

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



APPLICANT INFORMATION

Name of Applicant ⁽¹⁾ City of Waltham

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

Contact Name Jeannette A. McCarthy, Mayor

Mailing Address 610 Main Street, Waltham, MA 02452

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

PROJECT BASICS

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

CPA Category (check all that apply):

- Open space
- Historic preservation
- Open space recreation
- Community Housing (You must also complete Application WCPA-2)

CPA Funding Requested \$1,200,000.00

Total Cost of Proposed Project \$958,926.00 plus contingency \$241,074.00

PROJECT DESCRIPTION

Attach answers to the following questions. Applications will be returned as incomplete if all requested information is not provided. Include supporting materials as necessary.

GOALS: What are the goals of the proposed project?

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

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

TIMELINE: What is the schedule for project implantation? Include a timeline for all critical items for their

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.

PROJECT DESCRIPTION

Fernald Building Demolition Proposal

Suggested Project Description:

The City of Waltham acquired the former Fernald School in December, 2014. The Commonwealth's DCAMM is in process of turning over the site to the City in the near future with the exception of the Marquadt building.

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

To begin the open space restoration, the City sent out the attached Scope of Work. Bids responses were received and the lowest qualified bidder was Ramco Survey Stakes, Inc. There has been a bid protest which is the process of being addressed. The second lowest bidder was Costello Dismantling. That bid was for \$958,926.00.

GOALS:

See Above.

COMMUNITY NEED:

See Above.

COMMUNITY SUPPORT:

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

TIMELINE:

Substantial Completion: 90 days after the date of Notice to Proceed.

CREDENTIALS:

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

BUDGET:

Bid award - \$799,000.00 - \$958,926.00
Contingency - \$241,074.00

Total funding request: \$1,200,000.00

Other funding: None

MAINTENANCE:

City is responsible for any maintenance.

ADDITIONAL INFORMATION

DOCUMENTATION:

City acquired property December 2014.

CONSTRUCTION OR REHABILITATION:

See links below.

ZONING:

Conservation/Recreation

CITY APPROVALS:

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

HAZARDOUS MATERIALS:

Please see links below.

PROFESSIONAL STANDARDS:

Please see links below.

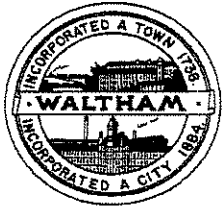
LEVERAGED ADDITIONAL BENEFITS:

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

LINKS:

http://www.city.waltham.ma.us/sites/walthamma/files/fernald_demolition_rfb_final.pdf

http://www.city.waltham.ma.us/sites/walthamma/files/addendum_1_fernald_demolition_revised_final.pdf



City of Waltham
Massachusetts

Waltham Building Department
William L. Forte
Inspector of Buildings
Superintendent of Public Buildings

August 6, 2015

The Honorable Jeannette A. McCarthy
Waltham City Hall
610 Main Street
Waltham, MA 02451

Dear Mayor McCarthy,

The buildings identified in the "Fernald School Demolition Project" located at the property known as "The Fernald School", serve no useful purpose for the Building Department and in my opinion, for the city.

Respectfully,

William L. Forte
Inspector of Buildings
Superintendent of Public Buildings

Scope of Work

Phase 1

Abatement of items listed on Exhibit C for the Training/Activity Center and Greenhouse/ Program Building, Site 5, Cottages 3 through 13, Site 7, Woodside, Brookside and Malone Park Buildings 21 through 24, including but not limited to ASTs, USTs, transformers and transformer pads which are to be removed. Also to be removed are all air conditioning and refrigeration units whether on the roofs or in the windows in a matter consistent with all environmental laws.

AST, UST, TRANSFORMERS, GENERATORS, PADS

See attached Exhibit C for AST, UST, Transformers, Generators and Pads to be removed under the guidance of LSP and the Waltham Fire Department and Certified Compliance from DEP. The generator at Malone Park shall remain in place.

Phase 2

Demolition of buildings, roadways, sidewalks, surfaces, railings, curbing, electric lights, walkways, parking areas and lots, fencing, ramps and including everything on the delineated site with the exception of the hydrants and the large Kohler generator at Malone Park are to be demolished, and all debris removed and the land restored to its natural condition and loamed and seeded.

ROADWAYS, SIDEWALK, SURFACES

The City is also seeking removal of the roadways, sidewalks, concrete, tar or gravel surfaces. See Exhibit D showing the roadways that are to be demolished, all debris cleared, then loam and seeded.

BUILDINGS

The following buildings are to be demolished, removed and properly disposed of at a site licensed by EPA or the Commonwealth of Massachusetts:

Malone Park: #21, 22, 23, 24

Cottages: #3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13

Site 5

Site 7

Woodside Building

Activity Center/Training Center/Greenhouse/Cerc Building #2

Brookside Building

DISCONNECTION OF UTILITIES

Proposers will be responsible for disconnecting or capping any utility, at the street, prior to demolition.

PERMITS

Proposers will be responsible for obtaining any and all federal, state or local permits including DEP and utilities and certifying site materials have been properly disposed of.

BID PRICE

Price will be **all inclusive** for the environmental removal, building removal and everything on the site excluding the hydrants and large Kohler generator at Malone Park.

An allowance has been built into the pricing computation to include \$20,000 for the LSP work. Any LSP work in excess of the \$20,000 shall be billed at the hourly rate indicated in the price sheet line (b)

Successful responders will be selected based upon lowest Responsive and responsible qualified bid.

SUBSTANTIAL COMPLETION

Substantial completion is the City's acceptance date of the project less the punch list items. Substantial completion is **90 days** following the Date of the Notice to Proceed.

RETAINAGE

A 5% retainage for labor plus an additional 5% for materials will be retained for each billing cycle. It will be paid back to the contractor 15 days following the satisfactory completion of the punch list and upon presentation of an invoice

SITE VISIT:

10.00 AM Wednesday July 15, 2015 meet at 200 Trapelo Road, Cottage 5.

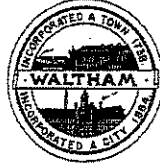
BID RESULTS: <i>As of 7/29/2015</i>		Date: July 29th, 2015
Fernald School Buildings Demolition		
	COMPANY	TOTAL BID
1	Ramco Survey Stakes, Inc. (West Bridgewater, MA)	\$ 799,000.00
2	Costello Dismantling (Middleboro, MA)	\$ 958,926.00
3	Green Environmental (Rockland, MA)	\$ 959,800.00
4	McConnell Enterprises (Essex, MA)	\$ 1,012,000.00
5	AA Wrecking & Asbestos Abatement Co. (Johnston, RI)	\$ 1,429,000.00
6	Ritter & Paratore Contracting (Utica, NY)	\$ 1,477,000.00
7	RM Technologies (Lawrence, MA)	\$ 1,600,000.00
8	S&R Corporation (Lowell, MA)	\$ 1,666,440.00
9	NASDI (Woburn, MA)	\$ 1,849,000.00
10	Northern Contracting (Canton, MA)	\$ 3,127,100.00
This information is provided only as a record of the offers made by the respective companies. No inference should be made as to the award or rejection of offers.		

C:\Users\rmanning\Documents\Bids\Bid Results, Fernald School Demolition

City of Waltham
Waltham, Massachusetts
Purchasing Department

Joseph P. Pedulla, MCPO
Chief Procurement Officer

610 Main Street
Waltham, MA 02452
Tel: 781-314-3244



BID AWARD LETTER

August 4, 2015

Ms. Marcia McCloud, President
Ramco Survey Stakes, Inc.
685 North Main Street
West Bridgewater, MA 02379

RE: Fernald School Buildings Demolition

Dear Ms. McCloud,

This is to notify you that your bid for the "Fernald School Buildings Demolition" submitted to the City of Waltham on July 29, 2015 has been awarded to your Company. Congratulations! This contract is for the **Not-to-Exceed Amount of \$799,000.00.** Please submit to my office the following:

1. A copy of the insurance certificate that includes the following description in the Service Box: "The City of Waltham is a named additional insured for all insurances under the contract, excluding Automobile and Workers Compensation coverage".
2. Performance and Materials Bonds for 50% of the bid amount

No work is to commence until the contract between our two organizations is signed by Mayor McCarthy.

Thank you for your response and interest in conducting business with the City of Waltham.

Very truly yours,

Joseph P. Pedulla,
Chief Procurement Officer

CC: William Forte
Don Cusano
Tim Kelly
Stephen Casazza
Julie Martinos
Gerard Shaughnessy