

THE GORDON CHARLES RIVER FALLS COMPANY II LIMITED PARTNERSHIP
c/o The Boston Land Company
465 Waverley Oaks Road
Suite 211
Waltham, MA 02452

April 17, 2019

Mr. Justin Barrett, Chairperson
Community Preservation Committee
Waltham City Hall
610 Main Street
Waltham, MA 02452

Dear Mr. Barrett:

It is with great pleasure that I am able to submit this WCPA-1 Application on behalf of The Gordon Charles River Falls Company II Limited Partnership.

We are respectfully asking for funds pertaining to the repair/preserve of the Chimney attached to Francis Cabot Lowell Mill Building by the Charles River Museum of Industry & Innovation overlooking the Charles River. As you are aware, the Francis Cabot Lowell Mill I & II (the "Mill") are on the National Register of Historic Places designated as a national historic landmark. The chimney to be restored is an iconic part of the Waltham skyline and is along the new boardwalk along the Charles River. The chimney is no longer in service as part of the heating plant at the Mill and therefore not needed. The owners of the Mill are willing to contribute financially to the preservation of the chimney to the extent of the cost to demolish it and are looking to the City for the additional funds to preserve it.

The Mill was built in multiply stages between 1814 and 1921. The Mill was the home of the Boston Manufacturing Company until 1929 when it ceased operations. Wikipedia states "The **Boston Manufacturing Company** was a business that operated the first factory in America. It was organized in 1813 by Francis Cabot Lowell, a wealthy Boston merchant, in partnership a group of investors known as The Boston Associates, for the manufacture of cotton textiles. It built the first integrated spinning and weaving factory in the world at Waltham, Massachusetts, using water power. They used plans for a power loom that he smuggled out of England as well as trade secrets from the earlier horse-powered Beverly Cotton Manufactory, of Beverly, Massachusetts, of 1788. This was the largest factory in the U.S., with a workforce of about 300. It was a very efficient, highly profitable mill that, with the aid of the Tariff of 1816, competed effectively with British textiles at a time when many smaller operations were being forced out of business. While the Rhode Island System that followed was famously employed by Samuel Slater, the Boston Associates improved upon it with the "Waltham

System". The idea was successfully copied at Lowell, Massachusetts and elsewhere in New England. Many rural towns now had their own textile mills."

After 1929, the mills were sold. In late 1970's, the current ownership group transformed the Mill into 258 units of housing for the disabled and elderly with the help of Section 8 and its historic designation. During restoration, there was enough space in the Mill to also provide some commercial space which became a home to the Charles River Museum of Industry Innovation and to Waltham Counsel for the Aging.

Recently, HUD demanded the owners to fund \$1,000,000 into the lender's escrow for repointing on the residential portion of the buildings. The owners hired Renee Mugnier Associates for plans and specifications to do that work which commenced last year. Upon further investigation of areas not associated with the residential portion, it was discovered the chimney and windows on the back of the Museum also needed work. Last year, the City granted the Partnership money to replace/repair the windows on the back of the Charles River Museum of Industry & Innovation overlooking the Charles River. That work is proceeding and will hopefully be completed this summer. The owners hired Simpson Gumpertz and Heger ("SGH") of Waltham to inspect the chimney and to put together plans and specifications to correct the issues. SGH then bid out the project to three bidders. Pullman SST, Inc. had the best bid and is a highly qualified contractor to do this specialized work. SGH also put together plans and specifications to demolish the chimney and cap it. Costello Demolition bid that work.

The Mill is a Historic Landmark and an essential piece of Waltham's history. The restoration of the chimney meets the historical criteria and goals of the Community Preservation Plan.

We sincerely hope you consider our application favorably and hope to hear from you shortly. Please let us know if you have any questions or need any further information.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Kargman", written over a horizontal line.

Robert M. Kargman
General Partner

**City of Waltham Massachusetts
Community Preservation Act
Historic, Open Space and Recreation
Funding Application WCPA-1**



APPLICANT INFORMATION

Name of Applicant ⁽¹⁾ The Gordon Charles River Falls Company II Limited Partnership
Name of Co-Applicant, if applicable ⁽¹⁾ _____
Contact Name Douglas Yaggy or Robert Kargman
Mailing Address 151 Tremont Street, PH
Boston, MA 02111
Daytime Phone (i.e. of Proposal Applicant) (617) 451-5757 Doug (ext.104) or Robert (100)

PROJECT BASICS

Address of Project (or Assessor's Parcel ID) 174 Moody Street, Waltham, MA 02453

CPA Category (check all that apply):

- ☐ Open space
☒ Historic preservation
☐ Open space recreation
☐ Community Housing (You must also complete Application WCPA-2)

CPA Funding Requested \$1,124,598
Total Cost of Proposed Project \$1,474,598

PROJECT DESCRIPTION

Attach answers to the following questions. Applications will be returned as incomplete if all requested information is not provided. Include supporting materials as necessary.

- GOALS:** What are the goals of the proposed project?
- COMMUNITY NEED:** Why is this project needed? Does it address needs identified in existing City plans?
- COMMUNITY SUPPORT:** What is the nature and level of support for this project? Include letters of support and any petitions.
- TIMELINE:** What is the schedule for project implantation? Include a timeline for all critical items for their

GOALS:

The proposed project will ensure that the iconic and historic chimney of the Museum of Industry facing the Charles River is preserved and continue to benefit the residents of Waltham and surrounding communities. The goals include:

- To preserve the chimney that is part of the historic mill that that is on the National Register of Historic Places and defines the Waltham skyline.
- To assure the safety of residents, Museum of Industry visitors and the many users of the bike/walking path recently constructed by the Massachusetts Department of Conservation & Recreation beneath the chimney.

COMMUNITY NEED:

Francis Cabot Lowell Mills I & II provide 258 units of affordable housing to the elderly and disabled of Waltham and surrounding communities. It is also the home of the Charles River Museum of Industry & Innovation that continues to tell the story of the American Industrial Revolution and Waltham's prominent place in history. These are treasured resources of the City. The long-term preservation of this asset meets many of the Historic Criteria and Goals in the City of Waltham's Community Preservation Plan.

COMMUNITY SUPPORT: (Exhibit A)

Waltham Historic Commission*
Charles River Museum of Industry & Innovation
Downtown Waltham Partnership*
Waltham Chamber of Commerce*
Waltham Tourism*
Councilman Logan*

*While the Letters of Support are a year old, all the parties were recently contacted and continue to support the project.

TIMELINE:

The project will take approximately 20 weeks, weather permitting. Depending on the timing of the approval of CPA Funds and permits, the Project will commence late Summer/early Fall or next Spring.

CREDENTIALS:

The Managing General Partners of the Project (Robert M. Kargman, Arthur Ullian) are the original developers of converting the Mill into affordable housing and the Museum of Industry. The Managing General Partners also developed 16 other affordable housing projects.

The Boston Land Company manages the Project. Boston Land has been in existence for over 40 years. Boston Land has overseen millions of dollars of rehabilitation projects including large pointing and façade projects.

The owners of the project hired Simpson Gumpertz & Heger ("SGH") to develop the plans and specifications for the project. SGH is a national engineering firm with an office at 41 Seyon Street in Waltham. SGH was also in charge of bidding out the project and will provide construction administration services and overlook the work on the project. See Exhibit B for their resume.

Pullman SST, Inc. will be the contractor on the project. While locate in Michigan, Pullman does chimney work all over the country and the world. Please see Exhibit B for their resume.

BUDGET (this does not include the repointing work that is being done on the residential portion of the Mill or the window work on the rear of the Museum. Please see the cover letter.):

Plans & Specifications	(SGH)	\$10,000	Contract attached as Exhibit C.
Bidding/Contract Administrative	(SGH)	\$85,000	Contract attached as Exhibit D.
Construction	(Pullman)	\$1,199,650	Winning Bid attached as Exhibit E.
Construction Contingency	15%	<u>\$179,948</u>	
Total Costs		\$1,474,598	

Less: Owner's Contribution equal to demolition (\$350,000) See Demolition bid as Exhibit F.

CPA Funding Requested \$1,124,598

OTHER FUNDING:

The owners of Francis Cabot Lowell Mill I & II have recently been required by HUD to deposit \$1,000,000 with their lender Red Mortgage Capital, LLC designated to do repointing on the residential portions of the mill buildings. The owners hired Renee Mugnier Associates, Inc., Structural Engineers, to develop plans and specifications to complete the work and the work has commenced. SGH developed plans and specification to demolish and cap the chimney. Costello Dismantling bid the work to cost \$350,000. The owners of the Mill will contribute \$350,000 towards the preservation of the chimney (see budget above).

MAINTENANCE:

The plans and specification were developed to repoint a majority of the mortar joints of the chimney. Based on industry standards and Simpson Gumpertz & Heger experience, the useful life of the repointed joints can be up to 25-35 years and beyond with routine inspections and minor work during the duration.

CONSTRUCTION OR REHABILITATION:

Attached as Exhibit G are plans, specifications and bid package prepared by Simpson, Gumpertz and Heger. The Contractors only bid on the Chimney portion of the Plans & Specification package.

ZONING:

No changes in use is resulting from this project. The buildings are located in a Business C Zoning District. Its use as a multifamily dwelling is permitted as of right. To the extent the buildings are not in compliance with any current dimensional requirements, it is permitted as a pre-existing nonconforming structure.

CITY APPROVALS:

The Mill is already listed on the National Register of Historic Places as a National Historic Landmark. City approval is not necessary. The Waltham Historic Commission is in support of the project. Please see their letter of support.

HAZARDOUS MATERIALS:

The owner does not believe there are any hazardous materials on the chimney. The Owner will have the windows tested for lead paint prior to commencement. Prior to construction, Pullman will obtain necessary discharge permits through the Massachusetts Water Resource Authority. All masonry cleaning and rinse solution shall be collected and neutralized on site. Pullman will install a temporary gutter at the base of the chimney and the south façade for water collection. The chimney will construction of lumber and lined with plastic. The gutter will be pitched toward the east and collected in a basin. Once collected, the water will be neutralized and pumped to a sanitary sewer according to directions by the MWRA permit. Water neutralization will be completed according to instructions provided by masonry cleaner manufacture (Prosoco).

PROFESSIONAL STANDARDS:

All work will be completed in a professional and workman like manner. All vendors will carry insurance during the term of the project. Pullman will also have a performance bond. The owners have an administrative contract with Simpson Gumpertz and Heger's to oversee the construction.