

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

Name of Applicant ⁽¹⁾ Gore Place

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

Contact Name Susan Robertson

Mailing Address 52 Gore Street, Waltham, MA 02453

Daytime Phone (i.e. of Proposal Applicant) 781-894-2798

Address of Proposal (or Assessor's Parcel ID) 52 Gore Street, Waltham

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 \$705,520

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 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?

Waltham Community Preservation Funding Application Form CPA-1

Gore Place Project Description:

Goals: The goal of this project is the installation of a mist fire suppression system in the 1806 Gore mansion. Over the last several years, Gore Place has been raising funds to upgrade systems and take other appropriate steps to eliminate the threat of fire in the building. This is the final phase of this critical fire safety project. A mist system has been chosen because it does not need a new water main thus avoiding construction through historic gardens and, if activated, it would cause the least damage to the historic furnishings in the building. It also uses dry pipes which is vital in the unheated attic areas. The building has 16,000 square feet of interior floor space including cellar and attics and a valuable furnishing collection of more than 5000 objects.

Community Need: This project will protect the historic Gore mansion against damage or destruction by fire. This protection is of the highest priority in the preservation needs of the building. The Waltham Fire Chief, Richard Cardillo, has made an urgent request to the Executive Director of Gore Place that this final phase of a fire safety project be completed as quickly as possible.

Community Support: Gore Place has had the support and interest of the Waltham community since its founding in 1935. Currently, there are more than 900 active members from Waltham, Watertown and surrounding communities who contribute annually through dues, gifts and personal time to the museum. Gore Place is used by the Waltham community for a variety of programs that enhance community life. Currently, the estate, open free of charge daily, is the site of the Waltham High School graduation and the mansion is used by the Waltham Chamber of Commerce for its annual scholarship breakfast. Gore Place looks for ways to collaborate with other Waltham museums, cultural organizations and local businesses. We are an active participant in the Waltham library pass program, Historic Waltham Days and the Chamber of Commerce.

Timeline: The design of the Gore Place fire safety project is to identify major fire risks to the mansion and to eliminate them in order, by degree of risk, as funding is available. First, the electrical system was completely upgraded in June 2007. Next, the 51 year old boiler and the inadequate fire detection system will be replaced beginning in May, 2008. At that time, four sprinkler heads using tap water will be placed around the boiler to reduce the risk in that area while we wait to raise funds for a complete suppression system. Finally, as soon as funding is available, a mist suppression system will be installed throughout the rest of the building. The design of the project and an initial estimate of the cost is done. The project should begin as soon as possible.

Credentials: Gore Place has an excellent record of completing major maintenance projects in the mansion. It has already completed the initial phases of work outlined by a master plan for the mansion. Completed work includes new gutters, repointing of exterior masonry, and a new electrical system.

Success Factors: The success of the project will be measured by the completion of the project to the satisfaction of the Waltham Fire Department.

Mist Fire Suppression System Budget:

Estimated costs by Lumus Construction, Inc., Woburn, MA.

Mobilization, project superintendent, misc. expenses \$56,426

Mist System - design, procurement and commissioning \$231,547

Mist System - installation \$181,848

15% overhead \$70,473

10% profit \$54,030

1.4% Bond \$8575

Contractor's BASE BID \$602,500

Cutting and patching walls/ceilings \$55,000

Fire Engineer's fee \$23,700

Architect's fee \$24,320

PROJECT TOTAL \$705,520

Other Funding: To date, Gore Place has about \$300,000 in small grants and individual contributions for this project. Fund raising continues for this urgent project. All mansion protection projects at Gore Place are beyond the scope of the operating budget and must be funded by grants and contributions. For example, the cost of the gutters and masonry was funded by a Save America's Treasures grant that was matched by contributions raised by a gala and a Massachusetts Preservation Projects Fund grant. The cost of the boilers and the detection system was funded by small grants matched by individual contributions.

Maintenance:

There will be an annual maintenance fee of at least \$1500 for the suppression system in the mansion. This cost will be covered by the general operating budget of the museum.

ADDITIONAL INFORMATION:

Documentation: Attached is the Preservation Restriction issued by the Massachusetts Historical Commission with the registration stamp from the MA Registry of Deeds showing that Gore Place Society has control over 52 Gore Street, Waltham, MA 02453.

Hazardous Materials: Asbestos, found in the cellar of Gore Place, was removed in 2007 before the electrical upgrade could take place.

Professional standards: The Preservation Restriction with the Massachusetts Historical Commission dictates that the mansion will be maintained according the Secretary of the Interior's 'Standards for the Treatment of Historic Properties.' The Massachusetts

Historical Commission has oversight on all projects that may alter the historic features or materials of the building.

Leveraged Additional Benefits: The preservation of the historic Gore mansion will provide a community benefit for all future generations. If the mansion is destroyed by fire, Gore Place would cease to exist as we know it today. If the museum was to close, the land might not remain an open space for community recreation and this important resource could be lost forever.

Job: **Gore Place, Waltham Mist System -
BUDGETRY**

**Friday,
March
Due: 21,
2008**

Client: **Nick Artim** Estimator: **Total** **602,500**

| Item | Description | Material | Labor | Total |
|---------|---|------------|------------|------------|
| Section | ITEM | Tot. Mat | Tot Lab | M&L |
| 1 | GENERAL CONDITIONS | 17,300.00 | 39,126.32 | 56,426.32 |
| | Superintendent | - | 29,919.60 | 29,919.60 |
| | Mobilization | 3,000.00 | - | 3,000.00 |
| | Misc. Expenses (Includes Site Office) | 6,000.00 | - | 6,000.00 |
| | Closeouts | 800.00 | 2,659.52 | 3,459.52 |
| | Unistruts, Hangers & Supports | 5,000.00 | 6,547.20 | 11,547.20 |
| | Concrete Slabs | 2,500.00 | - | 2,500.00 |
| | | - | - | - |
| 2 | Mist Sytem - Design, Procurement & Commisioning | | | 231,547.20 |
| | Design, Procurement and Delivery of Materials | - | - | - |
| | Phase - 1 | 150,000.00 | - | 150,000.00 |
| | Phase - 2 | 75,000.00 | - | 75,000.00 |
| | Testing & Commisioning | - | - | - |
| | Phase - 1 | - | 3,273.60 | 3,273.60 |
| | Phase - 2 | - | 3,273.60 | 3,273.60 |
| | | - | - | - |
| 3 | Mist System - Installation | - | 181,848.48 | 181,848.48 |
| | Phase-1: | - | - | - |
| | Mezzanine, Basement & Attic | - | 122,432.64 | 122,432.64 |
| | | - | - | - |
| | Phase-2: | - | - | - |
| | First Floor & Second Floor | - | 59,415.84 | 59,415.84 |
| | | - | - | - |
| 4 | Fire Panel Connection | - | - | - |
| | Pressure Switches (Wired | - | - | - |

| | | | | |
|-------------|-----------------------------------|----------------|----------------|----------------|
| | By Others) | | | |
| | Flow Switches (Wired By Others) | - | - | - |
| | Level Switches (Wired By Others) | - | - | - |
| | Section Valves (Wired By Others) | - | - | - |
| | Tamper Switches (Wired By Others) | - | - | - |
| | | | | |
| | Total Cost | 242,300 | 227,522 | 469,822 |
| 15% | Overhead | 36,345 | 34,128 | 70,473 |
| 10% | Profit | 27,865 | 26,165 | 54,030 |
| | Total Base Bid | 306,510 | 287,815 | 594,325 |
| 1.4% | Bond | | | 8,575 |
| | Total Base Bid | | | 602,900 |
| | | | | |
| | ACTUAL BID AMOUNT | | | 602,500 |

Please feel free to call if any questions or concerns.

Best Regards,

Pallav Shah

PROJECT MANAGER
LUMUS CONSTRUCTION, INC.
56 Cummings Park
Woburn, MA 01801
Tel: 781-935-5600 X 112
Fax: 781-935-5655
Cell: 781-589-1928
Web: www.lumusinc.com

CAUTION: This communication and all attachments included are confidential and proprietary information of Lumus Construction, Inc. Any unauthorized forwarding, printing, copying, distributing or use of such information is strictly forbidden unless it is authorized in writing by Lumus Construction, Inc. If you receive this message in error or if you are not the intended recipient, please promptly notify the sender by return email and delete this message. Thank you.