

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



**APPLICANT INFORMATION**

Name of Applicant <sup>(1)</sup> City of Waltham

Name of Co-Applicant, if applicable <sup>(1)</sup> \_\_\_\_\_

Contact Name Jeannette A. McCarthy, Mayor

Mailing Address 610 Main Street, Waltham, MA 02452

Daytime Phone (i.e. of Proposal Applicant) (781) 314-3100

**PROJECT BASICS**

Address of Project (or Assessor's Parcel ID) 190 Trapelo Road R045-001-0001

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 \$891,004.00

Total Cost of Proposed Project \$841,004.00 plus contingency allowance \$50,000.00

**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

*Jeannette A. McCarthy*  
Mayor 5/26/2017

completion.

**CREDENTIALS:** How will the experiences of the Applicant(s) contribute to the success of this project?  
Success Factors: How will the success of this project be measured? Be specific.

**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.

**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.

**MAINTENANCE:** If ongoing maintenance is required for your project, how will it be funded? (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.

**CONSTRUCTION OR REHABILITATION:** <sup>(2)</sup> 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.

**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.

**CITY APPROVALS:** Provide evidence that the appropriate City Boards and Commissions approve of the project (Waltham Historical Commission for Historic, Conservation Commission for Open Space, Park & Recreation Board for Recreation, and Waltham Housing Authority for Community Housing). As an example, a project in a City park would require that the Park & Recreation Board accept the project.

**HAZARDOUS MATERIALS:** Provide evidence that the proposed site is free of hazardous materials or that there is a plan for remediation in place.

**PROFESSIONAL STANDARDS:** Provide evidence that appropriate professional standards will be followed if construction, restoration, or rehabilitation is proposed.

**LEVERAGED ADDITIONAL BENEFITS:** Provide information indicating how this project can be used to achieve additional community benefits.

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.

**FOR COMMUNITY PRESERVATION COMMITTEE USE ONLY**

Application received on \_\_\_\_\_

Application received by \_\_\_\_\_

Date Project presented to CPC for Submission Acceptance Process \_\_\_\_\_

Was Project accepted for Consideration? \_\_\_\_\_

If accepted for Consideration, Project Public Hearing date \_\_\_\_\_

Following meeting Date for decision to recommend for funding \_\_\_\_\_

Was project recommended for funding to the City Council? \_\_\_\_\_

Was project funded by the City Council? \_\_\_\_\_

If project funded by the City Council, for how much? \_\_\_\_\_

Date funding Contract signed with applicant \_\_\_\_\_

**APPLICATION SUBMISSION REQUIREMENTS**

Proposals for Community Preservation Act funding must be submitted using the City of Waltham's Application forms WCPA-1 and WCPA-2.

If the proposal is exclusively a community housing project, applicants must submit WCPA-2. If the proposal combines community housing with any other funding category, both WCPA-2 and the WCPA-1 must be submitted. Otherwise applicants can submit just WCPA-1.

All information requested on the application forms must be included with the proposal at the time of submission or it will not be accepted for consideration. Applications may not include any handwritten information.

Applications and all supporting documentation must be submitted as hardcopy with eleven (11) copies (including one unbound for reproduction) to the official mailing address as specified in Article VI. If an Application is recommended for funding by the CPC, then an additional 17 copies must be provided for use by the City Council.

Applicants are encouraged to include any maps, diagrams, and/or photographs pertaining to the project. Letters of support for the project from community organizations or other sources may also be submitted.

Applicants will also submit an electronic version of each and every document submitted in their application if available, either on CD or USB flash drive, preferably in Portable Document Format (PDF) or other commonly used file formats (eg. .doc, .docx, .xls, .xlsx, .jpeg).

Applicants should include actual quotes for project costs whenever possible. If not available, estimates may be used, provided the basis of the estimate is fully explained.

Applicants should pursue matching or supplemental funds from state, federal and/or private sources when available.

Applicants should detail who will be responsible for project implementation and management. Their relevant experience should be included in the narrative. Please be sure that project management costs have been included in the overall project budget.

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

## PROJECT DESCRIPTION

### Fernald Building Demolition Proposal Addendum

#### Suggested Project Description:

The City of Waltham was awarded \$1,200,000.00 in CPA funds to remove 20 non-historic buildings on the CPA funded portion of the Fernald property which included the cottages. See prior application dated October 2015 which is attached and incorporated herein.

The City used Community Preservation ACT (CPA) funds to acquire approximately 140 acres of the Fernald site. The property was purchased for open space/recreation and historic purposes. CPA funds can also be used to rehabilitate the land to create usable open space and to rehabilitate historic buildings. The CPA acquired property has a number of buildings that are not historic and which need to be removed to allow for the open space to be usable for passive and active recreation and to create habitat for fish and wildlife. Removal of the building will also eliminate the attractive nuisance and security issues created by these non-historic derelict buildings. As part of the rehabilitation of the open space, the City is planning to daylight a culverted stream to restore it to its historic state. Aside from the recreation value of the day lighted stream, this restoration will help in the reduction in flooding on both the Fernald and adjacent properties as culverting the stream has exacerbated downstream flooding. The CPC has commissioned a wetlands study to understand the implications of restoring the culverted stream to natural wetlands.

Subsequent to that, even though the state environmental reports identified limited environmental issues, on further examination there was asbestos discovered that has to be removed. Asbestos abatement went out to bid. The base bid was \$841,004.00 with an environmental allowance of \$50,000.00. Once this environmental abatement is completed, then the original CPC funding and project of demolition of the buildings can proceed.

#### GOALS:

See Above.

#### COMMUNITY NEED:

See Above.

## COMMUNITY SUPPORT:

The Ward 3 and 4 Councillors and other Councillors have advocated for the daylighting of the stream and the alleviation of flooding.

## TIMELINE:

Substantial Completion: Unknown at this time.

## CREDENTIALS:

In prior submissions and appearances before the CPC, I outlined my plan for the Fernald School. Phase 1 entailed a wetlands delineation and daylighting of the stream to prevent flooding. In order to do that, the buildings and appurtenances thereto have to be removed first. The ultimate goal is to restore the land to its natural condition, i.e. pond for winter, fall, spring and summer open space and recreational use for the purposes for which CPA money was requested and granted.

## BUDGET:

Bid award - \$841,004.00

Contingency - \$50,000.00 environmental allowance

Total funding request: \$891,004.00

Other funding: None

## MAINTENANCE:

City is responsible for any maintenance.

## ADDITIONAL INFORMATION

## DOCUMENTATION:

City acquired property December 2014.

## CONSTRUCTION OR REHABILITATION:

See links below.

## ZONING:

Conservation/Recreation

## CITY APPROVALS:

Same as October 2015.

No delineation to date. Buildings in general inventory. See Building Inspector's letter attached to 2015 CPC Application. As this is an abatement and demolition project, the Building Inspector will be the primary point of contact. Other Department Heads or Boards and Commissions may be involved with jurisdictional issues. The successful bidder is required to obtain all permits.

## HAZARDOUS MATERIALS:

Asbestos

Please see links below.

## PROFESSIONAL STANDARDS:

Same as October 2015.

Please see links below.

## LEVERAGED ADDITIONAL BENEFITS:

Alleviates long-term neighborhood flooding in the Tip Top Terrace, Shirley Road, Waverley Oaks Road, Beaver Street area.

## LINKS:

[http://www.city.waltham.ma.us/sites/walthamma/files/asbestos\\_abatement\\_former\\_fernald\\_school\\_rfp\\_final\\_2016.pdf](http://www.city.waltham.ma.us/sites/walthamma/files/asbestos_abatement_former_fernald_school_rfp_final_2016.pdf)

[http://www.city.waltham.ma.us/sites/walthamma/files/prevailing\\_wages\\_asbestos\\_fernald.pdf](http://www.city.waltham.ma.us/sites/walthamma/files/prevailing_wages_asbestos_fernald.pdf)

[http://www.city.waltham.ma.us/sites/walthamma/files/addendum\\_1\\_fernald\\_asbestos\\_abatement.pdf](http://www.city.waltham.ma.us/sites/walthamma/files/addendum_1_fernald_asbestos_abatement.pdf)

[http://www.city.waltham.ma.us/sites/walthamma/files/bid\\_results\\_asbestos\\_abatement\\_20\\_bldgs\\_fernald.pdf](http://www.city.waltham.ma.us/sites/walthamma/files/bid_results_asbestos_abatement_20_bldgs_fernald.pdf)

(Links from October 2015 Application)

[http://www.city.waltham.ma.us/sites/walthamma/files/fernald\\_demolition\\_rfb\\_final.pdf](http://www.city.waltham.ma.us/sites/walthamma/files/fernald_demolition_rfb_final.pdf)

[http://www.city.waltham.ma.us/sites/walthamma/files/addendum\\_1\\_fernald\\_demolition\\_revised\\_final.pdf](http://www.city.waltham.ma.us/sites/walthamma/files/addendum_1_fernald_demolition_revised_final.pdf)