

# Scituate Community Preservation Committee Funding Request Form

DATE and YEAR of Application: October 29, 2014

## APPLICANT INFORMATION

Project Sponsor or Organization: Board of Selectmen  
Contact Name & Address: John Danehey, 600 Chief Justice Cushing Highway  
Telephone Number: 781-545-8740 Email: jdanehey@scituatema.gov

## PROJECT INFORMATION

CPA CATEGORY (check all that apply):

OPEN SPACE

RECREATION

HISTORIC PRESERVATION

COMMUNITY HOUSING

NAME OF PROJECT: Renovation of Gates Middle School for Town Offices and Departments

BRIEF DESCRIPTION OF PROJECT: Request for an allocation of phased CPC funding for renovation of the historic 1917 portion of Gates Middle School for town offices.

*Attach additional pages including summary, budget, estimated timeline and justification of need.*

Project Location or Address: 327 First Parish Rd.  
*Include map, photo and other imagery for ALL category projects.*

*If Open Space or Community Housing:*

Assessor's Map Page, Block & Lot Number: 38-12-O-B

Number of acres in parcel: 17.38

Current Zoning Classification: R-2

Assessed Value: \$16,343,300.00

Title in name of: Town of Scituate Title Abstract Date: 7/27/1916

Number of housing units proposed: N/A

Summarize how this request benefits the Town of Scituate and meets the goals of the Community Preservation Act.  
This project restores an historic landmark building and returns it to public service. It also has a recreational component.

**PERMITS AND APPROVALS**

What permits and approvals are required? Have they been obtained or have you filed for them?

Name of Permit	Filed? (Y/N)	Filed (Date)	Obtained (Date)
None at this time			

Have you met with any other Town Boards or committees? If so, what were the outcomes of those meetings? *(Letters of support from other Boards and committees should be included in the application or supplied at a later date.)*

Yes. The Town has a Facilities Master Planning Committee comprised of stakeholders impacted by the project, including members of the Planning Board, School Committee(2),

COA Board, Library and citizens at large. The BOS met with individual committees and the former Chair of CPC early in 2014.

What non-financial support and services are necessary, and how will these be provided?  
Town staff have, and will continue to provide required oversight and coordination of the proposed project already involving bidding, contracts, architectural and design firms.

**FUNDING**

Describe the proposed funding for this project. Identify other sources you are seeking funds from, and whether those funds are secured. Identify any funds you or your organizations are willing to provide.

The overall project will be funded by a combination of tax revenue (General Fund/Debt Exclusion), sale of excess property and CPA funds. We ask CPC to set aside a minimum of \$600,000 a year for a minimum of five years to help fund this project.

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### Proposed Funding

Total Project Cost	CPC Funds Requested	Sources of Funds other than CPA	Amount	Funding Secured? (Y/N)*
\$ 23,000,000	\$ 3,000,000 min	General Fund/Debt Exclusion	\$ TBD	N: ballot ques.
estimate	over 5 years min	tax revenue	\$	
	\$600,000/yr.		\$	
			\$	
			\$	

*\* If the request is still outstanding, when do you expect to hear a decision?*

**OTHER COMMENTS**

Provide any other information you think the CPC should be aware of in evaluating your request for funding.

A review of CPC funded projects state-wide indicate strong support for preservation and maintaining historic structures with the majority for Town Halls. Project funding ranges from \$15,000 to \$7,000,000. Please see attached listing of the most similar approved projects.

**By signing below, the Applicant represents he/she is duly authorized, agrees to the terms and conditions and all other requirements of this Application and agrees to be bound thereby if funding is granted for the Project.**

Date: 11/1/14 Signature: 

*This form must be accompanied by the 'Project Information Form' with attachments to complete your application.*

**FOR COMMUNITY PRESERVATION COMMITTEE USE**

This request received by Scituate CPC on \_\_\_\_\_

Copies provided to CPC Members on \_\_\_\_\_

CPC Contact: \_\_\_\_\_ Telephone Number: \_\_\_\_\_

Is sufficient detail provided to consider the request?  If not, sponsor informed on \_\_\_\_\_

Additional information required: \_\_\_\_\_

**Committee Vote**

Votes:	Yes / No	Votes: Y/N/Abstain	Date
Recommend to Town Meeting			

Other: \_\_\_\_\_

Town of Scituate  
Community Preservation Committee

**Project Information Form**

Project Title: Renovation of Gates Middle School for Town Offices & Departments

Please attach a narrative with accompanying materials covering the subjects below:

1. Scope or concept of project

CPC funds are being requested for a five year funding cycle to renovate Gates Middle School for Town office and departments in the central historic portion built in 1917.

2. Project goal and objectives

To preserve a historically significant town landmark that at the same time will allow town services to be provided and serve our customers and conduct administrative functions in an appropriate business environment.

3. Describe how the project conforms to CPA CATEGORY SPECIFIC CRITERIA and identify any relationship to other CPC approved or proposed projects.

In 2010, the Historical Commission determined that the 1917 complex of Gates Middle School contained historic architectural elements and was a town landmark.

4. Projected action plan and timeline (List steps needed to complete project. These steps will be critical to completing Project Status Reports that will be due at staged intervals until the project is complete.)

A full structural analysis and preliminary rendering was completed in 2013 along with potential programming and renderings (not finalized). The timetable will flow after substantial constructing is completed of the new middle school if approved (approximately Fall 2017).

5. Include a brief description of the anticipated cost, CPA funding request and other funding sources requested. (As detailed in the FUNDING REQUEST FORM.)  
The Board of Selectmen is requesting a total minimum of \$3,000,000 over a minimum of five years to offset the cost of this estimated \$23 million project.
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6. Budget justification (Provide a budget with line itemization, and an explanation for why each type of expense is needed.)  
Additional detailed information will be provided. The estimated cost of the total project is \$18.5-20 million. Approximately \$2 million is available from ESCO funding for mechanical systems. Requested funds are to further fund system costs and structural work.
7. Describe any possible annual cost to the Town of Scituate after project is completed.  
The Town will be responsible for all operational and maintenance costs.  
Construction costs for site rehabilitation are the only funds being requested to be set aside at this time. It is highly likely future funds will be requested for new recreational amenities.
8. Relevance to community (Preference will be given to proposals that address as many SCITUATE COMMUNITY GOALS as possible.)  
Addressing the condition of our school and municipal buildings is a well documented town goal identified in the past four capital and operating budgets with attendant funding for various stages including CPC funding. The Master Facilities Plan and Planning Committee and creation of the Facilities Dept. all were established to accomplish this stated goal. The first phase of this plan (new middle school and Public Safety Complex) will be presented to voters in Dec and Jan.
9. Supporting documents (Provide supporting letters, surveys, plans, cost quotations, maps, deeds, title abstracts, photos, etc.)  
1. Rendering of potential allocation of space attached (not voted and subject to change);  
2. Assessor's property card and deed 3. Blueprint; 4. Cost quotation
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**Supplemental Information**

The Massachusetts Community Preservation Coalition website lists over 252 historical projects with the word "Town Hall" as part of the project title. A review of all these projects indicates strong support for CPC-funded work to maintain and improve these important community buildings.

Below is a selected listing of some of these projects and the amount approved with CPC funds, showing a significant amount of funds have been approved for projects similar in scope to the Town's application and phased funding request.

<u>Town</u>	<u>CPC Funds Approved</u>
Chelmsford	\$2,560,000
Northborough	\$700,000
Bridgewater	\$956,360
Sturbridge	\$100,000+\$952,000+\$1,091,596
Needham	\$100,000+\$7,829,000
Ashland	\$500,000
Provincetown	\$2,100,000
Sandwich	\$3,400,000
Braintree	\$200,000+\$80,000+150,000
Holliston	\$695,000
North Andover	\$500,000
Hopkinton	\$300,000
Bedford	\$250,000+\$235,000

not wired for electricity. It  
is equipped with anything  
until the Jenkins and Hath-  
921.

nally rung down on Sci-  
n High Street. Even with  
d 5th grades (which had  
he century), High Street  
and by 1916 only seven  
added in 1917, but this  
eleven. The cost of pro-  
ctorial services for so small  
efensible, and in 1918 the  
ed, its pupils being trans-  
The building—which to-  
pe Improvement Society—  
citizens of the West End  
as not until 1926 that all  
ly settled. Steps also were  
nd 7th grades at Jenkins  
grades had been crowded



Scituate's New High School — 1917

Built at a cost of \$35,000, Scituate's new high school building  
was completed and formally opened in September, 1917. The  
former high school remained on its front lawn until 1919, when  
it was moved to its present position—behind and to the left—on  
Cudworth Road. It was not until 1929 that a pediment and cupola  
were added to the new building's roof. This building now forms  
the central section of the Lester J. Gates Intermediate School.

High School coincided with  
the school's first years were  
ravor and a number of us-

ment of Schools had stated  
schools is to develop bet-  
other things are . . . in-  
to keep the discipline, the  
has as to improve the stand-  
war was declared in April

from Scituate's Educational Heritage  
by Jarris Freyman

Key: 9634

Town of Scituate - Fiscal Year 2014 Preliminary

10/31/2013

1:18 PM

SEQ #

1

SCITUATE TOWN OF  
INTERMEDIATE SCHOOL  
800 C J CUSHING HWY  
SCITUATE, MA 02066

CURRENT OWNER  
PARCEL ID  
38-12-0-B-E  
TRANSFER HISTORY  
SCITUATE TOWN OF

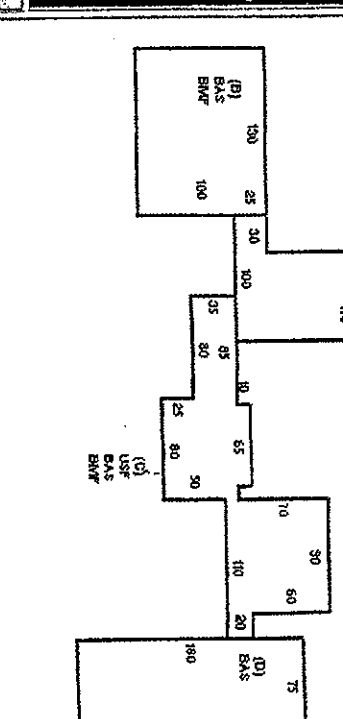
LOCATION  
327 FIRST PARISH RD  
POS  
07/27/1916 CS

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
9340	100	IMP EDUCATION	1	1	1 of 1
PMT NO	PMT DT	DESC	AMOUNT	NSR	BY
		6 CYCL GROWTH		NSR	100
				PUB	100

CD	T	ACRES/SF	Non	Imp1	Imp2	ADJ BASE	SAE	Imp3	Imp3	Imp3	VG	CREDIT AMT	ADJ VALUE
103	S	130,680	C03	1.00	1.00	218,000	1.00	100	1.00	C03	0.75		648,000
203	A	10,000	C03	1.00	1.00	108,000	1.00	100	1.00	C03	0.75		1,080,000
303	A	4,380	C03	1.00	1.00	10,875	1.00	100	1.00	C03	0.75		47,630
TOTAL		17,360	Acres										

ASSESSED	CURRENT	PREVIOUS
LAND	1,775,600	1,775,600
BUILDING	14,486,300	14,486,300
DETACHED	81,400	81,400
OTHER	0	0
TOTAL	16,343,300	16,343,300

TY	QUAL	COND	DMINUTE	YB	UNITS	ADJ PRICE	RCNEDS
PAV	A	1.00	50	0.50	25,000	2.60	32,500
CTA	A	1.00	50	0.50	5	19,550.00	48,900



BUILDING	CD	ED	DESC
MODEL	5	1.40	SCHOOLS 1100%#1
STYLE	V	1.33	VERY GOOD 158%#1
QUALITY	2	1.00	MASONRY 1100%#1

MEASURE LIST  
REVIEW: 3/24/2011  
DF

BUILDING COMMENTS  
LESTER GATES INTERMEDIATE SCHOOL... PART  
OF BUILDING BUILT 1916

YEAR BLT	NET AREA	SIZE ADJ	DETAIL ADJ
1930	112,350	1,000	1,527
NET AREA	\$152	OVERALL	1,000

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	12	BRICK VENEER	1.05
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	4	TILE	0.98
INT FINISH	1	PLASTER	1.04
HEATING/COOL	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00

S	BAT	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	BASE AREA	12,660	1952	172.23	2,178,662
A	USF	UP-STRY FIN	12,660	1952	172.23	2,178,662
B	BMF	BSMT FIN-SEP	13,000	1952	92.26	1,198,433
B	BAS	BASE AREA	15,850	1930	172.23	2,238,941
C	BMF	BSMT FIN-SEP	15,850	1930	92.26	1,462,365
C	BAS	BASE AREA	15,850	1930	172.23	2,729,786
C	USF	UP-STRY FIN	15,850	1930	172.23	2,729,786
D	BAS	BASE AREA	13,500	1959	172.23	2,325,054

TOTAL RCN	17,042.7
COND	15 15% BAD
FUNG	0
EGON	0
DEBR	15 % GD
RCNLD	\$14,486.3



of Scituate, in the Commonwealth of Massachusetts and Paul T. Litchfield, and Marian T. Litchfield, both of said Scituate, being all the heirs at law of said Alfred H. Litchfield, in consideration of One Dollar and other good and valuable consideration paid by The Inhabitants of the Town of Scituate, a municipal corporation in the County of Plymouth in said Commonwealth, the receipt whereof is hereby acknowledged, do hereby remise, release and forever quit-claim unto the said The Inhabitants of the Town of Scituate that certain lot of land with a dwelling house thereon standing, containing ten and one half acres, more or less, situated in said Scituate, and bounded Northerly on Center Street, Easterly on the Common, Southerly on land formerly of Benjamin Brown, Westerly on land formerly of said Benjamin Brown and Benjamin T. Bailey, and Northerly and Westerly on the Scituate Town House lot. Being the same premises described in a deed by James Audubon to Theophilus W. Thonidike dated April 8, 1851, and recorded with Plymouth Deeds Liber 344, Folio 135, 136, except so much thereof as since said date has been conveyed by the said Theophilus W. Thonidike or his heirs at law to the said grantee. The said Theophilus W. Thonidike, deceased, leaving as his only heirs at law, his two sisters Clarissa Thonidike and Abreela T. Litchfield. The said Clarissa Thonidike died leaving as her only heir at law Alfred H. Litchfield aforesaid. The said grantors reserve the right by themselves their agents or tenants to enter upon the granted premises for the purpose of cultivating and gathering when ready the crops now growing thereon. To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging, to the said The Inhabitants of the Town of Scituate and its successors and assigns, to its and their own use and behoof forever. And we do hereby, for ourselves and our heirs, executors, and administrators covenant with the said grantee and its successors and assigns that the granted premises are free from all incumbrances made or suffered by us, except the taxes to be assessed as of April 1, 1856, and except such rights as may have been acquired by the grantee in the described premises or any portion thereof by conveyance or by the right

of eminent domain: and the right of Wallace Litchfield to occupy the land and gather the growing crops, and that we will and our heirs, executors, and administrators, shall warrant and defend the same to the said grantee and its successors and assigns forever against the lawful claims and demand of all persons claiming by, through or under us, except as aforesaid, but against none other. In witness whereof we, the said Sarah A. Litchfield widow, and Paul T. Litchfield and Marion S. Litchfield, each being unmarried, hereunto set our hands and seals this twenty seventh day of July in the year one thousand nine hundred and sixteen.

Signed and sealed in presence of } Sarah A. Litchfield *Seal*  
 } Paul T. Litchfield *Seal*  
 } Marion S. Litchfield *Seal*  
 W. C. Cogswell

Commonwealth of Massachusetts.

Plymouth ss. July 27, 1916. Then personally appeared the above-named Sarah A. Litchfield and acknowledged the foregoing instrument to be her free act and deed before me. W. C. Cogswell, Justice of the Peace.  
 Recd August 14, 1916 at 8.00 A.M. *and* recorded.

DP. Stamp  
 \$3.50  
 Canceled.

Know all Men by these Presents, That I, Emma S. Tillman, of Brockton, in the County of Plymouth and Commonwealth of Massachusetts, in consideration of Fourteen Hundred (1400) Dollars paid by the Security Cooperative Bank, a Corporation duly established by law, and located in the City of Brockton, in the County of Plymouth, and Commonwealth of Massachusetts, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey, unto the said Corporation its successors and assigns a certain lot of land with the buildings thereon, situated in said Brockton, on the corner of Taylor Avenue and Pine Street, and bounded and described as follows, viz Beginning at a stone bound at the Southeast corner of the lot herein conveyed (which lot is on the North side of said Pine Street, and on the West side of said Taylor Avenue thence Northerly in the West line of Taylor Avenue, eighty-two and nineteen one hundredths (82.19) feet to a stone bound at hand of Michael J. Crowley; thence Westerly at right angles with said Avenue, by land of said Crowley, fifty

Tillman  
 to  
 Security Coop.  
 Bank.  
 Discharge  
 DP. 1543  
 Pg. 351.

October 1 2013

Ms. Lisa Fenton, Chair  
Community Preservation Committee  
25 Crescent Avenue and  
c/o Town Hall  
600 Chief Justice Cushing Highway  
Scituate, MA 02066

Dear Lisa:

As you know the Town faces a variety of facilities improvements and the Board of Selectmen has been working the past two years to develop information, data, plans and analyses to address a number of much-needed projects. These include renovation of the library, a new middle school to replace the outdated Gates Middle School, a new public safety complex to improve response time and service in the west end and North Scituate areas, and renovation of Gates Middle School to house a new senior center, recreation department and town offices. All of these projects are in and of themselves large undertakings with significant implications for taxpayers. The Board has been working with the Public Building Commission, School Committee, School Building Committee, and the Public Facilities Master Planning Steering Committee to address how these projects will flow and roll out to voters as well as how to offset potential costs.

The Board is exploring a variety of revenue sources that may be used to reduce the cost of the projects noted above. These include solar and wind array revenues, selling town property and some use of the meals tax. In addition, the Board is aware of many communities that have requested and received substantial Community Preservation Funds for recreational spaces and in rehabilitating older historic buildings into facilities that meet today's community needs. To that end, the Board would like to meet with the Community Preservation Committee to discuss these projects and to begin a conversation about an allocation of funds, possibly on a multi-year basis, to be used for recreational and historic rehabilitation purposes.

We understand the deadline for the annual CPC application cycle is November 1. The Board wishes to meet with the Committee in advance of that date so we are clear on eligibility, and to share with you the contributions CPC funds have made for similar projects in other municipalities. We would like this discussion to take place at the Board's October 15<sup>th</sup> meeting.

Thank you for your time and consideration. The Board looks forward to discussing this with you and committee members on the 15<sup>th</sup>.