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# Submission 2

Eric Rubin

Submission Date Sep 11, 2023 3:12 PM

APPLICANT NAME/ORGANIZATION Eric Rubin, City of Malden

CO APPLICANT (if applicable) Carol Melle, Bonnie Galayda, Oak Grove Improvement Association, Inc.

PROJECT CONTACT PERSON & TITLE E. Rubin, Dir.Pub.Facilities, C. Melle, President, B. Galayda, Vice President

MAILING ADDRESS 215 Pleasant & 35 Wyoming Avenue, Malden, MA781

PHONE (781) 397-7000

EMAIL [carol.oakgrove@verizon.net](mailto:carol.oakgrove@verizon.net)

DATE Sep 11, 2023

Project ID# Oak Grove Community Building: Historic Preservation/Restoration, Landscaping (green space) and ADA

Please upload a copy of your approved CPC pre-application.



CPC Application Oak Grove Community....pdf  
604.03 KB



FY24\_0015\_Oak-Grove-Community-Bld... .pdf  
211.19 KB

Is the main Applicant a 501c3 Non-Profit?

No

PROJECT NAME CPC Application Oak Grove Community Building FY2024 (2)(pre-App) (approved).pdf

PROJECT ID# CPC\_FY24\_0015

CPA FUNDS REQUESTED \$151,650.00

PROJECT ADDRESS 6 Grove Street, Malden, MA

ASSESSOR'S PARCEL ID 010070029

Interested Municipal Party or Community Organizations (if any) Oak Grove Improvement Association, Malden Historical Commission, Malden Sketch Group, Malden Public Library, AA Groups, City Council, Girl Scouts, Malden Reads, Malden Public Library, Massachusetts Office on Disability, Bread of Life

Will this project be independent or is it part of another existing project? Please explain. Construction documents for the Oak Grove Community Building Project.

Brief Project Description PROJECT DESCRIPTION: 1.HISTORICAL PRESERVATION/RESTORATION 2. ADA COMPLIANCE (Universal Access) 3. LANDSCAPE/ADA  
Phase 1: Master Plan/Feasibility Study has been completed by Building Conservation Associates (BCA)  
Phase 2: This is the next phase of the project which is for the Construction Documents

Is this proposal for the design, construction, or other phase of a project? Construction Documents

Has this project received CPC funding in the past? Yes

Lot Size 6683


Zoning District(s) Residential A

Ward Ward 3

Property Owner City of Malden

Are there any restrictions or easements that apply to the property? No

LETTER(S) OF APPROVAL - Please upload letter(s) of approval from direct project stakeholders including, but not limited to, property owners and abutters.

 **CPC-LtrOfApproval(Question).pdf**  
607.13 KB

PROOF OF OWNERSHIP/SITE CONTROL - Please upload all of



the following as applicable:  
Deed, purchase and sales agreement, option to purchase, written consent of property owner. Also include any existing deed restrictions that may apply to the property.

**CPC-ProofOfOwnership-SiteControl).pdf**  
607.13 KB

**MAPS, PLANS, PHOTOGRAPHS**  
- Provide a map indicating the project's location, along with any additional pertinent maps (i.e., aerial, zoning, vegetation, and abutting buildings), architectural plans, site plans, photographs, etc.

**cpc-fy24(MAPS).pdf**  
1.29 MB

**Project Categories**

	Open Space	Recreational Land	Historic Resources	Community Housing
Acquisition		✓		
Creation (not an available category for Historic Resources)				
Preservation		✓	✓	
Support (Community Housing only)				
Rehabilitation		✓	✓	

Please let us know why this property or asset is of historical significance.

**Please see the attached file "cpc-FY24(HISTORICAL).PDF. Thank you.**

Please attach evidence that the property is listed on the state register of historical places or that it has been determined by the Malden Historic Commission as being significant to the history, archeology, architecture, or culture of Malden.

**cpc-FY24(HISTORICAL).pdf**  
16.68 MB

**RESTRICTIONS (for Historic Acquisition Projects ONLY) -** Explain how public benefits from the CPA investment will be protected. Please identify any entities who may hold an Historic Preservation Restriction for your Historic Resources Project.

N/A

**RESTRICTIONS (for ACQUISITION Projects only) -** Please explain how public benefits from the CPA investment will be protected. Please identify any entities who may hold a Conservation Restriction (CR) for your Open Space or Recreational Land Project.\*

N/A

Provide a detailed description of the steps or tasks that the project entails.\*

**For this CPA FY24 Application, see RMD Collaborative's Proposal for Construction Documents. RMD Collaborative is part of BCA's team that produced the Master Plan/Feasibility for the Oak Grove Community Building. This is the next phase.**

The proposal includes the following:

- Further development of the schematic renovation plan for the building, including exterior restoration, interior renovation and new landscape design
- Development and coordination of all interior and exterior finishes and architectural components
- Coordination and detailing of all required MAAB modifications throughout the building and site
- Meetings with MAAB to review project requirements, to close out past violations
- Coordination and detailing of all required building code modifications throughout the building
- Provide complete plumbing, electrical and mechanical engineering and design services for the building
- Progress meetings with the City and Oak Grove Improvement Association throughout the development of the design documents
- Coordination and detailing of all exterior restoration work on the building including brick masonry, window restoration, cast iron repairs, wood trim, etc.
- Provide Construction Drawings and Project Specifications for a complete construction package for final bidding and permitting
- Design and Construction Documents

Please explain why the project should be funded and state examples of how the project upholds the values and priorities of the CPA Plan, including other plans that outline support services by the City of Malden

- To reopen the Oak Grove Community Building for use by the community, preserve and restore part of Malden's history, to make it ADA compliant, to enhance the greenspace in the blighted Oak Grove area, Recreational land: active and passive recreation.

- The Master Plan/Feasibility Study, funded by the CPC, has been conducted and the final report has been issued. Please see attached: BCA's Master Plan/Feasibility Study Report.

- Built in 1927 (almost 100 years ago), it was designed by noted architect Cyrus F. Springall. He was born in Malden on February 6, 1889, died on February 19, 1975 and is buried in ForestDale Cemetery, Malden, MA.
  - o Cyrus F. Springall (1889-1975), who is associated with 25 properties in MACRIS, all but one built between 1914 and 1930. They include a stadium, church additions and renovations, a synagogue, automobile showroom, factory, commercial building, apartment buildings, hotel addition, and armory, in a variety of architectural styles. Everett, Lynnfield, Medford, Melrose, Wellesley, and Weymouth each have one of his projects; 11 of the properties in MACRIS are in Malden. Springall's obituary highlighted his work designing schools, Air National Guard hangars at Logan Airport, churches, synagogues, and apartment buildings. A native of Malden, Springall was graduated from MIT in 1912 and worked for Parker, Thomas & Rice in Boston before opening his own practice in Malden.BIBLIOGRAPHY and/or REFERENCES American Jewish Historical Society, New England Archives. "Guide to the Temple B'nai Abraham Records; undated

- The Malden Historical Commission's letter of support states, "The building has recognized historical, community, social and architectural significance to our City in the areas of architecture, community planning, education, politics, government and recreation, as documented in the Form B Inventory on file with the Massachusetts Historical Commission (MAL.485).

- Councillor Spadafora: "This building has served as a landmark for generations as a place to hold meetings, cultural events, and a place to meet Santa. Buildings like this play an important role in our communities and contribute greatly to the lifestyle experiences for residents living in Malden."

When the building is re-opened, many of our community's civic and non-profit groups will once again have a meeting place to gather, organize, create and will benefit the Malden community.. Prior to the building closing in 2014, it was used 7 days a week, all year round. The Oak Grove Improvement Association, Inc., established in 1897, has been associated with this building since its inception. This organization has produced such notable events and traditions such as Malden Reads, Harvest Moon Festival, Malden Shakespeare Project in the Parks, Stone Soup.

Specific to this current CPA FY24 Application, this project should be approved for funding because construction documents (combined detailed architectural drawings and plans including the plumbing, mechanical, and electrical aspects), and the specifications narrative) are the next steps in reaching the goal of re-opening this historic building for the use of and by the community. Construction documents are necessary for the City of Malden's procurement office to issue "Requests For Proposals" (RFPs) to secure contractors, materials, etc.

Please provide background information about the applicants & co-applicants including the person acting as the project manager.\*

The City of Malden, owner of the public building, is the applicant.

- Eric Rubin, Director of Public Facilities oversees the operation and care of the building.
- Oak Grove Improvement Association, Inc. is a 501(3)(c) organization, founded in Malden in 1897.
- The applicants have provided over 200 pages of application materials not including the current CPA FY24 Application, BCA's Master Plan/Feasibility Report.
- The Applicants have been in this process for five years which shows perseverance to get the job done, resilience, passions, and dedication to the project.
- Oak Grove Improvement Association produced the Harvest Moon Festival at Fellsmere Pond for 10 years which involved all of Malden's non-profits and civic organizations, The inaugural Malden Reads, Stone Soup, Book Bingo, Landscape projects, Malden Shakespeare project, to name a few.

Describe how the project will comply with all Americans with Disabilities Act/Massachusetts Architectural Access Board Regulations (ADA/MAAB) if applicable.

The current proposal by RMD Collaborative for Construction documents include:

- Coordination and detailing of all required MAAB modifications throughout the building and site
- Meetings with MAAB to review project requirements, to close out past violations
- Coordination and detailing of all required building code modifications throughout the building
- Also see BCA's Master Plan/Feasibility Report for details.

TIMELINE - Provide a detailed project timeline describing the steps or phases for completion, major milestones as well as the processes needed for approval and oversight for each phase.



CPC-FY24(TIMELINE-RMD-Collaborativ....pdf  
431.09 KB

Please upload SUPPORTING DOCUMENTATION (see below for examples - if applicable).



203\_RMD-Collaborative(Architect-desig....pdf  
1.93 MB

Additional Supporting Documentation (Optional)



CPC-FY24(OTHER)supporting-docs.pdf  
1.29 MB

Please describe: A) All attempts to secure funding (successful and unsuccessful). B) How was the CPA amount determined? C) What will happen to the project if CPA funding is rejected or reduced? D) How might potential overages be funded if bids come in over budget or if projects necessitate a change order?

A) This request is for services to provide Construction documents is based upon the Master Plan/Feasibility Study recently completed by Building conservation Associates, Inc. (BCA), which was funded by the CPC for the renovation and restoration of the existing Oak Grove Community Building the fee proposal for the construction documents encompasses all require3d work to complete the design and engineering documentation for all portion of the project as we currently understand it. Once we have these documents in place, we intend to apply for additional grants including the Massachusetts Office on Disability Grant. (B) This is based on RMD Collaborative's proposal for construction documents. (see attached) (C) We will not be able to go forward with the project without these documents. The building will remain closed and because of the ADA

requirements, the building could possibly be demolished or sold and the citizens loose what little remains of historical buildings in the City of Malden. (D) N/A

**FUNDING REQUEST** - Please fill out the fields for "Total Project Cost", and "CPA Funds Requested", and the cost share will be automatically calculated.

	Total Project Cost	CPA Funds Requested	Cost Share Amount	Cost Share Percent
Project Cost	151650.00		151650	1

**BUDGET CATEGORIES** - If a relevant category is missing for your project, please add the total amount in the row for "Other" and break out the costs (with explanation) in your itemized budget. Please use "N/A" for any category not applicable to your project.


	CPA FUNDS	OTHER FUNDS (cost share)	TOTAL
Personnel			0
Equipment			0
Supplies			0
Soft Costs/ Contractual			0
Acquisition			0
New Construction			0
Alteration/Addition			0
Restoration/Remodel			0
Other	151650.00		151650
<b>TOTAL</b>	<b>151650</b>	<b>0</b>	<b>151650</b>

Please upload your itemized budget.\*



**RMD-Collaborative(Architect-design)(C... .pdf**  
1.93 MB

Please upload at least two ESTIMATES (preferably 3) on vendor letterhead or a detailed description of how the proposed budget was determined.



**172\_RMD-Collaborative(Architect-desig... .pdf**  
1.93 MB

If additional sources of funding are pending or are dependent on the commitment of CPA funds, please describe the process by which additional funds will be sought, including the names of grant programs and anticipated grant application deadlines.

This request is for services is based upon the Master Plan/Feasibility Study recently completed by Building Conservation Associates, Inc. (BCA), which was funded by the CPC for the renovation and restoration of the existing community building. The fee proposal for the construction documents encompasses all required work to complete the design and engineering documentation for all portions of the project as we currently understand it. Once we have these documents in place, we intend to apply for additional grants including the Massachusetts Office on Disability.

Please explain any potential secondary effects your project may have on the city's operating budget. Per M.G.L c44b CPA Funds may not be used for maintenance.\*

There are no potential secondary effects on the City's Operating Budget. The Oak Grove Community Building's operational, maintenance and care costs have been part of the City's budget.

**MAINTENANCE BUDGET** (if necessary) - Reminder: CPC cannot fund the maintenance costs for any projects and will prioritize projects with no

	Year 1	Year 2	Year 3	Year 4	Year 5
Amount					

maintenance required. Please identify the source of maintenance funding in addition to the expected amount.

	Year 1	Year 2	Year 3	Year 4	Year 5
Source(s)	NA	NA	NA	NA	NA

ENVIRONMENTAL SITE CONSTRAINTS - Please select any and all potential environmental site constraints that may impact the project.

	Known to be present	Possible/Unknown	Not Present/Not Applicable
Presence of hazardous materials			<input checked="" type="radio"/>
Topography, soils, or other physical challenges			<input checked="" type="radio"/>
Wetlands or Floodplain			<input checked="" type="radio"/>

Does this project entail property alterations that would require permitting?

No

Please provide a narrative description of feasibility constraints that must be addressed in completing this project.

N/A

Applicant Signature



Date Signed

Sep 11, 2023

Applicant Name

Eric Rubin

Applicant Title/Organization

Director Public Facilities, City of Malden

Property Owner Signature (if different).



Date Signed by Property Owner

Sep 11, 2023

Property Owner

Gary Christenson

LETTER(S) OF SUPPORT - Please include (in one file) any letters of support your project has received from local community groups, elected officials such as Ward Councillors, the Mayor, etc.



CPC-FY24(19-LettersOfSupport).pdf  
7.09 MB

FINAL APPLICATION REQUIRED COMPONENTS

FY23 CPA Funding Application (Sections 1-10)

Scope & Project Narrative (Section 5)

Project Timeline Narrative (Section 5)

Project Budget Overview (Section 6)

Feasibility Check-list (Section 7)

REQUIRED ATTACHMENTS - please ensure that the following attachments have been uploaded in their designated sections

Approved FY23 Funding Cycle PRE-APPLICATION Form (Section 1).

PROOF OF OWNERSHIP/SITE CONTROL (Section 3) - All of the following as applicable: Deed, purchase and sales agreement, option to purchase, written consent of property owner. Also include any existing Deed Restrictions that may apply to the property.

Detailed PROJECT BUDGET (Section 6) - Please use the budget template provided at [cityofmaiden.org//313/Community-Preservation-Committee-CPC](http://cityofmaiden.org//313/Community-Preservation-Committee-CPC).

DOCUMENTATION TO SUPPORT PROJECT BUDGET (Section 6) - at least two (2) but preferably three (3) estimates or a "ball park" estimate with detailed explanation.

PROGRAM-SPECIFIC REQUIRED ATTACHMENTS - please ensure that the following attachments have been uploaded

EVIDENCE OF HISTORIC SIGNIFICANCE (Section 4 for Historic Preservation Projects) Evidence that site is State Register of Historic Places or written determination by Malden Historic Commission.

APPRAISAL (Section 4 for Acquisition Projects) If the requested funds are for a real estate acquisition, an independent appraisal is 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.



OPTIONAL ATTACHMENTS -  
Please upload the following  
attachments if applicable and  
available.

MAPS, PLANS, PHOTOGRAPHS (Section 3) - Provide a map indicating the project's location, along with any additional pertinent maps (i.e., aerial, zoning, vegetation, and abutting buildings), architectural plans, site plans, photographs, etc..

LETTER(S) OF SUPPORT (Section 9).

TIMELINE: Detailed project timeline (Section 8).

SUPPORTING DOCUMENTS (Section 8) Existing plans, approvals, feasibility assessment, or other supporting documents, including but not- Natural Resource Limitations (i.e. wetlands, flood plain, etc)- Environmental assessment reports or evidence that the proposed site is free of hazardous- Names and addresses of project architects, contractors and consultants.

Any other information useful for the Committee in considering the project (upload below).

Please upload any other  
information useful for the  
Committee in considering the  
project



Oak Grove Community Building (Master... .pdf  
8.02 MB