannot be responsible for shrubs or flowers within 36" of proposed fence lines. Customer should tie back or remove all planting they wish to protect.
- Customer to clearly mark all underground utilities. Carli is not responsible for any damage to any underground utilities (sprinklers, gas lines, electric, etc.) that are not clearly marked.
- Every city and town has differing regulations and restrictions regarding fencing. The customer is responsible for conforming to local ordinances & OBTAINING PERMITS IF REQUIRED.
- The customer is responsible for establishing and marking all property lines and providing survey markings if necessary.
- Customer to provide an active water source and live electrical power outlet.
- CFC cannot remove excess soil and rocks from property.

SCOPE OF WORK		Furnish & Install
Footage <i>84</i>	Height <i>6'</i>	Style <i>#1000AC Colonial 1 1/4"</i>
<i>Sections</i>		<i>w/cap strips</i>
Posts <i>5x5 P.T. Posts + Caps</i>		
Rails		
Trim		
Gates	<input type="checkbox"/> Welding Steel Frame <input type="checkbox"/> Other	

Take Down & Removal of Existing Fence:  
 Price does NOT include disposal of cement bases - Add \$30 per base for disposal

**OPTION:**

**LAYOUT:** **F** Indicates Facing of Fence



**INSTALLATION CHECK LIST:**

Clearing
Tree/Shrubs
Ostructions
Pins
Access
Ledge/Blasted Rock
Misc. Equipment
<input type="checkbox"/> Fence to Follow Grade
<input type="checkbox"/> Fence to Step to Grade
The slope of your property will dictate how much space will be under fence.
Special
<input type="checkbox"/> Additional Site Check Required
<input type="checkbox"/> This project is priced on a "fill in" basis and probably will be done without notice. If you require a scheduled date, add \$150 to quote.
<b>PAYMENT OPTIONS:</b>
<input type="checkbox"/> Cash/Check - 50% Deposit with Balance COD
<input type="checkbox"/> Mastercard/Visa - 100% Advance Payment
<input type="checkbox"/> Special Terms
A service charge of 1.5% per month (18% annual) will be charged on all Pst Due Balances.

**THANK YOU FOR CONSIDERING CARLI FENCE COMPANY**

We Propose hereby to furnish materials and installation in accordance with the above specifications for the sum of: **\$ 2,1850**

BY: *[Signature]* Date \_\_\_\_\_

This Proposal may be withdrawn by CFC if not accepted within 10 days.

Acceptance of Proposal The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be made as indicated. All materials remain the property of C.F.C. until final payment is received.

X \_\_\_\_\_ Date \_\_\_\_\_

# DEPENDABLE FENCE

3 BONAIR STREET  
SOMERVILLE MASS. 02145  
OFFICE# 617 625 8727  
FAX# 617 625 0046

# Estimate

Number: E365

Date: August 17, 2019

**Bill To:**

VNA ASSISTED LIVING  
259 LOWELL ST  
SOM, MA

**Ship To:**

ATT LINDA CORNELL  
617 718 2200  
617 718 2637 FAX

**Terms**

Description	Amount
672FT 6FT COLONIAL STYLE W/CAPS 5 X 5 P.T. POST REMOVE C/LINK FENCE INSTALL NEW WOOD FENCE TOTAL JOB COMPLETE	26,850.00
<b>Total</b>	<b>\$26,850.00</b>

## Linda Cornell

---

**From:** Cleveland Fence Company <clevelandfence@aol.com>  
**Sent:** Tuesday, August 20, 2019 1:23 PM  
**To:** Linda Cornell

Dear Linda,

Thank you for asking Cleveland Fence Company to provide you with the following price.

Remove and dispose off site existing chain link fence.  
672'. Pipe will be cut at base and pounded down.  
Bases are not removed.

Furnish and install 672' of 6' high # 1 grade cedar butted board with 5 x 5 pressure treated posts and colonial post caps. Fence will be kept straight and have a 2 x 3 datto cap.

Cost for this work \$31,500.00

If you wish to proceed we will need to visit with you and field access the project.

I look forward to hearing from you.

Sincerely,

Debi Herook

Search a product, category...

OK

## Items in your cart

Email this cart

Windermere curved bench

Item # 4508 in

\$4,478.00

+ Add teak finish



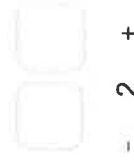
Windermere double curved bench

Item # 4509 in

**NOT eligible for Assembled Delivery.**

\$8,272.00

+ Add teak finish



**Windermere armchair**

Item # 4505 in

**\$7,536.00**

- + Add teak finish
- + Add engraving



**Clifton 4 ft. bench**

Item # 4201 in

**\$2,572.00**

- + Add teak finish
- + Add engraving

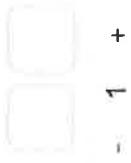


**Pyramid 22 in. sq. receptacle w/ trash lid**

Item # 7400 in

**\$878.00**

- + Add teak finish



**Berwick low nesting table**



Item # 4809 in

**NOT eligible for Assembled Delivery.**

\$1,092.00

+ Add teak finish



Estimate Shipping & Tax

SHIPPING

\$2,234.52

TAX

\$1,551.75

ORDER TOTAL

\$28,614.27

Checkout now

Continue Shopping

*Our 40+ Year History*

Discover our History



09-14-2019

To: Linda Cornell  
Job site: 259 Lowell Street Somerville MA

**POE High Def Cameras for VNA Community Healing Park.**

Supply one 2 chip Xeon server with 20TB storage installed in raid 5.  
Supply three 12 port GB POE managed switches.  
Supply one 24 port GB POE managed switch.  
Supply one 24" LCD screen.  
Supply one wall mounted rack.  
Supply new NVR software with 30 camera licenses.  
Configure server with NRV software.

Supply 16 POE High Definition outdoor cameras.

Install 16 CAT-6 Drops for cameras.  
Hung and wire all 16 cameras.  
Configure cameras to server and NVR software.  
Install 6 CAT-6 Drops for switches.  
Terminate all cat-5e and cat6 drops.

Obtain permit from the City Of Somerville.  
Others responsible to repair holes made by fishing wires.

**Total: 52830.00**

Thank you,

*John Sousa*

John Sousa  
Mount Auburn Electric

**COUNTRY CASUAL TEAK.**  
OUTDOOR FURNITURE SINCE 1977

Search a product, category...

OK



4





+ \$76.00



Teak Water & Stain Guard

+ \$76.00



\$328.00

Price varies depending on custom options selected.

- 1 + Add to Cart

Related Products



Additional information



Our 40+ Year History

Discover our History

**The Community Healing Garden at the  
Visiting Nurse Assisted Living Community**

259 Lowell Street, Somerville, Massachusetts 02144

**Garden area - Improvements sketch**

Date: September 10, 2019



Existing photo



**ZEN Associates, Inc.**  
*the balance of art, science, and nature*

# The Community Healing Garden at the Visiting Nurse Assisted Living Community

259 Lowell Street, Somerville, Massachusetts 02144

## Driveway / access area - Improvements sketch

Date: September 10, 2019



Existing photo



# The Community Healing Garden at the Visiting Nurse Assisted Living Community

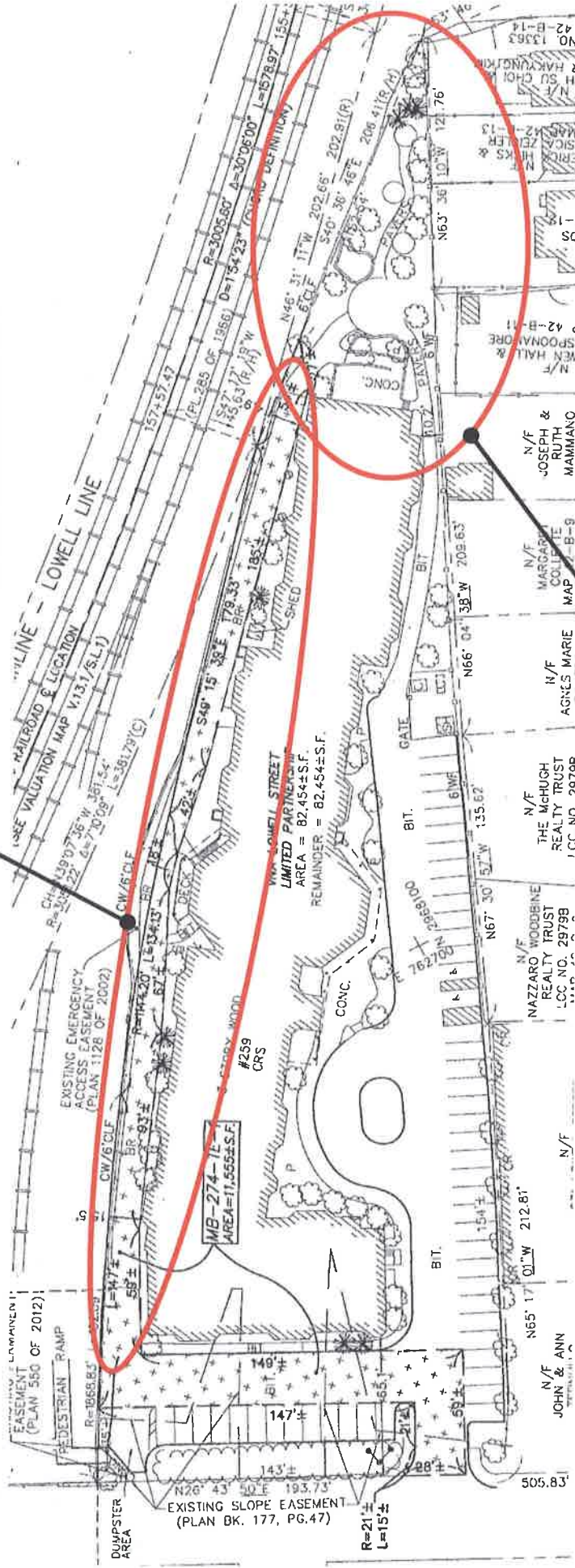
259 Lowell Street, Somerville, Massachusetts 02144

## Improvements Diagram

Date: September 10, 2019

### Driveway/access area -

1. Remove and dispose select plant material;
2. Prune select plant material (overgrown branches, dead branches);
3. Install new trees (12), new shrubs (30), and new ornamental grasses (40);
4. Remove and replace existing stone mulch and weed cloth;
5. Remove and replace asphalt paving;
6. Remove existing chain link fence, and replace with new fence.



### Garden area -

1. Prune (5) existing ornamental trees;
2. Transplant select plant material;
3. Remove and dispose select plant material, including overgrown inkberry and (1) white pine;
4. General cleaning of existing pavements and plant beds;
5. Repair and adjust existing irrigation system;
6. Install new hardy / lower-maintenance perennials, groundcover, and small shrubs;
7. Install new lighting system, including low voltage/LED path lights and automatic transformer/timer.



**ZEN Associates, Inc.**  
the balance of art, science, and nature

# The Community Healing Garden at the Visiting Nurse Assisted Living Community

259 Lowell Street, Somerville, Massachusetts 02144

## Driveway / access area - Improvements images

Date: September 10, 2019

Install new trees (12), new shrubs (30), and new ornamental grasses (40)  
Remove and replace existing stone mulch and weed cloth



Remove existing chain link fence, and replace with new fence

Remove and dispose select plant material

Remove and replace asphalt paving



Prune select plant material (overgrown branches, dead branches)



**ZEN Associates, Inc.**  
*the balance of art, science, and nature*

# The Community Healing Garden at the Visiting Nurse Assisted Living Community

259 Lowell Street, Somerville, Massachusetts 02144

## Garden area - Improvements images

Date: September 10, 2019



Transplant select plant material



Install new hardy / lower-maintenance perennials, groundcover, and small shrubs



Repair and adjust existing irrigation system



Install new lighting system, including low voltage/LED path lights and automatic transformer/timer



General cleaning of existing pavements and plant beds

Install new hardy / lower-maintenance perennials, groundcover, and small shrubs



Remove and dispose select plant material, including overgrown inkberry and (1) white pine

Prune existing ornamental trees



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## Oasis on Lowell Street gets mag's approval

By Auditi Guha

Thursday, August 3, 2006 - Updated: 01:17 PM EST

**A** gurgling waterfall, darting goldfish and bright blooms have long been attracting birds, bees and seniors in Somerville. But this year it will also attract national attention.

Barely a year old, a landscaped garden at the Visiting Nursing Association's Assisted Living facility on Lowell Street will be featured in the National Wildlife Federation's magazine among the world's best backyard gardens to attract wildlife.

"This garden has specifications it meets - water for birds and small animals, trees for shade and nesting, plants to attract birds and bees," said Cecil "Nick" Nickerson, a VNA resident. "We have to be good in order to be recognized."

Nickerson proudly displayed a certificate from the federation earlier this week and pointed out the green yard marker in the garden that labels it a certified wildlife habitat.

A member of the National Wildlife Federation, he read about their Backyard Wildlife Habitat program and decided to apply. Earlier this month he was thrilled to learn that the garden had been recognized and certified by the federation.

Begun in 1973, the program has more than 30,000 certified sites all over the country and more than 3,100 in the New England.

In Somerville, a long narrow plot of land on the Lowell Street facility is now home to vibrant flowers, shaded seating areas and a winding walking path surrounded by pretty plants - only a fence away from the commuter train tracks. A water feature in the center boasts a fishpond over two levels, with two small waterfalls creating a soothing babble. It is complete with a stone wall and plantings separating a small patio with tables and umbrellas.

Stone sculptures, a rabbit and cat sat in a burst of pink and purple pansies. Bees buzzed on a white water lily in the pond.

So far Nickerson has spotted various butterflies, robins, hummingbirds, blue jays, bluebirds, mockingbirds and "even some we don't know."

"I like the fish pond," he said. "It's just nice to sit in a wheelchair and watch the fish darting about."

VNA resident Rita Barry said she comes to the garden everyday and likes to sit there for a while. "I enjoy it very much," she said in the garden this week.

The resident services director at the facility, John Spears, called it an oasis in the city and hoped more residents will use it.

"We built the garden as a space for residents to enjoy with each other and with their families, or as a place for solace and quiet," he said. "It's great to get outside and be in this wilderness almost. It's a nice transformation."

VNA resident Ellen Brosnan loves the pool and likes to look for the biggest fish there.

"It's beautiful," said Lillian Osborne, another resident. "I come down here every day to look at the flowers and fish."



Cecil 'Nick' Nickerson and Rita Barry stand in the VNA Assisted Living backyard on Monday. (Zara Tzanev photo)

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# Garden Club tour highlights the best of Somerville greenery this weekend

By Teddy Applebaum

Tue Jun 17, 2008, 09:57 AM EDT

Somerville -

Next to the Commuter Rail tracks, where a Hostess factory once stood, there lies a vibrant garden that just happens to be a certified wildlife habitat.

The VNA Community Garden is one of 42 stops on the Somerville Garden Club's hidden garden tour that will take place on Saturday, June 21. The self-guided tour, formerly run by the Somerville Arts Council, is the first since 2000. The VNA Community Garden is located behind the VNA Assisted-Living community on Lowell Street. What is now a lush garden was once an empty lot full of rubble and brush and littered with trash



By Keith E. Jacobson/Staff Photographer

**Lisa Dezmelyk a member of the Somerville Garden Club chats with Dr. Gerry MacMillan, a resident at the Visiting Nurse**

“The whole site was a toxic waste site,” said Linda Cornell the president/CEO of the VNA. “We had to remove asbestos lead, oil, even a little bit of arsenic.”

In 2002, landscape architect Tim Houlihan took note of the lot's many possibilities and offered to design a handicapped accessible garden for the space.

The garden was completed in 2005 to the delight of the facility's many residents. The living community's first resident, the late Cecil “Nick” Nickerson, was particularly enthralled with the new space.



## Garden Club tour- cont.

“He decided once we built that garden that it really needed national recognition, so he took it upon himself to write to the National Wildlife Foundation,” said Cornell.

After about three months of waiting the foundation notified the VNA that their garden would be officially certified. A sign in the garden informs visitors that the space provides “food, water, cover, and places to raise young,” the requirements of a wildlife habitat.

“He was thrilled,” said Cornell. “It really is cool.”



Cornell said that the garden receives a variety of animal visitors.

“We do have wildlife; we have at least 10 to 15 varieties of birds, raccoons, groundhogs and skunks, unfortunately.” According to Cornell, raccoons have been known to steal the goldfish out of the garden’s water lily-covered pond.

“Our residents go out and count the fish every day and make sure that they are all there and all accounted for,” she said.

Current resident Gerard MacMillan said he spends time in the garden every day and considers it an urban oasis.

“I love it because it’s a virtual escape from the city environment right here in our own back yard,” said MacMillan.

The gardeners themselves nominated gardens on the tour as did neighbors, friends and passersby. Desmelyk said tracking down Somerville’s best gardens was an “investigative process.”

“Literally we walked the streets of Somerville with a pad a paper and I’m going, ‘Hey, what’s behind that fence? Let’s nominate them,’ ” said Desmelyk.

The Garden Club received more than 100 nominations that were individually reviewed and eventually whittled down to the 42 most interesting.



Saturday, June 21, 2008  
Noon-5:00 p.m.

\$12

# Urban Gardens Revealed

A Self-Guided Somerville Garden Tour  
Presented by The Somerville Garden Club



*Urban Gardens Revealed*

Entry Pass

Admit One

2008



SOMERVILLE  
GARDEN CLUB

**6** 135 Highland Avenue  
Martha Friend



This well known, highly visible front and side garden is as notable for the lush plants as for the collection of sculptures and found objects; bed frames, coffee pots, assorted religious statuary, a fire hydrant, and a carved wooden crocodile. The sunny front raised bed is marble-sided and includes a bench for passers-by. A colorful variety of foliage and spring blooms — iris, peonies, roses, baptisia, and weigela — are in the front and side yards, and a grape arbor floats on the back wall.

**H**

**7** 32 Montrose Street  
Julie Kahn



If you think you don't have room enough, think again: this garden demonstrates how a full season of bloom and attractive foliage can be accomplished in a small and originally not-very-promising location. The knowledgeable gardener has planted up the hill in the rear, around the side and in the front, and tucked in many unique specimens and pieces of garden art.

**H**

**8** 19 Willoughby Street  
Gerard Cronin & Andy Winther



The front plantings are very nicely balanced, but the back is truly spectacular. The garden sits on several levels and has an Asian theme, with two ponds, both with koi, and a small bridge that crosses over one. An ascending set of steps leads to a peaceful sitting area with a platform tree house and mirrors that open up a dark corner, enlarging the feel and look of the space. Plant choices complement the Asian theme, and a feeling of serenity and harmony permeates the garden. The outdoor living space is inviting.

**H**

**9** 85 Benton Road  
Cynthia Frawley

**H**

This is in many ways a "classic" garden incorporating a wide selection of plants with a skillful use of space. It is both private and airy with a small patio; good hardscape; well tended, lush window boxes and free-standing containers. Taken together, the Victorian house, with its curved front steps and pavillion porch, and generous front and side plantings, act as a harmonious whole and provide a focal point to the streetscape. A selection of birdhouses adds to the effect.

**10** 39 Robinson Street  
Leslie Brayton



A "shady glen" is the best description for this restful back garden. Features include a mature river birch, a fountain, climbing plants, a well-coming back porch and ample seating to take a break. The simple woodland foliage achieves a lovely effect, and the layout makes maximum use of a small space. Note the simple, attractive trellis that adds interest to the view of the garage. The front yard is a sunny contrast with roses and perennials.

**H**

**11** 14 Partridge Avenue  
Cynthia Gilman & Sharon Bunn



Ebullient front plantings provide hints of the raucous and multihued garden that fills the small, bright backyard. In addition to two water features, there is an astounding collection of art and found objects — a tricycle, sewing machine, toaster, vacuum cleaner, teacups — some planted, some just displayed. There are imaginative container plants and an assortment of perennials including peonies, roses, clematis, iris, wisteria, even a passion flower brought in for the winter. Tomatoes, raspberries and succulents also put in an appearance.

**H**

**12** 259 Lowell Street  
Visiting Nurse Assisted Living Community



This certified Natural Wildlife Habitat hidden behind the Assisted Living Center is completely handicapped accessible with wide paths, multiple patio areas, and a raised section with umbrellas shading tables and chairs. The habitat includes a waterfall and a pond with fish, as well as evergreens, herbs, perennials and spring bulbs. Its sunny location is a pleasure to visit.

**H**

**13** 9 Brastow Avenue  
Bill Powers

**H**

The formal, symmetrical front planting for this traditionally styled house contrasts with the back that is laden with several levels of porches common to multifamily houses. Tucked in the side yard is a terrace for family gatherings, with table, a serving island, and aboveground pool. The owner painted the seaside mural above the pool.

## **VISITNG NURSE COMMUNITIES, INC.**

### **CONFLICT OF INTEREST POLICY**

Directors, officers, volunteers and employees of the Visiting Nurse Communities, Inc. (hereinafter referred to as the "Organization") have a unique and sensitive relationship to the Organization. Consequently, and consistent with the standards of conduct which are necessary to satisfy such a relationship, the Organization has adopted a policy regarding full disclosure to and approval by the Board of Directors of the undertaking, continuing of any possible related or conflicting interest situation by any director, officer, or employee of the Visiting Nurse Communities, Inc.

This Conflict of Interest Policy requires that no director, officer, or employee should undertake, maintain or continue in any personal or business interest which is, has become, or gives the appearance of being related to, in conflict with, or adverse to the interest of the Organization unless they have disclosed the interest to and obtained the approval of the Board of Directors. Whenever a director, officer or employee of the Organization believes that a situation in which there is a related or conflicting interest to that of the Organization is or may be involved, the facts of that situation must promptly and fully be disclosed to the Board of Directors or its designated executive committee, and the Board of Directors or such committee's approval obtained. In order to insure full disclosure of any possible conflicting interest situation, each director, officer and employee must file a statement regarding potential related or conflicting interests in which the person is involved at the time or has been involved in.



*The Commonwealth of Massachusetts*  
*Secretary of the Commonwealth*  
*State House, Boston, Massachusetts 02133*

William Francis Galvin  
Secretary of the  
Commonwealth

September 9, 2019

TO WHOM IT MAY CONCERN:

I hereby certify that according to the records of this office

**VISITING NURSE COMMUNITIES, INC.**

is a domestic corporation organized on **April 10, 2015 (Chapter 180)**.

I further certify that there are no proceedings presently pending under the Massachusetts General Laws Chapter 180 section 26A, for revocation of the charter of said corporation; that the State Secretary has not received notice of dissolution of the corporation pursuant to Massachusetts General Laws, Chapter 180, Section 11, 11A, or 11B; that said corporation has filed all annual reports, and paid all fees with respect to such reports, and so far as appears of record said corporation has legal existence and is in good standing with this office.



In testimony of which,  
I have hereunto affixed the  
Great Seal of the Commonwealth  
on the date first above written.

*William Francis Galvin*

Secretary of the Commonwealth



**CITY OF SOMERVILLE, MASSACHUSETTS**  
**Treasury Department**  
**JOSEPH A. CURTATONE**  
**MAYOR**  
**CERTIFICATE OF GOOD STANDING**

**PLEASE PRINT**

**NAME OF PERSON REQUESTING CERTIFICATE:** \_\_\_\_\_

**BUSINESS LOCATION:** 259 Lowell Street, Somerville MA, 02144 **AND/OR**

**TAXPAYER'S HOME ADDRESS:** 259 Lowell Street, Somerville MA, 02144

**TAXPAYER/APPLICANT PHONE: DAY:** 617-718-2200 **EVENING:** 617-776-9800

**BUSINESS NAME:** Visiting Nurse Communities, Inc.

**BUSINESS ID NUMBER:** 20182500 **BUSINESS PHONE:** 617-776-9800

I (print name) Linda S. Cornell, President/CEO, the undersigned Taxpayer, do hereby certify that all the information contained herein is true and correct and all taxes and fees due to the City of Somerville have been paid or that the Taxpayer has entered into an agreement to pay all taxes and fees and is current on said agreement.

**SIGNED UNDER THE PAINS AND PENALTIES OF PERJURY**, this 10th day of September,

20 19 . *Linda S. Cornell* (Taxpayer's Signature)

**CITY'S ACKNOWLEDGEMENT**

**DATE OF ISSUANCE:** \_\_\_\_\_

**TAXES AND ACCOUNT NUMBER(S)**  
**\*\*REAL ESTATE ID**      **\*\*WATER/SEWER ID**      **\*\*PERSONAL PROPERTY**      **\*\*OTHER**  
9846      98234      \_\_\_\_\_      \_\_\_\_\_

**NOTES:**

**CLERKS INITIALS:** *DMG*

**BUSINESS or BUILDING PERMIT**

**ORIGINAL STAMP**

**received**  
9-15-2019



INTERNAL REVENUE SERVICE  
P. O. BOX 2508  
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: **JUL 08 2015**

VISITING NURSE COMMUNITIES INC  
C/O ADAM CHU ESQ  
1212 HANCOCK ST STE 120  
QUINCY, MA 02169

Employer Identification Number:  
47-1890512  
DLN:  
17053153346035  
Contact Person:  
SHERRY Q WAN ID# 31052  
Contact Telephone Number:  
(877) 829-5500  
Accounting Period Ending:  
December 31  
Public Charity Status:  
509 (a) (2)  
Form 990 Required:  
Yes  
Effective Date of Exemption:  
April 10, 2015  
Contribution Deductibility:  
Yes  
Addendum Applies:  
No

Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. We determined that you are a public charity under the Code section(s) listed in the heading of this letter.

For important information about your responsibilities as a tax-exempt organization, go to [www.irs.gov/charities](http://www.irs.gov/charities). Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Letter 947



QUITCLAIM DEED

LOCUS: 259 Lowell Street, Somerville, MA 02144

**VNA LOWELL STREET LIMITED PARTNERSHIP**, a Massachusetts limited partnership with a principal address of 259 Lowell Street, Somerville, MA 02144, by its General Partner, Lowell Street Development Corporation, a Massachusetts corporation with a principal address of 259 Lowell Street, Somerville, MA 02144,

for consideration paid and in full consideration of **ONE (\$1.00) DOLLAR** and assumption of the existing indebtedness secured by the subject property,

Grants to **VISITING NURSE COMMUNITIES, INC.**, a Massachusetts nonprofit corporation with a principal address of 259 Lowell Street, Somerville, MA 02144,

*with Quitclaim Covenants*

the land, together with the buildings and improvements thereon, situated in Somerville, Middlesex County, Massachusetts, shown as the lot designated "83,127± sq. ft." on a plan entitled "Plan of Land in Somerville owned by Thomas Cunningham, Silas Holland, and others" dated February 1892 by Charles D. Elliot, Engineer & Surveyors, with additions by Charles D. Elliot dated December 10, 1895, and recorded with Middlesex South District Registry of Deeds, Plan Book 94, Plan 36, bounded and described as follows:

- NORTHEASTERLY** by the Lexington and Arlington Branch Railroad by two curved lines measuring four hundred ninety-five and 71/100 (495.71) feet and about two hundred twelve (212) feet, respectively;
- SOUTHWESTERLY** by land of owners unknown, six hundred eighty-two and 13/100 (682.13) feet; and
- NORTHWESTERLY** by Lowell Street, one hundred ninety-five (195) feet.

Containing eighty-three thousand one hundred twenty-seven (83,127) square feet, the said contents of all or any of said measurements more or less or however otherwise the above premises may be bounded, measured or described.



The premises are conveyed subject to the easement to slope and bank the filling on a portion of the same taken by the City of Somerville by Instrument of Taking dated August 24, 1909, and recorded with said Registry of Deeds in Book 3479, Page 141.

The premises are conveyed subject to and with the benefit of easements and restrictions of record, as the same may be in force and applicable.

For Grantor's title, see Deed of 259 Lowell Street LLC, a Delaware limited liability company, dated April 30, 1998, and recorded May 4, 1998, with Middlesex South District Registry of Deeds in Book 28533, Page 124.

The Grantor is not classified as a corporation for federal income tax purposes for the taxable year in which this conveyance is made, is not a corporation as defined under G.L. ch. 63 §30, and is not subject to a corporate excise tax lien under G.L. ch. 62C §51.

EXECUTED as a sealed instrument, this day 2/19/16

VNA LOWELL STREET LIMITED PARTNERSHIP  
by its General Partner,  
Lowell Street Development Corporation,



by its President  
duly authorized



by its Treasurer  
duly authorized

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 19<sup>th</sup> day of February, 2016, before me, the undersigned notary public, personally appeared the above named Linda Cornell, proved to me through satisfactory evidence of identification, which was a Massachusetts driver's license, to be the person whose name is signed on the preceding or attached document, and



*The Commonwealth of Massachusetts*

HOUSE OF REPRESENTATIVES  
STATE HOUSE, BOSTON 02133-1054

**DENISE PROVOST**  
27<sup>TH</sup> MIDDLESEX DISTRICT  
ROOM 473B, STATE HOUSE  
TEL (617) 722 2263  
FAX (617) 722 2837  
Denise.Provost@MAhouse.gov

September 23, 2019

To the Somerville CPA Committee:

I write today in support of the VNA's application for funds with which to restore its garden, which is designated as a certified Natural Wildlife Refuge. The original garden, designed and built by Tim Houlihan of Zen Associates, and privately funded, has now experienced 22 years of wear and tear, and requires reinvestment. The restoration of this garden, with a clearly defined right of public access during reasonable hours, would be a great benefit to people in the community as well as residents of the VNA facility.

I have not seen even a preliminary design for the reimagined garden; I can understand if the VNA hesitates to employ a landscape designer in advance of a funding commitment. But those at the VNA are not the only ones concerned with what VNA's application characterizes as "the devastating razing of all of the trees along the GLX." I would urge that the CPA Committee both fund the project, and put upon it conditions which, in addition to public access, include significant planting of trees on property which the VNA owns or controls in the area of the garden – while acknowledging that the ultimate design will appropriately accommodate those who are seeking a place to enjoy the warmth of the sun in certain seasons of the year.

The VNA garden could indeed become again an important "urban oasis," in a city which has a serious shortage of such spaces. I heartily support this project, provided that it is sustainable in its design and materials, and accessible to the wider community. I ask that your committee give this application serious consideration.

Sincerely yours,

A handwritten signature in black ink that reads "Denise Provost". The signature is written in a cursive, flowing style.

Denise Provost

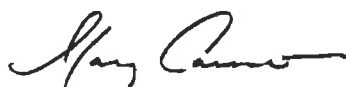
Dear CPA Committee,

It is with sincere excitement that on behalf of Cambridge Health Alliance (CHA), I submit our full support of the VNA's application to the Community Preservation Funds for refurbishing and transforming their Lowell Street garden into a Community Healing space. As you may know, CHA has a Center for Mindfulness and the research outcomes fully support the healing powers of mindfulness, compassion and reflection. It is very exciting to know that once again the VNA is charting new ground with its plan to develop an accessible garden to provide serenity and emotional healing. It is also wonderful to know that the entrance to Garden would be close to the community path and be accessible and available to the broader Somerville community. The VNA has always been a good neighbor to the broader Somerville community regarding the community path.

For the past 2 decades, the VNA has served the most vulnerable and needy residents at its Lowell Street site, but as an organization, their experience exceeds a century of service. CHA works very closely with the VNA through the Elder Service Plan (ESP), we know firsthand how effective their services are in keeping the older community healthy. The healing garden will be an impact service emotionally, which is key for wellness. This application is consistent with their mission and long-term service in healthcare and housing - two critical areas for the Somerville community. On behalf of CHA, I wholeheartedly support the addition of this healing garden that will provide for increased wellbeing.

In closing, I want to thank the committee members for their commitment and service to the Somerville community.

Warm Regards,

A handwritten signature in black ink, appearing to read "Mary Cassesso".

Mary Cassesso  
President, CHA Foundation & Chief Community Officer  
Cambridge Health Alliance