

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



APPLICANT INFORMATION

Name of Applicant ⁽¹⁾ Opportunities for Inclusion (formerly GWArc)
Name of Co-Applicant, if applicable ⁽¹⁾ City of Waltham Planning Department
Contact Name Gabriel Vonleh, CEO
Mailing Address 56 Chestnut Street, Waltham, MA 02453

Daytime Phone (i.e. of Proposal Applicant) 781-899-1344 x4112, 339-222-6599 (cell)

PROJECT BASICS

Address of Project (or Assessor's Parcel ID) 56 Chestnut 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 \$85,000 for Phase 1 Architect Design Services

Total Cost of Proposed Project Phase 1 Architect Design Services: \$85,000; Phase 2 Repairs and Upgrades: cost to be determined

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

Gamela A. McCarty, Mayor
10/29/2021

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: ⁽²⁾ 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.

ATTACHMENT

Goals: What are the goals of the proposed project?

The goals of the proposed project are to address maintenance and upgrade needs of the city-owned building at 56 Chestnut Street. The building is currently fully occupied by Opportunities for Inclusion, (formerly known as GWArc), a 501(c)(3) nonprofit organization that provides community-based programs and services for individuals with intellectual and developmental disabilities.

Areas to be addressed:

- slate roof
- copper gutters and downspouts
- windows
- front entrance to repair gaps in stairs, improve accessibility and meet current building codes
- replacement of wooden doors in rear of building
- pointing of bricks – chimneys and areas of the building
- flat roof over loading dock

We are planning a 2-phased approach:

Phase 1: Architect assessment, design and plan, including full determination of needs, renovation/repair costs and creation of construction documents, in accordance with Waltham Historical Commission guidelines

Phase 2: Renovations/repairs based on results of architect assessment

56 Chestnut Street was built in 1901 as the Royal E. Robbins School and has been designated a historic building. The building is listed on the National Register of Historic Buildings. Our goals include conducting all renovations in accordance with the guidelines of the Waltham Historical Commission. The architects who have provided quotes all have experience with historic buildings.

Community Need: Why is this project needed? Does it address needs identified in existing City plans?

The building at 56 Chestnut Street currently houses Opportunities for Inclusion (formerly known as Greater Waltham Arc or GWArc). The building and land is owned by the City of Waltham and leased to Opportunities for Inclusion. We have occupied the building since approximately 1977.

This project is driven by the need for a safe and healthy environment for the vulnerable individuals with disabilities we serve and our staff. The slate roof and gutters leak (please see note below about recent interim repairs by the City of Waltham Building Department). Pieces of copper coping from the roof ridge broke off during storms and fell to the ground in the front of the building in the Spring of 2021, luckily without injuring anyone. Several windows are

cracked. The front entry does not meet current building codes and is difficult for individuals with disabilities to navigate. There are gaps between the front entry steps. Two wooden doors in the rear of the building are showing signs of rotting. Areas of the brick chimneys and building need pointing. The flat roof over the loading dock leaks during storms.

The project is also needed to maintain this important historic building, so that it remains an attractive, safe and fully usable asset of the City of Waltham.

While these repairs are not addressed in existing City plans, the City of Waltham Planning Department is a co-applicant and will work closely with us on this project. Please note that we have also been allocated City of Waltham Community Development Block Grant (CDBG) funding for modernization of our 40-year-old elevator and upgrade of our HVAC system.

Note: With the heavy rain during the Summer of 2021, leaking from the roof into the 2nd floor ceiling reached a critical level, with the need for buckets to catch the water and raising concerns about mold development. In September 2021, the City of Waltham Building Department made interim repairs to two areas of the roof which have alleviated the leaking. Opportunities for Inclusion has funded repairs to the ceilings.

Opportunities for Inclusion relies on state funding from the MA Department of Developmental Services (DDS), Division of Medical Assistance (MassHealth), the Massachusetts Rehabilitation Commission (MRC) and the Massachusetts Commission for the Blind (MCB) to provide our programs and services. Our budget leaves little room for building maintenance beyond immediate urgent needs. While we hold fundraisers and seek grants, those funds are primarily dedicated to improving our programs and providing equipment needed by the individuals in our programs.

Opportunities for Inclusion serves individuals with intellectual and developmental disabilities and their families from Waltham and a few surrounding communities. Individuals' disabilities range from moderate to profound. We serve over 300 individuals annually in our programs.

Programs include:

- Adult Day Programs for individuals with moderate to profound disabilities;
- Employment Training and Support Programs, with individuals employed at group sites at Brandeis and Bentley universities and competitive jobs in the community
- School to Work Transitions Program for high school students, in collaboration with Waltham Public Schools, to assist students with challenges to move from school to work and productive life in the community
- Adult Family Care – Provides support to caregivers of individuals with disabilities or frail elders in their homes
- Recreation activities for individuals in our programs and community members

Opportunities for Inclusion's programs are committed to maximizing choice, dignity, independence, community inclusion and opportunities for people with moderate to significant cognitive, physical and intellectual disabilities. We are now in our 65th year of providing quality programs and services.

Community Support: What is the nature and level of support for this project? Include letters of support and any petitions.

Please see attached letter of support from the Waltham Historical Commission.

Cathyann Harris, Ward 8 Councillor, recently toured the building and expressed support for this project. She will be in attendance at the November 16 CPC meeting.

Waltham residents who are family members/guardians of participants in our programs and other community members are in the process of submitting letters of support.

Timeline: What is the schedule for project implementation? Include a timeline for all critical items for their completion.

We expect the architect design project, including creation of construction documents, to take approximately 20 weeks. We will begin this project once funding is approved and the architect is selected.

Phase 2 timeline and request for funding will be developed once architect design and plans are completed.

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.

56 Chestnut Street is owned by the City of Waltham and the City of Waltham Planning Department is a co-applicant. A member of the Planning Department will be involved in helping to manage this project. The Planning Department has extensive experience with building renovation projects in Waltham, including the recent renovation of the Moody Street fire station.

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.

Phase 1: We seek \$85,000 for architect design services. This includes contingency funds of approximately 28% to ensure that the architect design can be completed if unexpected challenges arise. Phase 1 project management will be handled by agency staff in collaboration with the Waltham Planning Department.

Please see the attached quotes:

- Platt Anderson Freeman Architects, Boston – \$66,270
- Costa Architects, Waltham - \$60,000
- David L. King Architects, Boston - \$60,000

Phase 2 costs for building repairs/renovations will be developed based on results of the Phase 1 architect design. Phase 2 project management will be incorporated into these 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.

No other funding sources have been identified.

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.)

As for all buildings, ongoing maintenance will be required. We will plan for maintenance during Phase 2 and will assess whether funding for maintenance can come from grants, donations and agency funds. We will review maintenance requirements with the City of Waltham to determine how best to meet the ongoing needs.

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: (2) 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.

This will be addressed in Phase 2.

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.

Please see the attached letter of support from the Waltham Historical Commission.

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

This will be addressed in Phase 2.

Professional Standards: Provide evidence that appropriate professional standards will be followed if construction, restoration, or rehabilitation is proposed.

As part of architect selection, we will ensure that appropriate professional standards will be followed.

Leveraged Additional Benefits: Provide information indicating how this project can be used to achieve additional community benefits.

In addition to our day programs, 56 Chestnut Street is used for Recreation activities for individuals in our programs and in the community during evenings and weekends. We occasionally make the building available to community groups on weekends.

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.

Attachments:

Three Architect quotes for design services

Historical Register document

Waltham Historical Commission letter of support

Current photos of the building

Letters of support from community members

ALBERT COSTA ARCHITECTS

681 MAIN STREET WALTHAM, MA 02451 TEL/FAX 781/647-5831

September 13, 2021

Opportunities for Inclusion
56 Chestnut Street
Waltham, MA 02453

RE: Existing Building
56 Chestnut Street
Waltham MA
Architectural Services Fee

Attention: Joanne Raymond, Director of Marketing and Development

Dear Joanne Raymond,
Thank you for a nice site visit and walk around of the building. The following will give you our idea and fee proposal.

The proposed architectural services fee is based on our understanding of your scope of work. At this time, as we understand it, your scope of work is basically as follows;

1. To remove the old slate roofing and provide a complete new slate roofing system, addressing also new roof insulation, along with new gutter system and downspouts that connect to the existing at grade connector "boots" with new boots. All flashings and materials should be of copper.
2. To remove the existing windows and provide new replacement energy efficient insulated low E design windows. The new windows must be historically correct in that the divided light grilles address the looking of a true divided light, say 9 over 1 in a double hung design with the exact exterior color to be determined.
3. Replace the rear 2 large wooden panels- old door system with a new infill wall panels.
4. Address the front door entrance with new stairs and possible accessible entrance. The front door now swings over the front steps and this is now against the code, in that it should swing outwards over a level platform.
5. The above scope of work is budget estimated at \$775,000.00
6. Our architectural design fee as based on the above would be \$60,000.00

Thank you, we remain,
Very truly yours,



ALBERT COSTA ARCHITECTS

681 MAIN STREET WALTHAM, MA 02451 TEL/FAX 781/647-5831

Albert Costa



David L. King Architects Inc.

Design Services for Opportunities for Inclusion at 56 Chestnut Street, Waltham



Contact:
David King
David L. King Architects
36 Bromfield Street, suite 510
Boston MA 02108
Tel; 857 221 2025



David L. King Architects Inc.

Joanne Raymond
Opportunities for Inclusion
56 Chestnut Street
Waltham MA

28 September 2021

Dear Joanne,

Thank you for considering us for further work on the 56 Chestnut Street. We have reviewed the drawings and estimates that you have sent, and visited the building earlier this month. We propose to plan and observe the renovation, in accordance with the scope we discussed. We have divided the project up into three phases; Study, Construction Drawings, and Construction Administration. And we are assuming that the project will be bid as a public project with prevailing wage rates and filed sub-bidders. We have included one cost estimate by an independent estimator (PM&C) in our proposal as well.

We have extensive experience working on historical buildings on the National Register, and I am also a member of the Brookline Preservation Commission, and am deeply committed to the preservation of fine buildings like this one. I look forward to working with you on this project.
Sincerely,

David L. King
Principal; David L King Architects



Scope and Fee

- The Scope includes the replacement of all of the windows with new ones to be selected in consultation with the Waltham Historical Commission; replacing the slate roof and flashings; Re-pointing areas that need attention; replacing the large rear delivery doors; and repairing the front steps.

Phase 1: Study (8 weeks) (three meetings)

- Preliminary discussion with Opportunities for Inclusion to confirm scope
- Gathering existing drawings, measuring the existing condition, entering existing conditions into CAD drawings.
- Close examination of the building details, particularly the eaves, gutter details, ridges etc. We will require the use of a lift for one day for this work
- Windows and other elements will need to be tested for hazardous materials, (lead paint and asbestos,) and the testing is not included in this proposal, though we can help coordinate the work.
- Examination of the front steps; repair options and code limitations. We will present different options for this work to develop a consensus with the Building Inspector and Opportunities for Inclusion.
- Development of study plans and schematic details
- Preparation of schematic budget by the estimator
- Presentation of study and schematic budget.

Phase 2: Construction Documents (12 weeks) (1 meeting)

- Development of finished construction drawings; elevations, plans and large scale details
- Preparation of specifications for the project
- Bidding the project; issuing addenda where necessary

Phase 3: Construction Administration (24 weeks)

- Observation of the Construction (weekly or bi-weekly meetings.)
- Answering requests for information, issuing sketches as necessary.
- Administration of construction correspondence: (application for payment, change order etc.)
- Punch list and project closeout

Proposed fee:

Phase 1	\$20,000
Phase 2	\$25,000
Phase 3	\$15,000
Total	\$60,000



Key Professionals:

David L. King

David has extensive experience working on public buildings. He will be the primary contact to the owner, and act as project architect for the duration of the project. He will be responsible for the developing the drawing details and for coordinating the work. He will attend all of the client meetings in the project.

Warren Pearson

Warren has a great deal of expertise in building envelope issues, and he will assist David in the development of construction details. Warren has worked with David on numerous projects, including window replacement for the housing authority in Waltham, roof repair for a Library in Grafton, and multiple repairs on existing libraries, some of which are listed on the National Register. He has over thirty years experience dealing with the elements of building facades and roofs, and is thoroughly familiar with the subtle differences that determine the viability of a construction detail.

Peter Bradley (PM&C)

Peter has estimated renovation and new building projects all over the Northeast for over 20 years. He has worked with David on a number of projects, most recently the Sandwich Public Library.



Overview of the Firm

David King started this practice a sole proprietorship in March of 2002, after working for over seventeen years with diverse building types. The office was incorporated in January of 2003. David has experience in institutional, commercial and residential projects, and for the four years prior to opening this office, he worked almost exclusively on libraries at the firm of Tappe Associates.

David L. King Architects offers complete architectural and planning services through all phases of the building project. It is our goal to listen with great attention to the client's objectives, and to consider critically about how they might best be resolved in an architectural solution. We believe architecture thrives as a collective effort, which is bettered by diverse opinions, and so welcome the participation of all parties in a building project. We are well-versed in life-safety and building code requirements, in developing and coordinating a project with consulting engineers, and in overseeing the actual construction. We also believe that energy efficient design methods are transforming architecture, and that efficient building practices are not simply professionally responsible but also cost effective. To develop our knowledge in this field, David King has trained in LEEDs (Leadership in Energy and Environmental Design) building practices, and has become accredited as a LEEDs, design professional.

Services include:

- Survey of existing conditions
- Development of a building program
- Site planning
- Presentations to Civic Authorities
- Schematic Design
- Cost Estimates
- Design Development and Construction Documents
- Bidding
- Construction Administration



PROJECT MANAGEMENT & COST

PM&C COMPANY PROFILE

PM&C was founded in 2005 by Peter Bradley to offer consistent, high quality project management and cost management services focusing on delivering complex, quality projects within tight budgets. Our commitment is to deliver the best-value to the owner regardless of budget or building type. With PM&C, you get a true partner who is with you through every step of your construction project and has the demonstrated ability to manage diverse groups of individuals toward a common goal by bringing a strong team-based approach to project management and cost management. We are a company of creative and practical problem solvers, also experienced with integrating environmentally sound practices into the design and construction of projects.

Building on our core competencies of cost management PM&C ensures that every project we are involved with starts off with realistic expectations with respect to budget and scope. We accomplish this by building a detailed cost model which includes estimates for all projects costs which once completed gives the owner and design team the opportunity to adjust the budget or scope accordingly, therefore, ensuring that a projects starts off with a realistic budget representing the agreed upon project scope. Then through careful management and by offering constructive, creative advice during design on alternate construction techniques, material selection and procurement strategies we strive to ensure that the project remains on budget through the design and permitting stage which we firmly believe delivers the best possible value to the owner.

Whether we are hired to perform full project management/owners representative services, preconstruction/cost management or estimating services or on-site supervision services we are committed to delivering on our "best-value" approach to construction so that the owner, regardless of budget or building type, will get the best building possible within their budget. By implementing the following techniques we ensure that the budget is managed effectively from inception to completion:

- Strong initial budgeting.
- On-going cost management during design.
- Creative cost effective design and construction solutions.
- Analyzing not just first costs but long term costs.
- Looking at sustainable and green building techniques that make sense within the project budget.
- Selecting the contractor procurement method that has the best fit within the project goals.
- Strong contractor negotiating to get the best value possible.
- Detailed cost tracking and forecasting during construction.
- Change order negotiation.
- Punch list management.

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Gabriel M. Vonleh, MHA, Chief Executive Officer
Opportunities for Inclusion
56 Chestnut Street
Waltham, MA
Cc. Joanne Raymond, Director of Marketing & Development

Re. Proposal for Envelope Study

Dear Mr. Vonleh and Ms. Raymond:

The following is a proposal for budget fees to perform a study of the exposed exterior envelope of your building at 56 Chestnut Street. This study will include, but not necessarily be limited to:

- Masonry walls,
- Window openings,
- Stone Steps
- Roof & Flashing, and
- Eaves & Soffits.

The intent of this proposal is to produce documents that will identify the major work needing to be done to the exterior of the building, and supply budget prices so that you can apply for funding.

Scope of Services

Our proposed scope of services and estimated fees by phase are as follows. Where we have estimated fees, we recommend that you carry the higher number for any grant requests:

1.0 Existing Conditions Verification & Drafting 1.1 Meet with the Owner's representatives to review budget and program 1.2 Preliminary Field Visit: - Photograph overall building - Take overall current building plan dimensions. 1.3 Develop diagrammatic key plans of the Existing Building as required for use as base sheets for consultants 1.4 Develop diagrammatic shell elevations of the Existing Building as required for use as base sheets for consultants 1.5 Develop a schematic window detail	<i>ESTIMATED, not to Exceed:</i> \$ 3,795.00
2.0 Coordinate Consultants 2.1 Coordinate with Construction Manager 2.2 Coordinate work of Structural Engineer 2.3 Coordinate work of HazMat Consultant 2.4 Contact and incorporate information from the roofer and window companies that you have already contacted.	<i>ESTIMATED, not to Exceed:</i> \$ 3,335.00
3.0 Envelope Inspection 3.1 Coordinate Lift rental and street protection with CM 3.2 Coordinate Inspection Day with CM 3.3 Building Inspection (3 Days)	<i>ESTIMATED, not to Exceed:</i> \$ 3,450.00

Gabriel M. Vonleh, MHA, Chief Executive Officer
Cc. Joanne Raymond, Director of Marketing & Development,
Opportunities for Inclusion
Re. Proposal for Envelope Study
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4.0 Study	<i>ESTIMATED, not to Exceed:</i>	\$ 5,520.00
4.1 Meet with the owner to discuss preliminary findings		
4.2 Final Report Outline form and verbal presentation		
4.3 Architectural Plans and Elevations		
A1 Diagrammatic Key Plans		
A2 Diagrammatic Shell Elevations w/		
- Project Notes		
- Repair Legend		
- Window Schedule (if required)		
4.4 Photo Compilation		
4.5 Meetings with the owner - no charge		
5.0 Presentation of Findings	<i>ESTIMATED, not to Exceed:</i>	\$ 2,990.00
Throughout the process we will meet regularly with the Executive Director and staff to discuss on-going work. At appropriate times selected by you, we can also present the scenarios to the board or other stakeholders identified by you.		
5.1 Coordinate sub-consultants work (Structural Engineer and Cost Consultants.)		
5.2 Coordinate CM Pricing		
5.3 Prepare and compile final documents.		
5.4 Assist owner with applications for funding the next phase of the project (Permit documents, Permits, and Construction.)		
Estimated Total Architectural Fees (Not including hourly expenses, if any, or consultants' fees)		\$ 19,090.00

Hourly fees, if any, will be billed at the following rates:

Principal	\$ 155.00 / hour
Project Architect / Design Review	\$ 135.00 / hour
Architectural Staff	\$ 105.00 / hour
Drafting	\$ 75.00 / hour
Administrative	\$ 50.00 / hour

Note that billing rates are assigned by task, not by the individual performing the task.

Travel and public meetings, if any	Half rate.
Consultants, if any	Actual
Reimbursable expenses, if any	Actual x 1.10

CONSULTANTS

In the interest of time, we have not solicited proposals from the consultants. The following are budget numbers based on our experience with each of the consultants on similar recent work. We believe that the budget numbers are accurate, but be aware that there may be some variation. Please note:

- When submitted and approved by you, the consultants' proposals will be hereby made part of our proposal.
- No other sub-consultants will be retained without your prior approval.
- If any other sub-consultants are retained, their fees will be billed to you at the rate charged to us.

Gabriel M. Vonleh, MHA, Chief Executive Officer
Cc. Joanne Raymond, Director of Marketing & Development,
Opportunities for Inclusion
Re. Proposal for Envelope Study
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Proposed Consultant		Estimated Fee / Cost
Structural Engineer	Arthur MacLeod Consulting	\$ 4,000.00
CM / Cost Estimator	Benjamin Construction, including lift rental & operation	\$ 10,000.00
Haz Mat Consultant	Axiom	\$ 2,000.00
Estimated Total Consultants' Fees:		\$ 16,000.00

Total Proposed Fees for the Envelope Study:

Estimated Architectural Fees	\$ 19,090.00
Estimated Consultants' Fees	\$ 16,000.00
Total for Envelope Study Phase	\$ 35,090.00

SUBSEQUENT PHASES

For budgeting purposes, we are including below fee estimates for Permit / Construction Documents and for Construction Observation. *Please note that these fees are estimated based on previous experience with similar projects. The final fees will be determined based on the resulting requirements from the Envelope Study Phase and may be adjusted up or down.*

6.0 Permit / Construction Documents		<i>Budgeted</i>	\$ 13,800.00
Generate documents sufficient to apply for a building permit and for the owner and Construction Manager to sign a contract for construction			
6.1	Meetings with Owner to review work at it progresses.		
6.2	Coordination of Consultant Work		
6.3	Preparation of Pricing Documents to include:		
	Anticipated Drawing List		
G100	Title Sheet / Key Plan		
A100	Basement Plan - schematic for coordination		
A101	Lower Floor Plan - schematic for coordination		
A102	Upper Floor Plan - schematic for coordination		
A103	Attic Plan		
A104	Roof Plan		
A200	South Elevation		
A201	East Elevation		
A202	North Elevation		
A203	West Elevation		
A300	Schematic Building Sections for coordination, if required		
A400	Enlarged Details, as required		
A501	Window Schedule, if required		
A502	Other Schedules, as required		
S100	Structural Drawings (by structural engineer		
	Specifications		
6.5	Coordination, and compilation of consultant drawings.		
6.6	Project Manual		

Gabriel M. Vonleh, MHA, Chief Executive Officer
Cc. Joanne Raymond, Director of Marketing & Development,
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7.0 Pricing and Negotiation Phase		<i>Budgeted</i>	\$ 2,530.00
During this phase, a continuation of 4.0, we will provide consultation during the selection of sub-contractors, the process of sub-bidding, and negotiation of the Contract for Construction. At our discretion, we may provide refinements to the construction documents to reflect the particular skills of the chosen sub-contractors.			
4.1	Working with the Owner and Construction Manager to define a project scope to match the available funds.		
4.2	Coordinating, and compiling of consultant documents, if any		
4.3	Document revisions to reflect the finalized scope.		
4.4	Producing explanatory details if required		
4.5	Responding to Requests for Information (RFI)		
4.6	Meetings w/ Owner and Construction Manager		
8.0 Construction Phase		<i>Budgeted</i>	\$ 10,350.00
This phase is intended to advise and consult the owner during construction. Assumed 16 weeks of construction from permit acquisition to certificate of completion.			
8.1	Administration of Site Meetings		
8.2	Attendance at review meetings w/ Owner Representatives		
8.3	Clarifications as required,		
8.4	Supplementary drawings and sketches as required, except for those covered under Additional Services (below).		
8.5	Coordination and review of Shop Drawings produced by sub-contractors working from our documents (two rounds or at our discretion).		
8.6	Request for Information response, Change Order reviews, Review of Contractor Request for payments, if requested by Owner.		
8.7	Coordination and review of submittals produced by sub-contractors working from our documents (two rounds or at our discretion).		
8.8	Field inspection of the work as it progresses		
8.9	Preparation of a Punch List for Final Completion		
9	Project Review with overseeing authorities including meetings, submission of samples, coordination with builder, drawings and sketches as required.		
9.0 Additional Services, if any		hourly	
9.1	Construction Management initiated value engineering: defined as changes made to increase the value or decrease the cost of the job		
9.2	Changes made to respond to site conditions revealed during the process of construction		
9.0 Completion and post construction (if any)		hourly	
Estimated Total (Not including hourly expenses noted above (if any) or consultants)			\$ 26,680.00

Total Budgeted Estimated Fees for the Permit / Construction Docs through Construction:

Estimated Architectural Fees	\$ 26,680.00
Estimated Structural Engineer's Fees	\$ 4,500.00
Total for Envelope Study Phase	\$ 31,180.00

Gabriel M. Vonleh, MHA, Chief Executive Officer
Cc. Joanne Raymond, Director of Marketing & Development,
Opportunities for Inclusion
Re. Proposal for Envelope Study
21 September 2021 Revised 13 October 2021

Page 5

Also, please note that for the construction document through Construction phase, we will propose an AIA Contract.

Total Budgeted Fees for the Envelope Study through Construction:

Envelope Study	\$ 35,090.00
Construction Documents through Construction	\$ 31,180.00
Total	\$ 66,270.00

REIMBURSABLE DISBURSEMENTS

Reproduction costs for printing and duplication will be reimbursable to us at the rate charged to us.
Mileage for travel outside of the Rt. 128 area, if any, will be reimbursable to us at the rate of \$0.30 per mile.
Special mail service, will be reimbursable to us at the rate charged to us.

ADDITIONAL SERVICES (IF FIXED FEE BASIS)

If the scope of the project is reduced substantially during any phase, we will re-evaluate our costs and submit a schedule of fees. If the scope of the project is increased, additional fees will be billed at the above hourly rates.

PAYMENTS

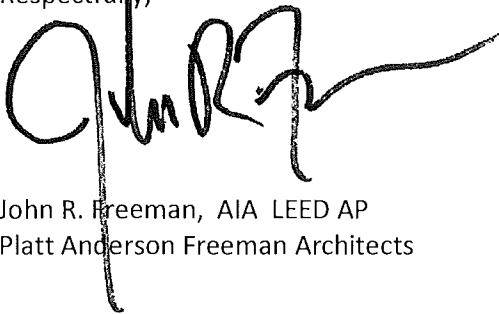
Bills will include the fee due and a breakdown of reimbursable expenses. Payments are due and payable upon receipt of the bill. If there is any question about a bill it should be brought to our attention immediately upon receipt of the bill. Unpaid bills will bear interest at the rate of 1% per month. Overdue payments constitute sufficient reason to suspend services.

NORMAL TERMS AND CONDITIONS

Enclosed is a "Schedule of Normal Terms and Conditions" related to this agreement which is considered part of this agreement. If it and the above proposal meet with your approval, please sign one copy and return it to our office.

Please feel free to contact me with any questions or comments, and please feel free to ask for additional information should you wish it.

Respectfully,



John R. Freeman, AIA LEED AP
Platt Anderson Freeman Architects

Attachment.

Approved

PLATT ANDERSON FREEMAN ASSOCIATED ARCHITECTS

Architecture
Preservation
Sustainability

SCHEDULE OF NORMAL TERMS AND CONDITIONS

ARCHITECT'S RESPONSIBILITIES. The Architect shall provide architectural services for the Project as described in this Agreement. The Architect shall perform its services consistent with the professional skill and care ordinarily provided by architects practicing in the same or similar locality under the same or similar circumstances. The Architect shall perform its services as expeditiously as is consistent with such professional skill and care and the orderly progress of the Project. The Architect shall assist the Owner in determining consulting services required for the Project.

OWNER'S RESPONSIBILITIES. The Owner shall furnish such legal, accounting and insurance counseling services as may be required for the project and shall provide the Architect with all required land surveys, geotechnical investigations, and information relating to existing conditions at the project site which the Architect may request. The Architect shall be entitled to rely upon the completeness and accuracy of such services and information. If the Owner becomes aware of any fault or default in the project, he shall promptly notify the Architect. The Owner shall furnish required information or services as expeditiously as necessary for the orderly performance of the work.

ARCHITECT'S ROLE DURING CONSTRUCTION. Unless otherwise requested by the Owner, the Architect shall make periodic visits to the site during the construction phase of the project, to familiarize himself generally with the progress and quality of the work, and to determine in general if the work is proceeding in accordance with the drawings, specifications, and other contract documents. On the basis of his on-site observations as an Architect, he shall endeavor to guard the Owner against defects and deficiencies in the work of the contractor. However, it is understood that the contractor, not the Architect, is responsible for the construction of the project, and that the Architect is not responsible for the acts of omissions of any contractor or subcontractor, or for the failure of any of them to carry out their contractual duties and responsibilities. The Architect shall also furnish to the contractor such additional details, interpretations, and clarifications as are customary during the construction phase, and shall work with the contractor to achieve proper coordination of the construction documents and adaptation thereof to actual field conditions. All changes, substitutions, and deviations shall be subject to the Architect's approval.

ADDITIONAL SERVICES. The Architect shall be paid additional fees for services performed at the Owner's request which are outside of the scope of the basic services, including, without limitation all services in connection with changes made at the Owner's request which are inconsistent with prior approvals by the Owner. Such additional services may include, but not be limited to, providing or coordinating services of consultants not previously identified; revisions due to changes in the Project scope, quality or budget, or due to Owner-requested changes in the approved design; evaluating changes in the Work and Contractors' requests for substitutions of materials or systems; providing services necessitated by the Contractor's failure to perform; and the extension of the Architect's services beyond the assumed period of construction from permit acquisition to certificate of completion, through no fault of the Architect. Such additional compensation, if any, will be billed at the listed hourly rates.

TERMINATION. This agreement may be terminated by either party upon seven days written notice. In case of such termination, the Architect shall be paid for services performed to date including additional services and reimbursable expenses.

LIABILITY. The Owner's liability hereunder shall be limited to amounts due to the Architect for services actually rendered, and for reimbursable expenses actually incurred. In case of termination, the Owner shall not be liable for lost profits or other direct or indirect damages. The Architect shall be liable to the Owner for negligent errors or omissions, and for other breaches by the Architect of this agreement, provided that the amount of such liability shall in no event exceed the compensation paid to the Architect under this agreement.

COLLECTION. The Architect shall be entitled to reimbursement of all collection costs, including legal fees, related to overdue payments.

MEDIATION. All claims, disputes, and other matters in question arising out of or relating to this agreement or its breach shall be finally decided by mediation unless the parties mutually agree otherwise. No demand for mediation shall be made after the date when institution of a civil action based upon such a claim, dispute, or other matter in question would be barred by the applicable statute of limitations.

OWNERSHIP AND USE OF DOCUMENTS. Drawings, specifications, and other documents produced by the Architect are instruments of service, and the originals thereof and the copyright therein shall remain the property of the Architect. The Owner may use such documents solely for the construction of the project upon payment to the Architect of all amounts due hereunder for having produced them, subject to the following conditions:

- The Owner shall not elaborate, change, or incorporate the documents into documents prepared by anyone other than the Architect, or permit such elaboration, change, or incorporation without the Architect's consent;
- If the Owner proceeds to construct the project without engaging the Architect for complete customary construction phase services, such construction will be at the Owner's sole risk, and the Architect shall be released from all responsibility in connection therewith;
- The permission granted hereunder shall not be transferable to anyone other than the Owner without the Architect's consent.

ESTIMATES. Any cost estimates are made by the Architect on the basis of his experience and judgement as a design professional. Since the Architect has no control over construction costs or contractor's prices, he cannot and does not guarantee that the contractors' proposals, bids, or costs will not vary from the Architect's estimates.

ASBESTOS AND HAZARDOUS WASTE. The Architect does not normally perform professional services relating to the existence, identification, removal, containment, or abatement of asbestos or hazardous waste. Such services are not included in the scope of the Architect's work unless expressly set forth by written agreement signed by the Architect. If any such services are performed, it is understood to be on the condition that the Owner accepts the full risk thereof. The Owner shall release, indemnify, and defend the Architect from and against all liability arising out of the existence, identification, removal, containment, and/or abatement of asbestos and/or hazardous waste in connection with the project, except for liability arising solely out of the Architect's wanton or willful acts.

CONCEALED CONDITIONS. The Architect shall not be responsible for the verification of the condition of any existing structure, equipment or appliance as part of Basic Services unless such verification can be made by simple visual observation. Any further investigation, if authorized and requested by the Owner, shall be provided as an Additional Service. If, after plans and specifications are prepared, it appears from the uncovering of parts or portions of an existing structure that plans and specifications must be altered to conform to previously hidden conditions, all such work shall be performed as an Additional Service.

CONSEQUENTIAL DAMAGES. Notwithstanding any other provision of this Agreement, and to the fullest extent permitted by law, neither the Client nor the Consultant, their respective officers, directors, partners, employees, contractors or subconsultants shall be liable to the other or shall make any claim for any incidental, indirect or consequential damages arising out of or connected in any way to the Project or to this Agreement. This mutual waiver of consequential damages shall include, but is not limited to, loss of use, loss of profit, loss of business, loss of income, loss of reputation or any other consequential damages that either party may have incurred from any cause of action including negligence, strict liability, breach of contract and breach of strict or implied warranty. Both the Client and the Consultant shall require similar waivers of consequential damages protecting all the entities or persons named herein in all contracts and subcontracts with others involved in this project.

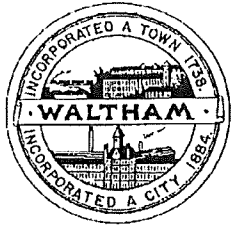
PHOTOGRAPHY. The Architect shall have the right to photograph or arrange to have photographed the project during construction and after completion. The Architect shall have the right to use photographs of the project in normal marketing endeavors. The Owner shall have the right to restrict identification of the project.

PLATT ANDERSON FREEMAN ASSOCIATED ARCHITECTS

Architecture
Preservation
Sustainability

MISCELLANEOUS PROVISIONS. The Architect's proposal is based on completion of the work, within a twelve month period. Fee estimates assume reasonable and prompt cooperation by all parties connected with the project and that no unusual problems or circumstances will be encountered which could not have been anticipated in the exercise of ordinary care by all parties.

This agreement represents the complete and integrated agreement between the parties, supersedes all prior agreements, may be amended only in writing, and is binding upon all the parties, their successors, assigns, and legal representatives. This agreement shall be interpreted and governed in accordance with the laws of the Commonwealth of Massachusetts.



Waltham Historical Commission

610 Main Street
Waltham, MA 02452

May 17, 2021

Justin Barrett, Chair
Waltham Community Preservation Committee
119 School Street
Waltham, MA 02453

Dear Justin,

With Regards to the CPC Application for 56 Chestnut Street

At the May 2021 meeting of the Waltham Historical Commission, the commission voted to give its support for the CPA Grant application from Opportunities for Inclusion (formerly GWarc) for rehabilitation of 56 Chestnut Street (formerly the Royal E. Robbins Elementary School).

The Royal E. Robbins School, 56 Chestnut Street, is on the National Register of Historic Places. According to the Massachusetts Historical Commission Inventory Form B in MACRIS: "The Royal E. Robbins School possesses integrity of location, design, setting, material, workmanship, feeling and associations. It remains as an important component of Waltham's turn-of-the-century building campaign, and also provides a strong reflection of the rapid growth of the South Side in the late 19th and early 20th centuries. Fittingly, it was named for a man involved in the founding of the Waltham Watch Company, and its treasurer for 45 years. It is also a solid and well executed example of a period school with few alterations. The Robbins School meets criteria A and C of the National Register of Historic Places."

The applicants have been informed that work supported by the CPA must meet the Secretary of the Interior's Standards for Historic Rehabilitation.

Sincerely,

Mort Isaacson, Chair
Waltham Historical Commission

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET
BOSTON MA 02116

NR MRA

AREA

FORM NO.

	7-5
--	-----

Town WALTHAM, MA MRA
Waltham, Massachusetts

ss 58 Chestnut Street

ic Name Royal E. Robbins

ool

Present Arthur J. Clark
Community Workshop
Original school

PTION

1901

e Waltham City Documents 1900 -

Georgian Revival

ect possibly Samuel Patch

Sketch map: Draw map showing property's location in relation to nearest cross streets and/or geographical features. Indicate all buildings between inventoried property and nearest intersection(s).

Exterior Wall Fabric brick

Outbuildings none

Alterations (with dates) brick
airwell added (n.d.) and replace-
ment sash (n.d.) - originally 6/2

tion good

no Date n/a

ge 22,610 sq.ft. 0.52
A 129-16-16

ng Densely settled residential
ea of mid-late 19th c. houses.

ded by Edward W. Gordon

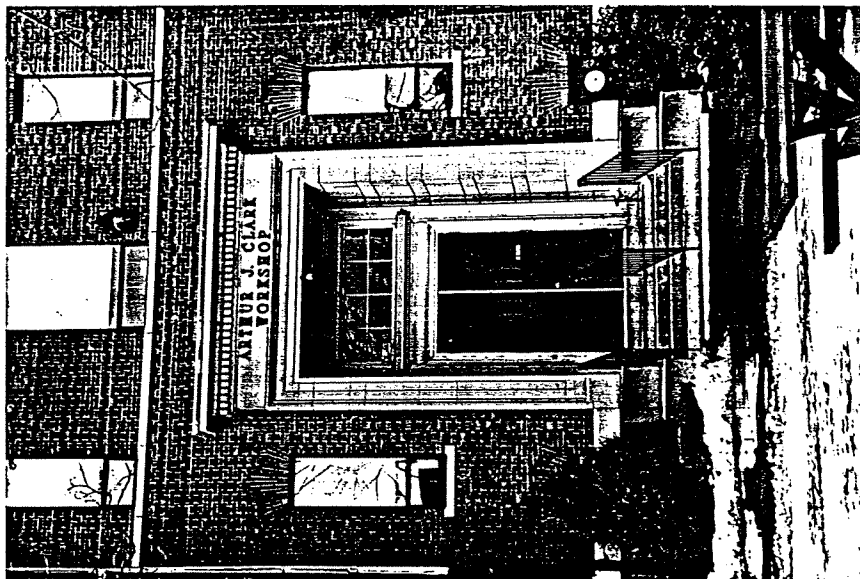
Organization Waltham Historical Comm

Date June, 1986

USGS QUADRANGLE NEWTON

SCALE 1:25,000

revised by C. Jenkins 3/88



NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

The Royal E. Robbins School possesses integrity of location, design, setting, materials, workmanship, feeling and associations. It remains as an important component of Waltham's turn-of-the-century building campaign, and also provides a strong reflection of the rapid growth of the South Side in the late 19th and early 20th centuries. Fittingly, it was named for a man involved in the founding of the Waltham Watch Company, and its treasurer for 45 years. It is also a solid and well executed example of a period school with few alterations. The Robbins School meets criteria A and C of the National Register of Historic Places.

ARCHITECTURAL SIGNIFICANCE Describe important architectural features and evaluate in terms of other buildings within the community.

The Royal E. Robbins School, 58 Chestnut Street, is located on Waltham's South Side, in a residential area of mid-late 19th century houses. Rectangular in plan, this school represents a restrained foray into the Georgian Revival Style. Constructed of brick with limestone trim, all of this building's walls are formally finished. The main facade is treated as a recessed 3-bay segment flanked by projecting wings. Particularly noteworthy are the main entrance's enframements. Here, modern replacement doors are situated within a recessed area, reached via a low flight of granite steps. This recessed area is enframed by well-crafted mouldings, and is surmounted by an entablature which reads: "Arthur J. Clark Workshop". Above the entablature is a dentil course and cornice-headed lintel. The front doors are surmounted by an 8-pane transom. The basement features a broad,

(cont)

HISTORICAL SIGNIFICANCE Explain the role owners played in local or state history and how the building relates to the development of the community.

The Royal E. Robbins School was built in 1901. It was named for Royal Elisha Robbins, who for 45 years was treasurer of the American Waltham Watch Company and senior member of the firm of Robbins and Appleton, distributing agents for the company. He was "essentially one of the fathers of American watch making, and the people of Waltham recognized that, to him more than to any other man, the success of the city is attributable." He was born in Kensington, a parish of Berlin, Connecticut, on March 10, 1824. During the mid-1840's, after several years in England, he started a business in New York City as an importer of English watches. In May of 1857, he went to Waltham Massachusetts in the interest of Tracy and Baker of Philadelphia, manufacturers of watch cases. At that time the Boston Watch Company (predecessor to the American Waltham Watch Co.) was in financial ruin. Tracey, Baker and Robbins purchased the Boston Watch Company, and henceforth Royal E. Robbins played a major role in the affairs of the new company - The American Waltham Watch Company. He died at his country home at Pride's Crossing, Massachusetts, on July 22, 1902. In addition to the school at 58 Chestnut, a park across the street from the American Waltham Watch factory was named in honor of Royal E. Robbins (now a parking lot)

(cont)

BIBLIOGRAPHY and/or REFERENCES

Waltham City Documents: 1900, 1901, 1902

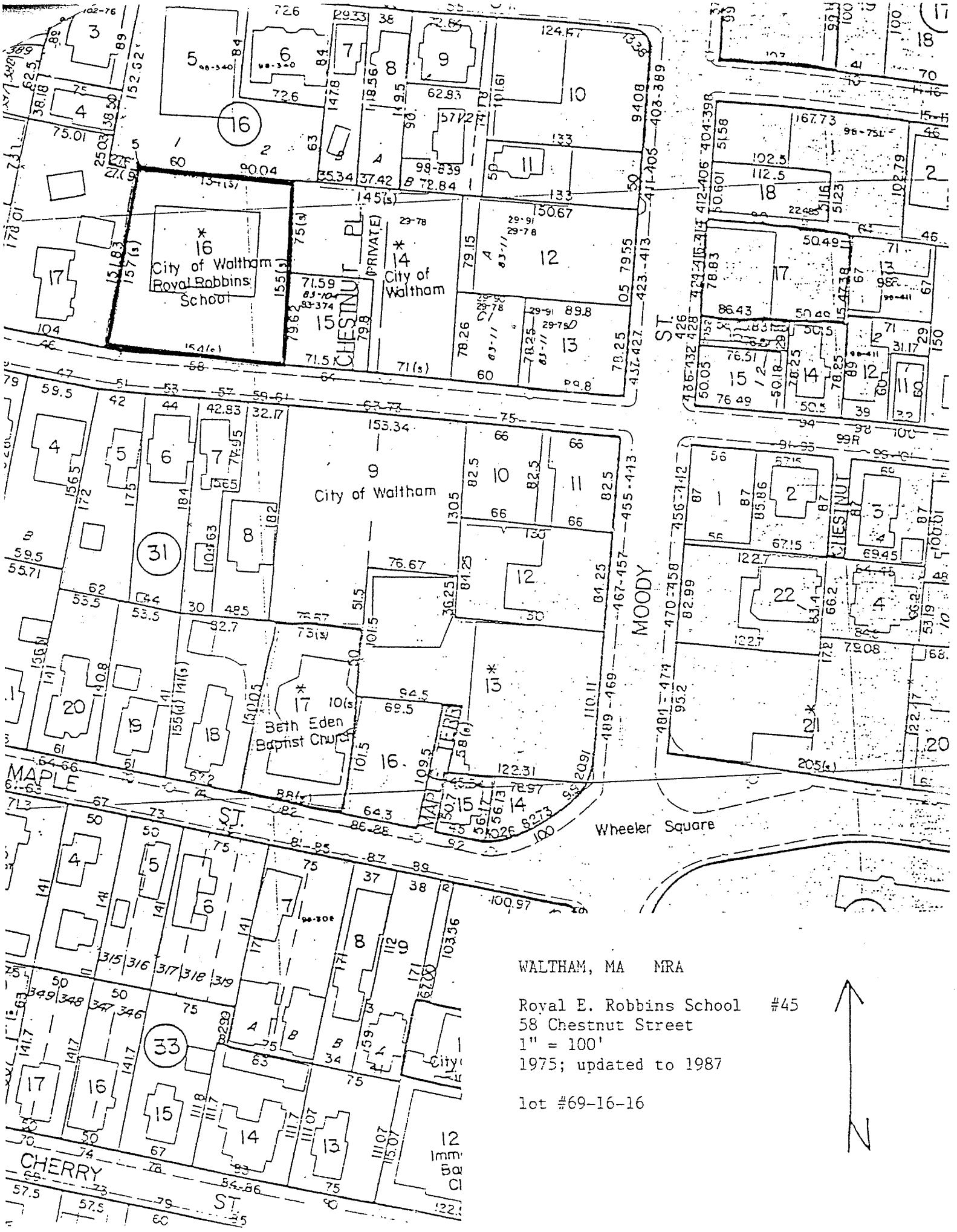
Abbot, Henry G., "A Pioneer History of the American Waltham Watch Company of Waltham, Massachusetts", reprinted from the History of the Watch Factories of America, American Jeweler Print, 1905.

ARCHITECTURAL SIGNIFICANCE, Royal Robin School, continued

limestone watertable. Between floors 1 and 2, are continuous, narrow, courses of brickwork dentils and limestone. The third floor features rusticated brickwork. In general, windows feature modern replacement treatments. This building is crowned by a low hip roof, with a pair of tall chimneys projecting from near the center.

HISTORIC SIGNIFICANCE, 58 Chestnut Street, continued

The story of the Royal E. Robbins School begins on July 28th, 1900, when an order appropriating \$30,000.00 for a new primary school was approved. Sketches were hastily selected and working drawings completed of a six room building. By 1901, a school building containing 8 rooms (called the Royal E. Robbins School) was completed. By 1902, it was noted that "since early in September this building has been in use, although all the contracts were not at that time complete. Even yet the heating plant has not been entirely adjusted; but it is hoped now that soon it will be put in condition to give entire satisfaction." In recent years it has been used to house "special classes of ungraded children on the elementary level." Its six rooms are about 22' x 30', and have window sills four feet from the floor. During the 1960's, a branch of the Waltham Public Library was located in this building.



WALTHAM, MA MRA

Royal E. Robbins School #45
58 Chestnut Street
1" = 100'
1975; updated to 1987

lot #69-16-16

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community:

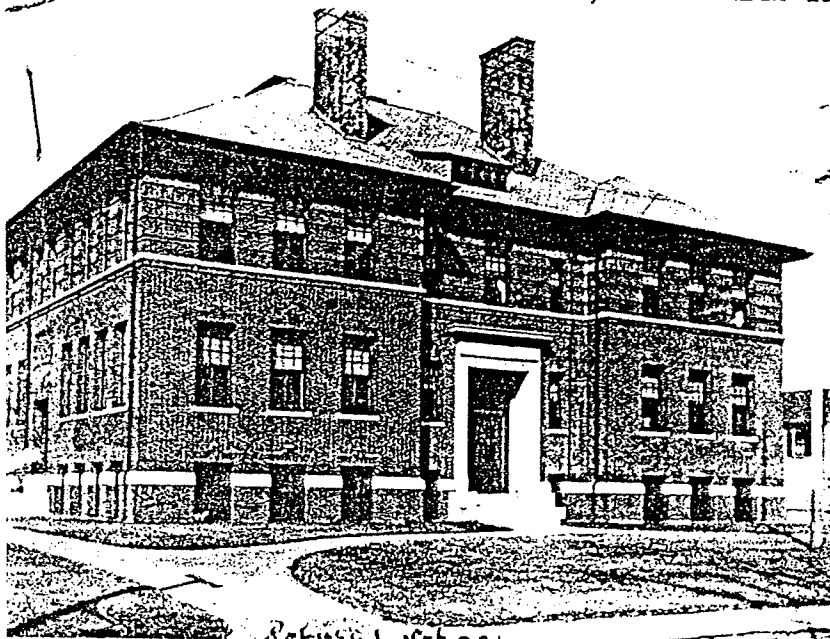
WALTHAM, MA.

Form No:

75

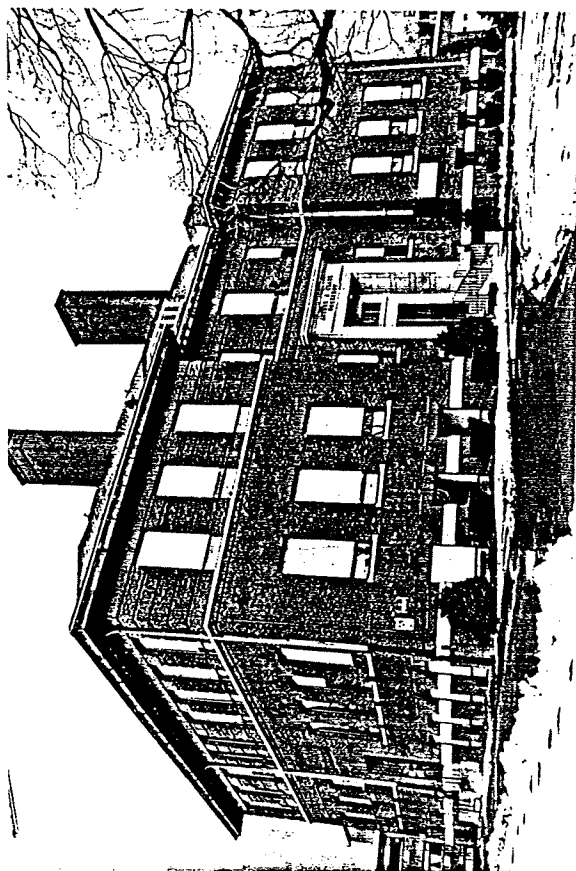
Property Name: *Royal E. Robbins
School*

Indicate each item on inventory form which is being continued below.



Robbins School

Waltham Hist Soc



Royal Elisha Robbins.

*Treasurer and General Manager of
the American Watch Co. 1857-1902*

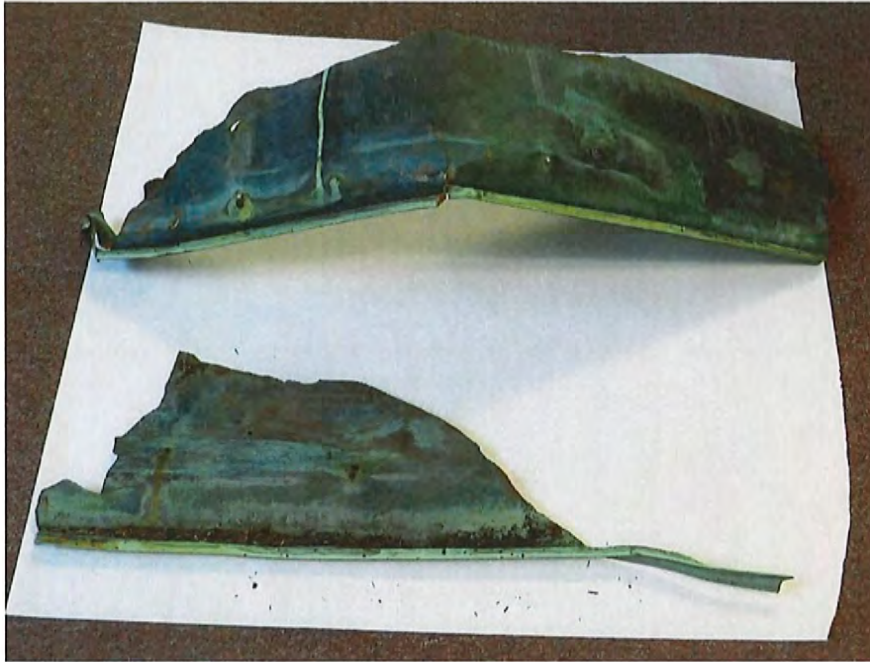
Stable to Inventory form at bottom



- 56 Chestnut Street, Waltham, built in 1901 as Royal E. Robbins School
- Georgian Revival style



56 Chestnut Street full view including loading dock with flat roof at right



Fallen pieces of copper from the slate roof



Cracked window



Front entrance:

- Gaps in stair joints
- Accessibility issues
- Top step does not meet code (door should swing outwards over a level platform)
- Middle railing was removed at some point



Rear wooden doors leading to boiler room. Wood is showing signs of rot.



2nd floor ceiling damage due to roof leaks (now repaired)

FROM THE DESK OF:

Sean T. Durkee
City Councilor, Ward 6
Waltham, MA

November 5, 2021

Opportunities for Inclusion
ATTN: Gabriel Vonleh, CEO
56 Chestnut St.
Waltham, MA 02453

Dear Mr. Vonleh,

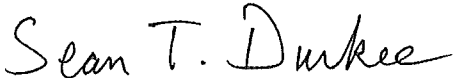
Please accept this letter of support as an enthusiastic endorsement for Phase 1 Architect Design Services benefitting the city-owned building at 56 Chestnut Street. Your organization is a regional treasure, supporting over 300 individuals annually and providing a multitude of community-based programs for individuals with disabilities. I have long been familiar with your great work (and your predecessor, GWArc) in Waltham and want you to continue to be able to provide the same services into the future.

In light of this year's severe, heavy rainfall, Phase 1 needs to be completed as soon as possible. Water leaking from the roof into the second floor endangers both the workers and clients at 56 Chestnut St. The deteriorating nature of the building (e.g. roof, gutters, wooden doors, etc.) makes the building a funding priority in my assessment.

In addition to allowing easier access for individuals with disabilities, this building is on the National Register of Historic Buildings. As a strong supporter of historic preservation, I am happy to hear all renovations will be in accordance with Waltham Historical Commission guidelines. The fact that all the architects who provided quotes for Phase 1 have experience with historic buildings tells me you care about the people you serve and the community at-large.

I offer my support and endorsement for Phase 1 Architect Design Services as Waltham's Ward 6 City Councilor. Please call me at (781) 974-4971 if I can be of further assistance to you.

Sincerely,



Sean T. Durkee

185 Hammond Street
Waltham, MA 02451
(c) (781) 974-4971

November 5, 2021

Dear City of Waltham Community Preservation Board,

This letter comes to you as a supporter for granting the funding application of Opportunities for Inclusion (formerly GWArc) under the City of Waltham's Community Preservation Plan. The CPA's Historic Criteria and Goals are tailored to the history and future of Opportunity for Inclusion's mission as well as the preservation of a building on the National Register of Historic Buildings. The request for \$85,000 for the architect design services to assess, design, and plan for the maintenance and upgrade needs of the building meets the goals of the CPA funding.

As you know, the Goals and Criteria of the funding is as follows and in my opinion Opportunities for Inclusion meet all five:

1. **Protect, preserve, enhance, restore and/or rehabilitate historical, cultural, architectural or archaeological resources of significance, especially those that are threatened**
2. **Protect, preserve, enhance, restore and/or rehabilitate city-owned properties, features or resources of historical significance**
3. **Protect, preserve, enhance, restore and/or rehabilitate the historical function of a property or site**
4. **Demonstrate a public benefit**
5. **Ability to provide permanent protection for the historic resource**

I can only speak for myself, a citizen of Waltham who has a lifelong history with Opportunities for Inclusion as well as the sister and guardian of a lifelong consumer. This organization has maintained a presence in our community that has unknowingly helped mold Waltham to become a place where all people are welcomed. Long before other communities became aware of the importance inclusion can make to a community, Waltham was able to set an example and be in the forefront of a global movement in an every changing evolving world.

One of the first steps in that process was the City leasing the historic building at 56 Chestnut Street to GWArc. I recall personally how exciting it was for GWArc and Waltham. All the effort that was put in by the community to make the building safe for the consumers, staff, and the public. Being first hand witness of how our Waltham community used its many resources and continues to join forces with local advocacy groups is probably why I have stayed in Waltham, raised a family in Waltham, and am proud to be part of Waltham and Opportunities for Inclusion.

I hope the board will grant their application and continue Waltham's history set many decades ago to preserve the mission and history of Opportunities for Inclusion.

Thank You,

Maia (Battaglino) Aucoin
48 Rosewood Drive
Waltham, MA 02452

Kristina Smith

195 College Farm Road, Waltham MA 02451
781-530-6313 / kristina.smith208@gmail.com

November 4, 2021

Waltham Community Preservation Committee
119 School Street
Waltham, MA 02451

Dear Waltham Community Preservation Committee members,

I am writing to let you know that I support the application for funding submitted by Opportunities for Inclusion (formerly GWArc). I am a member of the Opportunities for Inclusion Board of Directors and I am also in the Employment Program. I also participate in Recreation Program activities which often take place at 56 Chestnut Street.

This building is important to all of the programs at Opportunities for Inclusion, and we need to make sure that it is always a safe place for individuals with disabilities to come.

Thank you,



Kristina Smith

November 7, 2021

Leah (Battaglino) Cosby
501 Lexington Street Unit 107
Waltham, MA 02452

Dear Waltham Community Preservation Committee,

I am writing in support of Opportunities for Inclusion's (formally GWARC) request for funds to make needed upgrades to 56 Chestnut Street. My family continues to support OFI and we recognize the desperate need to have this historic building preserved respectfully. My father, John Battaglino, was an instrumental pioneer that understood the success of OFI (formally GWARC) would be based on the community's respect for the value of our work. We are grateful for the city's support but we need these funds to make repairs to our building in order to continue to serve Waltham in the years ahead. For over 50 years my father fought tirelessly to keep OFI an active member of Waltham and highly visible. My sincere hope is that the city assists us with his legacy.

John Battaglino would be encouraging the city to continue their support of our organization by providing the \$85,000 in funding for architectural design to access and maintain and upgrade the building while meeting CPA goals. We are proud to be a valuable member of the Waltham Community and with upgrades to our historic building OFI will continue to make Waltham proud of our contribution to those in need.

The Battaglino/Cosby family are honored to advocate for these needed funds. GWARC and OFI have directly impacted our family by providing a variety of programs for my brother but more importantly it provided those services for 1000's of others. Wherever we travel we meet concerned families with vulnerable members in need of services. Their stories make us keenly aware and proud of the services OFI provides in Waltham. I am aware that OFI's success is linked to the support Waltham provides. Organizations like OFI are part of what elevates the quality of life in Waltham. We are a community that cares.

Please support OFI's request for these needed funds for the numerous repairs to our beautiful historic structure. We will continue to cherish our Chestnut Street building and the Waltham families we serve.

Respectfully,

Leah Cosby

Kathleen Horrigan
14 Hamblin Road
Waltham, MA 02453
Horrik4@yahoo.com

November 8, 2021

CPC/CPA c/o Planning Department
Arthur J. Clark Government Center
119 School Street
Waltham, MA 02451

Dear Community Preservation Committee:

I am writing this letter in support of Opportunities for Inclusion's request for \$85,000.00 for architect design services to assess, design and plan upgrades/maintenance needs for 56 Chestnut Street, a city owned building.

Opportunities for Inclusion has been serving disabled Waltham residents for over sixty years. I have been involved with the agency for 41 years. They have been an invaluable support for my son and family.

As a member of the Waltham community, it is important to preserve and maintain our historic buildings.

I am member of the Board of Directors of Opportunities for Inclusion and I support the mission statement of the agency and its work to meet the needs of the community of people it supports.

I am confident these improvements will benefit both the City of Waltham and the clients of Opportunities for Inclusion.

Sincerely,

Kathleen Horrigan