



# CITY OF WALTHAM

MASSACHUSETTS

RALPH E. GAUDET

OFFICE OF BUILDING COMMISSIONER  
SUPERINTENDENT OF PUBLIC BUILDINGS

BUILDING DEPARTMENT

September 23, 2009

CPA Committee  
William Durkee, Coordinator  
11 Carter Street Waltham, Ma. 02453

RE: Application for funds \$300,000 for elevator in historic building located at 21  
Lexington Street

Dear Mr. Durkee,

Please find enclosed our application for 21 Lexington Street for an elevator to be placed in this historic building. Our request for \$300,000, plus funds available in the Capital Improvement account of \$155,000 represents the current market requirement (\$455,000) for completing this work within the next several months. I am requesting your action on this matter at the earliest possible date since the City is at risk for fines, penalties or sanctions concerning the placement of this elevator. The city has an agreement with the State Architectural Access Board to complete this work by February 2010.

The initial application for 25 Lexington Street was not approved in a timely fashion and it is the recommendation of the Law Department that this application be filed under a new address of 21 Lexington Street. The Mayor is fully supportive of this application and at a meeting of the Long Term Debt Committee last week, Councillor Tarallo supports the request and the indication is that the Committee will provide a positive recommendation to the full council once your committee has approved the request.

Since this is work on a historic structure, that is needed to continue the use of the building, there is no doubt that the historic preservation requirement is met and under you committee requirements it is an eligible item under CPA regulations. The plans for this elevator are on file from the previous application and are fully ready for bid. Please advise me of your next meeting so I can attend and provide any information necessary to facilitate this request. I appreciate your attention to this matter and feel free to contact me if you should have any further questions.

Sincerely,

Ralph E. Gaudet, CBO, Building Commissioner/Superintendent of Public Buildings

Enclosures

**City of Waltham**  
**Community Preservation Committee**  
**Waltham Community Preservation Funding Application Form CPA-1**

Name of Applicant City of Waltham

Name of Co-Applicant is applicable Building Department

Contact Name Ralph E. Gaudet – Building Commissioner/Superintendent of Public Buildings

RGJ

Mailing Address 119 School Street, Waltham, MA 02451

Daytime Phone (i.e. of Proposal Applicant) 781-314-3276

Address of Proposal (or Assessor's Parcel ID) 21 Lexington Street

CPA Category (circle all that apply): Open space Historic preservation  
Community Housing Open Space Recreation

CPA Funding Requested \$300,000.

Total Cost of Proposed Project \$455,000.

**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?** Compliance with Federal Law (ADA) and State Law to make municipal facilities accessible.

**Community Need: Why is this project needed? Does it address needs identified in existing City plans?** All municipal buildings must be accessible by Federal and State law.

**Community Support: What is the nature and level of support for this project?** The Mayor, City Council and Handicap Commission support this funding.

**Include letters of support and any petitions.** See request from the Long Term Debt Committee, Mayor's Office, Building Department and Museum.

**Timeline: What is the schedule for project implantation? Include a timeline for all critical items for their completion.** Bid the project in October with completion of construction and occupancy permit by Spring 2010.

**Credentials: How will the experiences of the Applicant(s) contribute to success of this project?** Building Department has provided construction management services to over \$100 million dollars in municipal construction projects including the Paine Estate, Waltham Public Library, Senior Center and many other varied construction projects and including the recent addition of an elevator at the Hardy School on Lake Street.

**Success Factors: How will the success of this project be measured? Be specific.** Accessibility for the handicap and full compliance with Federal and State Law.

**Budget:** What is the total budget for this project? How will the CPA funds portion be spent? All items of expenditure must be clearly identified and justified. Detail the hard and soft costs. Identify contingencies. Plans are complete and paid for in the amount of \$40,000. \$155,000 from Capital Improvement Program - \$300,000 CPA for construction costs.

**Other Funding:** What additional funding sources are available, committed, or under consideration? Include commitment letters if available. Identify all sources of other funding which have been sought for this project and the status of the requests. Handicap Commission is reviewing the project and may contribute funds.

**Maintenance:** If ongoing maintenance is required for your project, how will it be funded? Building Department Maintenance operations budget.

(Note that CPA Funds may not be used for maintenance, but maintenance is an important consideration for all projects.)

**ADDITIONAL INFORMATION:** Provide the following additional information, as applicable.

**Documentation:** Provide written documentation that you have control over the site, such as Purchase and Sale Agreement, option, or deed. The property is subject to a Historical Preservation Agreement and controlled and owned by the City of Waltham. This work has been approved by the Historical Commission.

**Construction or Rehabilitation:** For projects with construction or rehabilitation, provide floor plans, elevations including the existing and proposed site plan(s), and any additional drawings or photographs which visually describe the project. Plans are on file with Community Preservation Act coordinator.

**Zoning:** Provide evidence that the project is in compliance with the current City Zoning Ordinance as Amended, as well as all other laws and regulations. If zoning relief is required, note the parts of the proposal not in compliance with the Zoning Ordinance, and when an application will be made to the Zoning Board of Appeals. As Zoning Enforcement Officer for the City of Waltham, I declare there are no zoning violations at this site.

**City Approvals:** Provide evidence that the appropriate City Boards and Commissions approved of the project. As an example, a project in a City park would require that the Recreation Board accept the project. The Mayor, City Council, Handicap Commission and Building Department approve this project.

**Hazardous Materials:** Provide evidence that the appropriate professional standards will be followed if construction, restoration, or rehabilitation is proposed. As Superintendent of Public Buildings I state that this site is free of any known hazardous materials

**Leveraged Additional Benefits:** Provide information indicating how this project can be used to achieve additional community benefits. Failure to install this elevator may cause irreparable harm to the City in the way of Law Suits, fines, sanctions or removal of occupancy permit.

**Superscripted Notes:**

(1) **City Property:** If the proposal is located on City-owned land, either the Applicant or Co-Applicant must be the City Board, Commission or Department that has custody of the land.

(2) **Appraisals:** If the requested funds are for a real estate acquisition, an independent appraisal will be required which the Applicant will be required to fund. No funding decisions will be made without an independent appraisal. Additional appraisals may be required for final approval.