

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



APPLICANT INFORMATION

Name of Applicant ⁽¹⁾ Charles River Museum of Industry and Innovation, Inc.

Name of Co-Applicant, if applicable ⁽¹⁾ _____

Contact Name Robert Perry

Mailing Address 154 Moody Street, Waltham, MA 02453

Daytime Phone (i.e. of Proposal Applicant) (781) 893-5410

PROJECT BASICS

Address of Project (or Assessor's Parcel ID) 154 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 \$334,000

Total Cost of Proposed Project \$334,000

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

CITY OF WALTHAM, MASSACHUSETTS
COMMUNITY PRESERVATION ACT, HISTORIC, OPEN SPACE, AND RECREATION
FUNDING APPLICATION WCPA-1

Attachment to Application

Name of Applicant: Charles River Museum of Industry and Innovation, Inc. (the "Charles River Museum")

Address of Project: 154 Moody Street, Waltham, MA 02453

Project Description

1. **Goals:** The goals of the proposed Project are to facilitate and improve public access to the Museum's historical collection, programs, and premises, and to improve the Museum's ability to preserve and present its collection of historic artifacts.
2. **Community Need:** The essence of Waltham's past and present lies with the city's industrial and innovation heritage. The Charles River Museum plays a critical role in making Waltham's heritage of industry and innovation come alive for the city's residents and visitors. The proposed Project is critical for facilitating and improving access for the city's residents and visitors to the Museum. The proposed project will also facilitate the city's ongoing efforts to revitalize the downtown area. The Museum's location on Moody Street near the Waltham Common and adjacent to the Charles River falls squarely within the city's economic development target district, and, as such, is identified as a priority for development activity. The project will directly support the city's initiatives in this area by facilitating and improving access for the city's residents and visitors. In addition, the Museum's collections on display will be more properly maintained and preserved for future generations.
3. **Community Support:** Please see the attached letter of support from the Downtown Waltham Partnership, Inc. and WATCH Community Development Corporation. (More to follow under separate cover)
4. **Timeline:**
 - Award of CPA Funding (February/March/April 2017)
 - Preparation of Construction Drawings (4 weeks)
 - Award of Construction Contract (2 weeks; 8 weeks if public bidding process required)
 - Permitting (4 weeks)
 - Construction (8 weeks from receipt of Building Permit)

5. **Credentials:** The Charles River Museum has been a part of and has been serving the Waltham community for more than 36 years. Its Board of Trustees, Executive Director, and staff include Waltham residents and community leaders as well as historians, educators and business leaders from the greater Waltham area. The blend of skills and experience in construction, museum, retail and events management, and educational curriculum design and implementation will ensure that the project is properly executed. The expected outcome of the completion of this project is that utilization of the Museum will increase 10%-25%.

6. Project Budget

Entryway reconfiguration, including handicap lift and new ramp	\$175,000
Handicap ramp to Jackson Room	\$30,000
New HVAC	\$49,000
Architect, Engineering, Supervision, Permitting, Overhead, Profit	<u>\$40,000</u>
Subtotal	\$294,000
Contingencies	<u>\$15,000</u>
Total	\$309,000

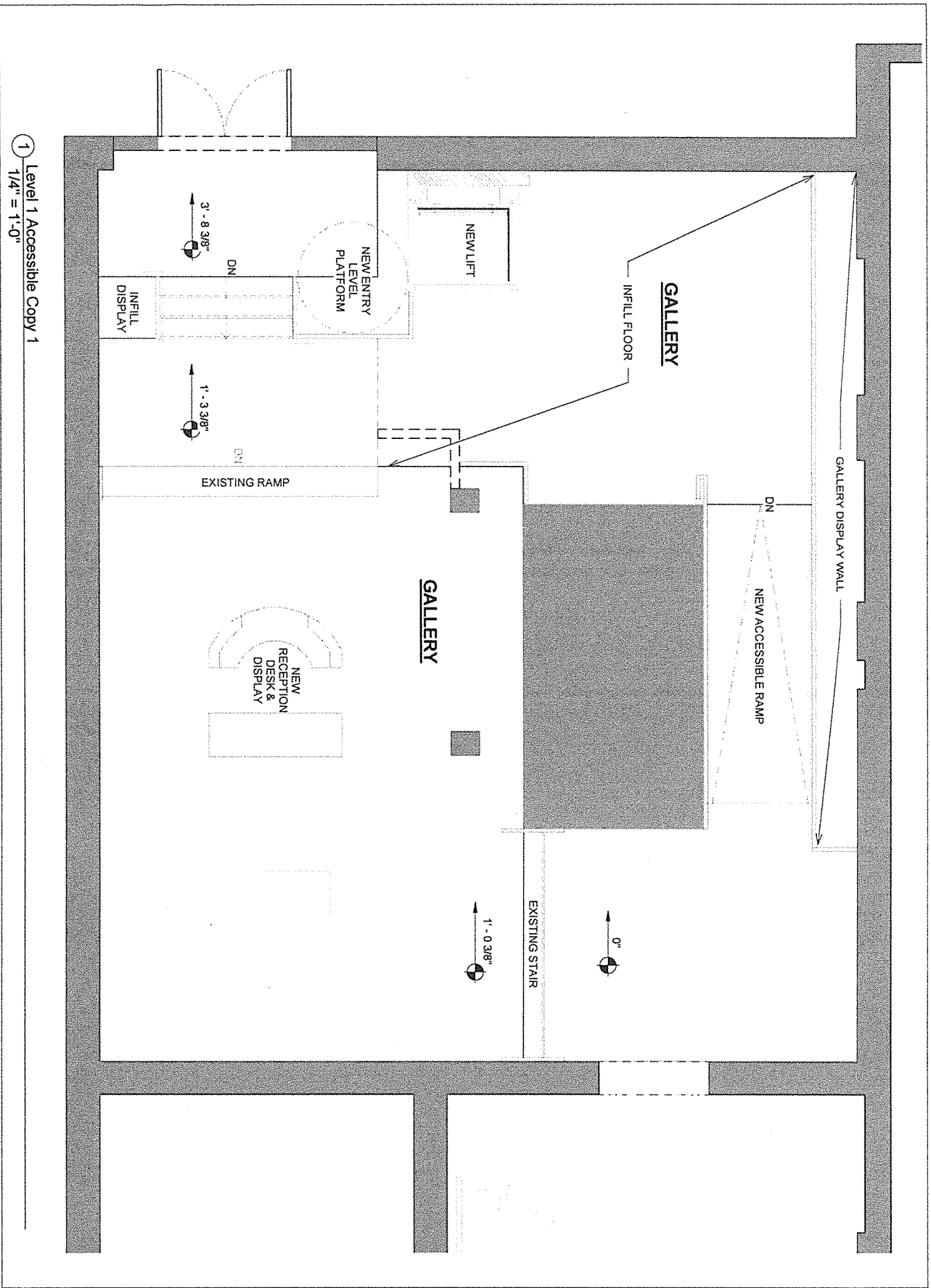
7. **Other Funding:** The CRMII does not anticipate other funding.
8. **Maintenance:** The entryway will be a low-maintenance improvement. The entryway and the HVAC will be maintained as needed on an ongoing basis out of the Museum's operating budget. The outdoor access ramp will be maintained by the Museum's landlord, the Boston Land Company.
9. **Documentation:** The Museum has a Lease currently running through September 30, 2034. Please see the attached Second Amendment of Lease.

10. Construction of Rehabilitation – *The project consists of the following:*

- Furnishing and installing a new wheelchair lift at the main entrance to the Museum for access from the main entrance to the Exhibit Halls of the Museum;
- Expansion of existing concrete mid-level platform to provide Admissions-level landing for the new wheelchair lift;
- Construction of a new ramp from the Exhibit Halls to the Admissions and Museum Shop area;
- Construction of Admissions Desk and Museum Shop display shelving to meet MAAB standards;
- Installation of new HVAC necessary to maintain temperature and humidity in the exhibit halls appropriate to a collection of industrial artifacts;
- Installation of a handicap access ramp on the exterior of the building to facilitate wheelchair access to the Museum's mezzanine level and the Jackson Room function facility; and,
- Architectural services to prepare construction plans and for supervision of construction.

Conceptual designs by Bill Whitlock, AIA, Principal, Angela Dewar and Samantha Eisenbud, LEED Green Associates, Whitlock Design Group, 681 Main Street, Suite 3-31, Waltham, MA 02451.

11. **Zoning:** The Applicant has not received any notice that the Project site is not in compliance with the current applicable provisions of the Zoning Ordinance as amended and other applicable laws and regulations and no zoning relief is required by the Project.
12. **City Approvals:** The Applicant is not aware of any needed approvals except for a Building Permit. The Applicant will obtain all necessary additional approvals, should the need arise, including any Historical Commission approval for construction and rehabilitation at a historic site.
13. **Hazardous Materials:** The Applicant is not aware of any hazardous materials at the Project site.
14. **Professional Standards:** All construction, restoration or rehabilitation work will be performed in accordance with all applicable laws, rules, regulations and codes and by licensed individuals when required.
15. **Leveraged Additional Benefits:** By creating accessibility to the Museum for additional residents of — and visitors to — the City of Waltham, the Project will expand programming opportunities for field trips by those organizations in the City of Waltham serving the disabled, the elderly and families who are currently unable to visit the Museum to view its exhibits and participate in its programs.



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1/4" = 1'-0"

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ISSUED

11-2-16

PROJECT NAME

CHARLES
RIVER
MUSEUM

ADDRESS

154 MOODY STREET
WALTHAM, MA 02453

SEAL

DRAWING TITLE

Accessible First Floor
Plan

SCALE

1/4" = 1'-0"

SHEET NUMBER

A1.3