



CITY OF WALTHAM
PLANNING DEPARTMENT

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RONALD G. VOKEY
PLANNING DIRECTOR

119 SCHOOL STREET
WALTHAM, MASSACHUSETTS 02451
781-314-3370 781-314-3376 (fax)

BY: WWD @
CPA Office

Memorandum

To: The Community Preservation Committee

From: Ronald G. Vokey, Planning Director

Date: November 29, 2010

Re: Paine Estate Fire Suppression System – Re-application for Design Services

Enclosed please find a reapplication for design services for a Fire Suppression System at the Paine Estate.

Please contact Ann Clifford with any questions.

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

Name of Applicant⁽¹⁾ City of Waltham Planning Department for Stonehurst, the Robert Treat Paine Estate

Name of Co-Applicant, if applicable ⁽¹⁾ Waltham Historical Commission,

Project Name Stonehurst Fire Suppression System: Design Services

Contact Name Ann Clifford, Paine Estate Curator and Ronald Vokey, Planning Director

Mailing Address 100 Robert Treat Paine Dr. Waltham, MA 02452

Daytime Phone (i.e. of Proposal Applicant) 781-314-3291

Address of Proposal (or Assessor's Parcel ID) 100 Robert Treat Paine Dr., Waltham, MA 02452

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

CPA Funding Requested \$57,500

Total Cost of Proposed Project \$57,500

Stonehurst-The Robert Treat Paine Estate
Fire Suppression System: Design

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?

Stonehurst, the country place of social reformer Robert Treat Paine and his family, is a masterpiece of integrated design crowning the career-long collaboration between two visionaries, Henry Hobson Richardson and Frederick Law Olmsted, whose work continue to inspire culturally and environmentally sensitive design. The convention-breaking house and 109-acres of surrounding conservation land were donated in 1974 to the City of Waltham. The goal of the proposed project is to design a fire suppression system that will protect this municipally-owned National Historic Landmark from the threat of fire without compromising its irreplaceable historic fabric.

This is a reapplication for design services described in a previous CPA grant for "Fire Suppression at the Paine Estate" which was approved by the City Council on January 14, 2009. We recently were informed that the spending deadline of the previous grant was June 30, 2009. That deadline was unintentionally missed.

The contract with the architect-with all required City signatures from the Designer Selection Board, Planning Dept., Historical Commission, Purchasing Agent, Auditor, Law Dept. and Mayor-was dated September 19, 2009 and the Purchase Order was issued on October 6, 2009. These funds for design services remain encumbered, and partly spent. This reapplication will validate these encumbrances and expenditures.

The Planning Department has hired architects and engineers to sensitively design a fire suppression system for Stonehurst, minimizing disturbance to the historic fabric during this inherently invasive project. In our original proposal, we outlined a project broken into three phases, and requested funding for installing a fire suppression system limited to the high-risk areas by the furnaces in the basement. This request was based on research with another National Historic Landmark house of comparable size, Gore Place. Since that time, we have worked with architects and engineers who carefully studied Stonehurst's unique needs and found that the water pressure at this hilltop site was inadequate for a sprinkler system. In order to increase the water pressure to the necessary level, an electric fire pump must be installed, and a new three-phase electrical service will be required to service the pump. The project will be broken into two phases which will expedite the installation of a system in the highest risk areas, without impacting daily operations of this popular museum and special event and meeting venue.

We request \$57,500 for Design Services for the Fire Suppression System at the Paine Estate. These funds will take the fire pump and fire suppression system for the entire building through Schematic Design. Design Services will continue through the Contract Document, Bidding and Construction Administration stages of Phase One. Phase One will 1) install three-phase electrical

service run underground from an existing utility pole approximately 100 yards from the building; 2) install the fire pump and pump room and 3) install a complete fire suppression system in all basement areas and in the kitchen and storage areas on the first floor (indicated on plans).

The second phase is particularly complicated and costly because it will impact the nationally significant historic spaces, and will also involve emptying the spaces of their valuable historic contents. For examples of potential impact of Phase Two on operations, the Longfellow and Olmsted National Historic Sites shut down operations for seven years while they installed fire suppression, electrical and HVAC system upgrades building wide.

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

The City of Waltham hired Claude Emanuel Menders, Architects, Inc. and a variety of consultants to prepare a Conservation Assessment Report in 2000. Architects, engineers and other specialists made a comprehensive examination of existing conditions of the structure and building systems, and provided preservation and restoration recommendations focused on areas of greatest inherent threat to the property.

The City of Waltham, with the help of federal, state and private funding, has made progress on addressing the recommendations of the report with the greatest urgency, primarily focusing on repairing the exterior envelope and making improvements for life safety as funding allows. Now, with the help of CPA funding, we aim to address the following recommendation for preventing the disaster of fire at Stonehurst:

Because of the irreplaceable nature of "Stonehurst" and the multiple public uses of the building, Claude Emanuel Menders Inc. and its MEP consultant CID highly recommends introducing a sprinkler system to the building. (Menders, 2000)

In terms of fire prevention and life safety, the City recently added emergency lights, exit signs, horns and strobes, and pull stations to the existing fire detection system. In addition, in the fall of 2006, the water main and fire hydrant were replaced. The old system of water pipes, probably dating to 1886, had reached its useful lifetime and the fire hydrant servicing the house had been reduced to a trickle. The new water main not only provided adequate pressure to the hydrant, but it also increased the capacity of the system for sprinklers.

Now that the new water main has been installed and the unique needs of Stonehurst have been studied, the City of Waltham is in the position to introduce a carefully-designed fire suppression system to the building and looks to the Community Preservation Committee for financial support.

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

A feature historical attraction of Waltham, Stonehurst is unusual in that it is a nationally significant resource and yet it is municipally-owned and community-based. In September 2000, Stonehurst provided an appropriately picturesque setting for the signing of the Community Preservation Act, "one of the most important pieces of environmental legislation in the Commonwealth's history." Stonehurst was honored to serve as host for this historic occasion fifteen years in the making. The restoration of the Olmsted-designed landscape received a preservation award from the Victorian Society of America New England Chapter in 2001. In 2002, the estate reached a national audience when it was featured in an episode of the popular PBS television show, "This Old House," and when its exterior preservation was designated an official Save America's Treasures project. A 40-page, full-color monograph on the property was published in 2007 and a children's book was published in 2010.

A public-private partnership between the City of Waltham and the non-profit Robert Treat Paine Historical Trust ensures the future of Stonehurst as an essential part of the community. Because the property is municipally-owned, Stonehurst's relationship to the public school system is unusually close. The Friends of Stonehurst, the membership arm of the Trust, is open to all. Community and organizational leaders developed a Five-Year Strategic Plan for all operations of this property administered by the City Planning Department. Stonehurst is currently offering school programs, house tours and public educational programs cohosted with like-minded non-profit organizations. We offer a school program with strong ties to both the science and history strands of the Massachusetts Curriculum Frameworks to all third graders in the Waltham Public School System at no cost to the students. It is rented as a unique and memorable venue for non-profit, civic and private events and meetings. There are currently about 24,000 annual visitors, who range from trail hikers and private event guests to scholars, architects, students and history enthusiasts. The website www.stonehurstwaltham.org reaches a global audience.

This fire suppression project will dramatically improve the safety of all visitors to Stonehurst, a priceless National Historic Landmark constructed of combustible materials.

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

Design Contract award	Sept 2009
Schematic Design Phase completed	April 2010
CPA Grant Approval	Feb 2011
Final Estimates for Construction received	Feb 2011
Submit Application for Phase One Funding	March 2011
CPA Grant Approval for Phase One Funding	June 2011
Notice to proceed with Phase I bid documents	June 2011
100% bid documents	September 2011
General Contractors bids due	November 2011

Stonehurst-The Robert Treat Paine Estate
Fire Suppression System: Design

General Contractor Submittals	December 2011
Utility Service provides 3 phase service	March 2012
General contractor starts construction	March 2012
Substantial completion of Phase One	December 2012

Credentials: How will the experiences of the Applicant(s) contribute to the success of this project?

The City of Waltham has proven both its sound administrative and financial management capabilities and its long-standing commitment to the preservation of Stonehurst over the past twenty years. As the Curator of Stonehurst for the past ten years, the project manager Ann Clifford has successfully planned, raised funds, and implemented dozens of capital and other special projects at the site.

The architects William Sloan Associates have extensive experience in the renovation of historic buildings for public and institutional clients, and they have selected an excellent team for the project. The engineers R.W. Sullivan Engineering have a proven record of successful fire suppression system installations in other National Historic Landmark buildings around Greater Boston. They have installed systems at the Boston Public Library, Memorial Hall at Harvard, and the Massachusetts Historical Society.

Success Factors: How will the success of this project be measured? Be specific.

The proposed CPA-funded portion of the project will be successful if the sprinkler system is installed, preservation standards are met, and the project is completed within budget and on time. Bidding documents and preservation samples will be carefully developed to ensure that the bidders are qualified and experienced in the preservation of National Historic Landmarks. They will ensure the quality of workmanship and materials and compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. In the long term, the project will be successful if annual maintenance is appropriately funded and administered, protecting and sustaining this substantial investment of tax dollars.

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.

**Stonehurst Fire Suppression System: Design Services
Budget**

EXPENSES

Design Phase	17,000
Design Phase—Fire Pump	2,800
Construction Documents	18,900
Bidding	2,400
Construction Administration	11,400
Investigative work (flow tests, etc.)	2,000
Reimbursable expenses	3,000

TOTAL \$57,500

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.

The Planning Department is undertaking this project on a city-owned building at the request of the City of Waltham Deputy Chief of Fire Prevention and Building Commissioner. It is only appropriate that it be funded with City funds, matched with state funds through the Community Preservation Act.

INCOME

Pending	
CPA Funds	\$57,500

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.)

The staff and daily operation of Stonehurst is overseen by the Planning Department of the City of Waltham. The City's Building Department has a maintenance budget for all City buildings, including Stonehurst. The Building Department currently maintains the sprinkler systems for all City-owned buildings.

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.

See Attachment A

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 is a design project. Full size schematic designs are available upon request.

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.

See Attachment B

City Approvals: Provide evidence that the appropriate City Boards and Commissions approve of the project. As an example, a project in a City park would require that the Recreation Board accept the project.

The Fire Department, Historical Commission and the Planning and Building Departments that oversee the property agree that this project is a very high priority.

See Attachment C

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

Stonehurst and the Storer Conservation Lands were a privately owned seasonal country estate for residential and agricultural use until 1974 when they were donated to the City of Waltham. There has been no commercial use of the property at any time in its long and well-documented history. When Stonehurst was constructed in 1886, many hazardous materials did not exist. In 2000, the building was tested for asbestos and none was found.

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

The state and local historical commissions hold preservation restrictions on the National Historic Landmark property, and will be reviewing plans as they are developed. The project will comply

with accepted preservation practice and the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, using appropriate traditional materials and technologies through repair or in kind replacement of historic building fabric. The intent is to preserve as much original material as possible.

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

Please see "Community Support" above which describes a myriad of community benefits ranging from school programs for local children that are fun, popular, educational, and inspiring to regional and national exposure for the City of Waltham as a responsible and innovative steward of a National Historic Landmark.

If awarded, CPA funding would provide fire protection for Stonehurst and leverage additional funds from non-municipal sources for other improvements. For example, the site recently received a \$94,471 federal grant for exhibits, because the City has consistently demonstrated its long-term commitment to the care of the property.

Once complete, the sprinkler system will protect this national treasure and the tens of thousands of visitors who visit it annually.

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.