



TOWN OF CONCORD COMMUNITY PRESERVATION COMMITTEE

141 KEYES ROAD, CONCORD, MA 01742
TEL. (978) 318-3290 FAX (978) 318-3291

RECEIVED

SEP - 7 2023

Application for CPC Funding

Due no later than 12:00 noon on Friday, September 8, 2023

PLANNING & LAND MGT
TOWN OF CONCORD, MA

Applicant*: SI Walden, Inc.

Federal Tax Id. No.*: 237 282 019

Co-Applicant (if applicable): _____

Project Name*: Ventilation/AC/ painting/ roof repair

Project Location/Address (if applicable): SI Walden St

Purpose*: (Select all that apply)

- Open Space
- Community Housing
- Historic Preservation
- Recreation

Project Budget*:

Amount of CPC Funds Requested:	\$	<u>195,000</u>
Amount from Other Funding Sources:	\$	<u>280,000</u>
Total Project Budget:	\$	<u>475,000</u>

(If multi-year project, note current phase only)

Please check which of the following is included with this Application:

- | | |
|--|---|
| <input checked="" type="checkbox"/> One Paragraph Project Summary * | <input type="checkbox"/> Architectural plans, site plans, photographs (if appropriate) |
| <input checked="" type="checkbox"/> Map (if applicable) | <input checked="" type="checkbox"/> Copy of IRS determination letter (Non-profit Organizations only)* |
| <input type="checkbox"/> Narrative * | <input checked="" type="checkbox"/> Copy of Audit or most recent Financial Information (Non-profit Organizations only)* |
| <input type="checkbox"/> Selection Criteria and Needs Assessment | <input checked="" type="checkbox"/> Letters of Support (if any) |
| <input checked="" type="checkbox"/> Detailed Project Budget * | |
| <input type="checkbox"/> Feasibility Assessment | |
| <input type="checkbox"/> Statement of Sustainability (if applicable) | |
| <input checked="" type="checkbox"/> Timeline * | |

Project Contact Person*: Carole Wayland

Project Contact Address*: 51 Walden St., Concord

Project Contact Phone*: 978 369-7911 Email*: director@siwalden.org

Authorized Signature of Applicant*: Carole Wayland

Authorized Signature of Property Owner* (if different): Kerry X Fabian

* Required

For Historic Preservation Projects Only – please check the box below left and acknowledge:

- I/We have read the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties and understand that planning for and execution of this project must meet these standards.



51 Walden

Performing Arts Center

P.O. Box 251, Concord, MA 01742-0251 (978) 369-7911 director@51walden.org

Brief summary of 51 Walden Projects

51 Walden, Inc. is applying for a CPA grant in the amount of \$195,000 to install a mechanical ventilation system and air conditioning at 51 Walden, to paint the exterior of the building, and to make repairs to the roof. The historic building at 51 Walden St. was built in 1887 as the town armory. Still owned by the Town, it has been home to The Concord Players for 100 years, and to The Concord Band and The Concord Orchestra since the 1970s. For the last 16 years, Opera51 has been performing fully staged and costumed operas in the building. There is also a dance studio upstairs, which is used for classes for all ages. The ventilation/AC project, which is advised for the mitigation of Covid-19, will also greatly improve the comfort of performers and audiences. It will cost about \$426,515. We have had to put off painting the exterior of the building because of necessary expenses for access improvements and replacement of boilers, but it can't be put off any longer; it will cost about \$25,000. The south side of the roof over the main hall developed a leak last fall and needs to be re-shingled at a cost of \$22,970. We received a grant from the Massachusetts Cultural Facilities fund in the amount of \$130,000, and have \$150,000 from fundraising campaigns.

BOARD OF DIRECTORS

President Nick Miller, *Vice President* Jean Patterson, *Treasurer* Rob Hamilton, *Secretary* Carole Wayland
David Atwood, Holly Cratsley, Bill Douvris, Linda Menkis, Susan Minor
Deborah Peirce, Rick Shamel, Susan Tucker, and Steven Wright

51 Walden CPA Application

Narrative Description of Project

51 Walden, Inc., lessee of the historic town-owned building known as 51 Walden, requests \$195,000 from Concord's CPA funds to install a ventilation and air conditioning system, make roof repairs, and paint the exterior of the building.

The Town of Concord constructed the building in 1887 for use as an Armory. Initially consisting of a head building and drill shed, it was used by local military companies for many years. A fire damaged the building in 1912, but the town repaired the structure in 1920 and renamed it The Veterans Building. The Concord Players were founded in 1919, and in 1922, a theatrical stage was constructed at the back of the building.

For the next fifty years, the Concord Players used The Veterans Building for theatrical performances. The Concord Minutemen and the American Legion had offices there as well, and at various times dog training classes were conducted in the building. Though some modifications and repairs were made over the years, the facility deteriorated and was actually slated for demolition in 1958, but Town Meeting failed to approve sufficient funds to tear it down. Despite its condition, the Concord Players continued to stage its performances in the building for the next decade, and the structure also functioned as a youth center.

In 1972, FOPAC was incorporated as a 501(c)(3) Massachusetts charity with the goal of renovating the building and operating it as a center for the performing arts. Funds were raised and the lobby, dance studio and main hall were reconfigured for public performances. The resident groups are the Concord Players, Concord Orchestra, and Concord Band. Opera51 has been performing costumed and staged operas with full orchestra for 16 years. There are also numerous dance lessons and special events in the building. In 2016 the name was changed from FOPAC to 51 Walden, Inc.

51 Walden, Inc. leases the building from the Town for a \$1 a year. The current 10-year lease was signed on February 2, 2014, and per terms of the lease, 51 Walden is responsible for maintenance and upkeep of the building. But 51 Walden and the resident groups have done far more than maintain the building. In the mid-seventies, the Concord Players built a workshop in the back of 51 Walden to construct scenery and work on sets. The Concord Orchestra has installed acoustical panels for the music stage as well as a reverberation enhancement system to improve the building for musical performances. 51 Walden paid to modernize the bathrooms several years ago, and the Players

raised money to reinforce the proscenium arch and to replace the grid and counterweight rigging system on the drama stage. Significant access work has been done, and boilers have replaced twice.

As a result of these efforts, the 136-year old structure is sufficiently sound for most uses as a performing arts center. However, there has never been a mechanical ventilation system in the building, let alone air conditioning. Fresh air is supplied only by opening windows and running ceiling and exhaust fans; a heavily used public building could not be built today without meeting ventilation code. During Covid years, some performances had to be cancelled at the last minute because performers tested positive. For the safety and comfort of the audiences and as well as musicians and actors, ventilation is essential.

We have had to defer painting the exterior of the building because of required access work and the necessity of replacing the boilers.

Selection criteria and needs assessment

An essential element of the CPA is the preservation of a town's historical assets. Concord's Community Preservation Plan references 51 Walden as an historic building that might be eligible for CPA funds if a public purpose can be demonstrated.

Concord architect John Chapman drafted the plans for the original Armory in 1887, which included the head house and drill shed. It was built in the shingled Queen Anne style, with overtones of the Romanesque. Eminent Boston architect C. H. Blackall designed the stage, which was added in 1922. It is a smaller version of the stage in Boston's Colonial Theatre, and includes a fly tower that allows scenery to be moved in and out easily by means of counterweighted rigging. The cost of the original stage was \$11,900, and was shared by the Town and the Concord Players. The Players added a scene dock in 1927.

In April 1975, 51 Walden was dedicated as Concord's permanent Bicentennial Memorial as "A living memorial which would foster the growth and development of the creative talents of Concordians and extend the reputation of the arts in Concord to the rest of the Nation." The Town presented a plaque to FOPAC commemorating this dedication, which is affixed to the entrance of the building.

An application to put 51 Walden on the National Register of Historic Buildings was initiated in 2003 by the FOPAC Board. In April of 2004, the Massachusetts Historical Commission determined that 51 Walden is eligible for such listing and the nomination was submitted on September 15, 2005 and approved in 2007.

51 Walden has fulfilled its mission far beyond that which was envisioned by its founders. It would be difficult to find a town facility in Concord that has a more joyous public purpose than 51 Walden. Nearly 500 people come to the building each week for rehearsals and dance classes; this diverse group includes three-year-old ballerinas, teenaged hip-hop dancers, and musicians and thespians of all ages. Audiences for performances frequently number 300 or more.

The Concord Players mount three major productions a year with multiple performances of each play. Recent seasons have included *Harvey* and *Titanic*. This fall's production is *The Play that Goes Wrong*. The Players' staging of *Little Women* is regarded by many as Concord's Passion Play. The Concord Orchestra plays a dozen concerts each season, often including a Family Concert and Pops concerts. This October, the orchestra is performing Beethoven's *Coriolan Overture* under the baton of new music director Zeke Fetrow. The Concord Band has a fall concert titled New England Portrait that will include *Chester*, by William Schumann and *Old Home Days*, by Charles Ives, arr. J. Elkus. Opera51 is performing Mozart's *Così fan Tutte* in December. These are extraordinary performances taking place in our small town, and they add immeasurably to our quality of life. Admission prices for most events are kept to a reasonable \$20 to \$30 for adult tickets, with a discount for seniors and students.

The resident performing arts groups pay quarterly fees to 51 Walden according to their use of time, space and utilities, which goes toward the expense of operating 51 Walden. In addition, Opera51 contributes the net proceeds from its performances to 51 Walden. A loyal subscriber group contributes about \$30,000 annually to the operation of 51 Walden, and many citizens donate labor and materials to keep the historic building and landscaping looking attractive.

The ventilation/AC project, which is underway, will cost about \$426,515. Exterior painting is estimated at \$25,000 and roof repairs will cost \$22,970. We received a grant from the Massachusetts Cultural Facilities Fund in the amount of \$130,000 and have raised \$150,000 from fundraisers. Because of the historical value of the building and the varied cultural activities it has made possible for Concord residents to enjoy for nearly a century, we propose that as in 1922, the town share the cost of the projects through a CPA grant in the amount of \$195,000. The resident groups saved the building from demolition in 1972--now it is time for the Town to help preserve this historic building as a thriving performing arts center, and to preserve its contents—irreplaceable costumes, props and equipment.

Feasibility

The Town, as owner of the building gives permission to proceed with the project.

Timeline

The ventilation project is underway. We're hoping to repair the roof before winter. Painting the exterior of the building will be put off until next spring or summer.



51 Walden Performing Arts Center

P.O. Box 251, Concord, MA 01742-0251 (978) 369-7911 director@51walden.org

CPA application for \$195,000 for Ventilation/AC Project, Painting and Roof Repair

Expenses

\$381,000 contract price with L.C. Anderson
10,000 concrete pad for exterior equipment
4,000 painting ductwork
10,000 exterior carpentry for ducts
10,000 est. for fence to surround exterior equipment
515 to relocate fire alarm wires
11,000 est. to relocate sprinkler pipes and heads
25,000 est. to paint the exterior of the building, deferred due to access work and new boilers
22,970 roof repairs
\$474,485

Revenue

\$150,000 fundraising
130,000 from the Massachusetts Cultural Facilities Fund
\$280,000

BOARD OF DIRECTORS

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Deborah Peirce, Rick Shamel, Susan Tucker, and Steven Wright

FORM 154
6-10-73
PS-10

NOTICE OF EMPLOYER
IDENTIFICATION NUMBER

Please make a separate
record of this number for
use in case of
audit by the IRS.

23 7282019

The Friends of the Performing Arts in Concord, Inc.

P.O. Box 251
Concord, Massachusetts 01742

The Identification Number shown above will be used by the Internal Revenue Service to identify your Federal tax returns, and other documents, i.e., 1120, 940, 941, etc., and your payments of the taxes reported on such returns. Your Identification Number should be shown on such returns, documents, and on any related forms or correspondence.

COMMONWEALTH OF MASSACHUSETTS
COMPTROLLER'S DIVISION
TEL. 727-2948

IMPORTANT

1. RETAIN THIS FORM FOR FUTURE REFERENCE
2. IMPORTANT MESSAGE ON BACK.

FRIENDS PERFORMING ARTS

51 WALDEN ST
CONCORD MA 01742

237 282 019 0001

VENDOR CODE NUMBER

ABOVE VENDOR CODE NUMBER MUST APPEAR ON
ALL STANDARD INVOICES (CD 12 (REV. 1))
SUBMITTED FOR PAYMENT.

Tisdale CPA
Certified Public Accountant

Independent Accountant's Review Report

The Board of Directors
51 Walden, Inc.
Concord, Massachusetts 01742

I have reviewed the accompanying financial statements - Modified Cash Basis of 51 Walden, Inc., which comprise the statement of financial position - Modified Cash Basis as of June 30, 2022 and 2021 and the related statements of revenue, expenses and other changes in unrestricted net assets - Modified Cash Basis, statements of functional expenses - Modified Cash Basis, changes in net assets - Modified Cash Basis, and cash flows - Modified Cash Basis for the years then ended, and the related notes to the financial statements. A review includes primarily applying analytical procedures to management's financial data and making inquiries of company management. A review is substantially less in scope than an audit, the objective of which is the expression of an opinion regarding the financial statements as a whole. Accordingly, I do not express such an opinion.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement whether due to fraud or error.

Accountant's Responsibility

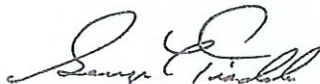
My responsibility is to conduct the review engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. Those standards require me to perform procedures to obtain limited assurance as a basis for reporting whether I am aware of any material modifications that should be made to the financial statements for them to be in accordance with accounting principles generally accepted in the United States of America. I believe that the results of my procedures provide a reasonable basis for my conclusion.

Accountant's Conclusion

Based on my reviews, I am not aware of any material modifications that should be made to the accompanying - Modified Cash Basis financial statements in order for them to be in accordance with accounting principles generally accepted in the United States of America.

Basis of Accounting

I draw your attention to Note 1 of the financial statements, which describes the basis of accounting. The financial statements are prepared in accordance with the modified cash basis of accounting. My conclusion is not modified with respect to this matter.



Tisdale CPA
Concord, Massachusetts
December 1, 2022

51 WALDEN, INC.
 STATEMENT OF FINANCIAL POSITION - Modified Cash Basis
 June 30, 2022 and 2021

<u>ASSETS</u>	<u>2022</u>	<u>2021</u>
Current assets:	\$ 189,506	\$ 207,054
Cash	189,506	207,054
Total current assets		
Property and equipment:	718,979	681,485
Leasehold improvements	98,635	97,890
Equipment	817,614	779,375
Total property and equipment at cost	(542,597)	(519,361)
Less accumulated depreciation	275,017	260,014
Net property and equipment	\$ 464,523	\$ 467,068

LIABILITIES AND NET ASSETS

Current liabilities:	\$ 1,864	\$ 1,557
Accrued payroll liability	1,864	1,557
Total current liabilities		
Net assets:	462,659	465,511
Net assets without donor restrictions	462,659	465,511
Total net assets	\$ 464,523	\$ 467,068

The accompanying notes are an integral part of these financial statements.

51 WALDEN, INC.
STATEMENT OF REVENUE, EXPENSES AND OTHER CHANGES IN
UNRESTRICTED NET ASSETS - Modified Cash Basis
Years ended June 30, 2022 and 2021

	<u>2022</u>	<u>2021</u>
Revenue and support::		
Rentals	\$ 59,401	\$ 48,802
Contributions	45,093	69,916
Special events:		
Revenue	24,715	7,988
Expenses	<u>(19,746)</u>	<u>(455)</u>
Net special event revenue	4,969	7,533
Dividend and interest income	<u>160</u>	<u>1,419</u>
Total revenue and support	<u>109,623</u>	<u>127,670</u>
 Operating expenses:		
Program expenses	58,942	115,444
Fundraising expense	2,409	3,210
Administrative Expense	<u>51,124</u>	<u>52,888</u>
Total operating expenses	<u>112,475</u>	<u>171,542</u>
 Increase (decrease) in unrestricted net assets	 <u>\$ (2,852)</u>	 <u>\$ (43,872)</u>

950 CMR: OFFICE OF THE SECRETARY OF THE COMMONWEALTH

APPENDIX A
MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD
BOSTON, MASS. 02125
617-727-8470, FAX: 617-727-5128

PROJECT NOTIFICATION FORM

Project Name: Exhaust/Ventilation Project

Location / Address: 51 Walden Street

City / Town: Concord, Massachusetts

Project Proponent

Name: 51 Walden, Inc.

Address: 51 Walden

City/Town/Zip/Telephone: Concord, MA 01742 978 369-7911

Agency license or funding for the project (list all licenses, permits, approvals, grants or other entitlements being sought from state and federal agencies).

Agency Name Massachusetts Cultural Facilities Fund

Type of License or funding (specify) Technology and Feasibility Grant

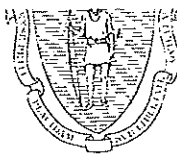
Project Description (narrative):

51 Walden doesn't have air conditioning or a ventilation/exhaust system. We have engaged an engineer and architect to study and design a cooling plan to make the hall more comfortable for rehearsals and performances from May through September.

Does the project include demolition? If so, specify nature of demolition and describe the building(s) which are proposed for demolition. N/A

Does the project include rehabilitation of any existing buildings? If so, specify nature of rehabilitation and describe the building(s) which are proposed for rehabilitation. N/A

Does the project include new construction? If so, describe (attach plans and elevations if necessary). N/A



The Commonwealth of Massachusetts
William Francis Galvin, Secretary of the Commonwealth
Massachusetts Historical Commission

July 16, 2021

Carole Wayland
Executive Director
51 Walden, Inc.
51 Walden Street
Concord, MA 01742

RE: 51 Walden Street, Concord, MA; MHC# RC.59102

Dear Ms. Wayland:

Thank you for submitting a Project Notification Form (PNF) for the project referenced above, which was received at this office on June 21, 2021. The staff of the Massachusetts Historical Commission (MHC) has reviewed the information submitted and has the following comments.

The proposed project consists of the installation of mechanical ventilation and air conditioning systems in the building at 51 Walden Street. The information provided indicates that the project will use state funding from the Massachusetts Cultural Council (MCC).

The property at 51 Walden Street, historically known as the Concord Armory (CON.32), is individually listed in the State and National Registers of Historic Places. Please be aware that the Concord Armory is also a contributing element of the Main Street Historic District (CON.DU) which is a local historic district, and therefore the project proponent must seek a Certificate of Appropriateness from the Concord Historic Districts Commission. Please forward to the MHC a copy of the Certificate of Appropriateness.

The MHC also requests additional details regarding the proposed ventilation and air conditioning systems, including the specific type of systems; all modifications to the building; whether any new ducts and vents are required, and if so, the proposed size and location of this equipment, as well as photographs of the interior and exterior spaces impacted by the proposed work.

These comments are offered to assist in compliance with M.G.L. Chapter 9, Sections 26-27C (950 CMR 71.00). Please do not hesitate to contact me if you have any questions.

Sincerely,

Elizabeth Sherva
Director of Architectural Review
Massachusetts Historical Commission

xc: Concord Historical Commission

220 Morrissey Boulevard, Boston, Massachusetts 02125
(617) 727-8470 • Fax: (617) 727-5128
www.sec.state.ma.us/mhc



Town of Concord
Historic District Commission
141 Keyes Road, Concord, MA 01742
Tel: (978) 318-3299 Fax: (978) 318-3291
Web Site: www.concordma.gov

Application for a Certificate of Appropriateness

Application Fee - \$25.00

Date: 5/20/2021

Property Address: 51 Walden St. Map#: 9H/B Parcel #: 0008

Historic District: Main Street Year Built: 1887

Pursuant to Section 7 of Chapter 345 of the Acts of Massachusetts, 1960, this application is hereby made for the issuance of a Certificate of Appropriateness for all items checked and described below:

New Construction Demolition Painting Re-roofing

Addition Removal Alteration Re-siding

Sign (Note: Signs must also comply with the Concord Sign Bylaw)

Other, specify: Installation of expanded HVAC

Description of proposed work: (attach additional pages if necessary)
Installation of year round active ventilation and seasonal air conditioning to the Main Hall/Theater at 51 Walden. Exterior equipment will include 5 condensing units: 2 on left side under fire escape and 3 on right side. All units will be screened by lattice fencing. One fan will be mounted on roof.

I, the Applicant, certify that I have read the Application Documents and have consulted the Historic Districts Commission Design Guidelines and will conform to all applicable provisions and conditions.

Applicant: Carole Wayland, Director Telephone: 978-369-7911

Address: 51 Walden Email: director@51Walden.org

Signature of Applicant: Carole Wayland

Property Owner: Town of Concord Telephone: 978 318-3000

Address: P.O. Box 535, Concord, MA 01742 Email: khodges@concordma.gov

Signature of Property Owner: Kathleen



LC ANDERSON

HVACR

Anticipating Needs. Exceeding Expectations.

15 Soldiers Field Place
Boston, MA 02135-1103
Phone: (617) 779-9500
Fax: (617) 779-9515
www.lc-anderson.com



February 14, 2023

51 Walden Performing Arts Center
51 Walden Street
Concord, MA 01742
Attn: Carole Wayland, Holly Cratsley

Subject: 51 Walden Performing Arts Center – VRF System – Proposal

Regarding the subject job, we propose the following for your consideration.

EQUIPMENT –

All equipment listed below to be installed:

- One (1) 20-ton and one (1) 16-ton Mitsubishi VRF Air Cooled Condensing Units Associated Refrigerant Piping and Controls
- Four (4) 4.5-ton Mitsubishi VRF Ducted Air Handling Units, Associated Ductwork, Refrigerant Piping, and Controls
- One (1) 15-ton Mitsubishi VRF Make-Up Air Unit, Associated Ductwork, Refrigerant Piping, and Controls

INSTALLATION – We will:

- Provide permitting and fire watch per town of Concord.
- Remove one (1) existing window in basement and cut opening for make-up air supply duct.
- Cut penetrations for ten (10) floor registers into performance hall floor.
- Furnish and install new ductwork for make-up air system. Insulate all exterior ductwork.
- Cut opening in exterior wall above main performance hall for exhaust ductwork to transition to exterior.
- Furnish and install four (4) 4.5-ton Mitsubishi VRF air handling units.
- Furnish, rig into place, and install one (1) 20-ton and one (1) 16-ton Mitsubishi air cooled condensing units.
- Furnish and install supply and return ductwork for each air handling unit. Ductwork to be lined coming off of each air handler for noise considerations.
- Furnish and install refrigerant piping from make-up air system and air handling units to air cooled condensing units.
- Replacement of existing 100A electrical disconnect switch with 200A electrical panel. Increase wiring to new electrical panel.
- Connect power wiring from existing panel to new disconnect switches at make-up air system, air handlers and air cooled condensing units.
- Furnish and install basic controls for VRF system, including thermostat within the space.
- Provide air test and balance per plan specification.
- Start-up and warranty.
- Normal working hours.



LC ANDERSON
HVACR
 Anticipating Needs. Exceeding Expectations.

15 Soldiers Field Place
 Boston, MA 02135-1103
 Phone: (617) 779-9500
 Fax: (617) 779-9515
 www.lc-anderson.com



Among the items we have NOT included are:

- Additional electrical power supply from street to building.
- Quick ship.
- Coring, cutting holes, patching holes, and roofing unless otherwise noted.
- Off hours labor, premium time, and prevailing wage.

PRICING –

The cost for the above proposed job, as outlined, is.....\$381,845

Proposal is based on engineered plans dated 11/24/2021.

This quotation is based on current day pricing for all equipment and material. *Due to the dramatic price surge in the raw material cost of steel, cast iron, copper and PVC pipe and fittings, price adjustments may be required in addition to early release, storage and payment,* (see AGC Document No. 200.1 Amendment No. 1).

The above pricing is contingent upon our receipt of a current AGC Contract Document No. 640, ASC Document No. 4100 or AIA Document A401 or other mutually acceptable contract document.

The above work is based on Merit Shop Labor.

Terms of payment are progress payments, net due at time of invoice.

This proposal is valid for 15 days from the above date.

The above installation is guaranteed for one year. All in warranty labor is on a straight time basis.

Your authorization to proceed may be indicated by signing in the appropriate space below and returning one copy to our office.

We trust the above meets with your approval. Should you have any questions regarding this proposal, please do not hesitate to contact us.

Very truly yours,
 L.C. ANDERSON, INC.

Tyler Grace
 Tyler Grace
 Sales Engineer

ACCEPTANCE:

Carole Wayland NAME
Executive Director TITLE
2/16/23 DATE

From: Kurt Hudson kurthudson@lc-anderson.com
Subject: RE: HVAC Project
Date: August 14, 2023 at 10:29 AM
To: Carole Wayland director@51walden.org
Cc: Holly Cratsley holly.cratsley@gmail.com, Brian McCormack bMcCormack@LC-Anderson.com, David Atwood david@atwood.org, Susan Tucker tshabet3@gmail.com, Leland Daughtry ldaughtry@lc-anderson.com

Carole,

We did not carry for these costs. It's my understanding that you spoke with Tyler about these. They are not specified in the quote. I got you pricing from vendors we have worked with extensively. The total for the paint and the concrete pad and groundwork reseeding of the grass is \$14,775. If you want me to try and ask them to cut some cost, we can. Please call me if you want to discuss further. The groundwork preparation is being done tomorrow!

Kurt Hudson
Principal
617.779.9500
<http://www.lc-anderson.com/>



From: Carole Wayland <director@51walden.org>
Sent: Saturday, August 12, 2023 11:29 AM
To: Kurt Hudson <kurthudson@lc-anderson.com>
Cc: Holly Cratsley <holly.cratsley@gmail.com>; Brian McCormack <bMcCormack@LC-Anderson.com>; David Atwood <david@atwood.org>; Leland Daughtry <ldaughtry@lc-anderson.com>; Matthew Sulmonte <msulmonte@LC-Anderson.com>; Susan Tucker <tshabet3@gmail.com>
Subject: Re: HVAC Project

{This email originated from outside your Organization}

Sent from my iPad

On Aug 11, 2023, at 12:00 PM, Kurt Hudson <kurthudson@lc-anderson.com> wrote:

Kurt, I don't think there was a meeting of the minds about these "add ons" to the contract. From the outset we made it clear that the visible ductwork in the hall needs to be matte black. As for the installation of equipment outside, we certainly didn't expect you to shift responsibility for part of the job (preparation of the ground and pouring a concrete pad) to us.

CAROL WAYLAND
51 WALDEN ST.
CONCORD MA.

UPPER ROOF	# 7450-
TOTAL ROOFS	# 22,970-

MAY 24, 2023

NEW ROOF

- A
- ① 3RD SECTION OF ROOF FROM FRONT TO BACK
RIGHT SIDE OF BLD BEHIND TREE APPROX 85'
 - ② STRIP SIDE OF ROOF & REMOVE DEBRIS.
 - ③ INSTALL GAFACE SELECT WATER SHIELD FOR 9'-2"
AFTER WATERSHIELD SYNTHETIC PAPER FOR
BALANCE OF ROOF
 - ④ DRAIN EDGE & 30 YR ARCHITECT SHINGLE
INSTALLED OVER UNDERLAYMENT.

TOTAL LABOR & MATERIAL \$ 14,500-

- B
- ① REMOVE &
REPLACE 85' OF FASCIA BOARD WITH 1X8 PVC

TOTAL LABOR & MATERIAL \$ 2800

- C
- ① REMOVE & REPLACE 85' OF WHITE ALUMINUM GUTTE
TOTAL LABOR & MATERIAL \$ 2500

THANK YOU J. L. Grande

David W Siktberg
95 Woodridge Road
Wayland, MA 01778
508-358-8096
David.Siktberg@Opera51.org

September 1, 2023

Burton Flint, Chair
Community Preservation Committee
141 Keyes Road
Concord, MA 01742

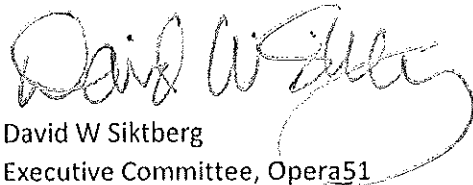
Dear Mr. Flint,

I am writing in support of the Community Preservation grant application of 51 Walden for funding to help with installing air conditioning and undertaking other major projects. I have been co-producer (as well as performer) of numerous fundraiser opera productions at 51 Walden in recent years under the Opera51 banner, as well as chair of the Executive Committee. I can very emphatically report that the many participants involved in presenting these productions find the experience rewarding and satisfying, and audience members find our productions engaging, entertaining, and of a quality more typical of much larger and more professional organizations. We have a very loyal following in the local community and are able to contribute proceeds from our benefit productions to the operating funds for 51 Walden – over \$100,000 since we began these performance in 2007!

Since for logistical reasons we must schedule our main performances in early June, we are always at risk of sweltering temperatures and very uncomfortable conditions for performers and audience alike. The proposed air conditioning system would be extremely valuable to our collective comfort and ability to perform well and draw a good audience regardless of the weather. With all the recent heat events we are quite concerned that this may become even more of an issue for us. For performers in often-heavy costumes and makeup, a hot Sunday afternoon can be brutal to endure on stage.

I know I speak for the rest of the Opera51 company when I say that we most earnestly hope that you will be able to make the grant award requested – it will make a big difference to our ability to thrive in the 51 Walden space.

Best wishes,



David W Siktberg
Executive Committee, Opera51

Cc: Carole Wayland

Tom Rutledge
60 Partridge Lane
Concord, MA 01742
(617)877-7073
trutledge@gmail.com

September 4, 2023

Burton Flint, Chair
Community Preservation Committee
141 Keyes Road
Concord, MA 01742

Dear Mr. Flint,

I am a Concord resident, an active volunteer and leader for a variety of charitable causes, and a frequent producer and host of entertainment events. I write to you now in enthusiastic support of 51 Walden Performing Arts Center's grant request for funding to help pay for its new HVAC/AC system, roof repairs and exterior improvements to the Center's home on Walden Street.

I know 51 Walden well from my role as producer and emcee for Emersong, an annual music showcase to benefit Emerson Health / Emerson Hospital. 51 Walden's place as a historic home for community arts organizations as well as a full-service live performance venue right in the middle of Concord Center make it a true gem. From the time Emersong started in the 2010s, I had been angling to produce Emersong at 51 Walden to capture its perfect combination of community camaraderie and theatrical flair. My wish came true when Emersong moved to 51 Walden in 2000. It has been the perfect place to bring together musical groups that range from high school-age to adult to have fun, revel in a cross-section of vocal music eras and genres, and pay tribute to another of the community's own cornerstone institutions.

That said, 51 Walden has room for improvement, especially with respect to the physical setting. For the health and comfort of both the performers and audiences, the repairs for which the Center is seeking CPA funding are essential. A makeover of certain elements of the facility—including an exterior paint job—would improve the setting for all the wonderful productions at 51 Walden, providing visibility to 51 Walden as well as serving as preventative maintenance.

I love the idea of bringing Emersong back to a revitalized 51 Walden in the coming years. I think the contemplated upgrades would help 51 Walden to reach new heights in serving the community, its organizations, and the arts. I hope the Community Preservation Committee will carefully consider 51 Walden's CPA grant application.

Sincerely,



Thomas C. Rutledge



Box 302
Concord
MA 01742

(978) 897-9969

www.concordband.org

Burton Flint, Chair
Community Preservation Committee
141 Keyes Road
Concord, MA 01742

Dear Mr. Flint:

I am writing to you on behalf of the Concord Band, in support of the application from 51 Walden for Community Preservation funds to assist with the installation of an HVAC/AC system, roof repairs and painting the exterior of the building. While all these upgrades and repairs are urgently needed to ensure the continuing safety, comfortability and attractiveness of the building for its resident groups and audiences, I will focus on the HVAC/AC project in this letter.

The Concord Band has been one of the resident groups at 51 Walden since 1974, the year 51 Walden became a home for the performing arts. Eleven months of the year the Band provides playing and performing opportunities at 51 Walden for 65 adult musicians through weekly rehearsals and six Band concerts that attract an average of 250 audience members each.

As veteran users of the building, we can speak with authority about the need for an upgrade to the HVAC/AC system. First, a new system would dramatically improve ventilation, thus ensuring greater safety for performers and audience members. Secondly, in the late spring and summer months, 51 Walden is stiflingly hot by mid-afternoon. An updated HVAC/AC system would serve to alleviate this problem for performers and audiences alike, and make 51 even more attractive as a center for the arts year round.

A safer and more comfortable environment in this historic facility is crucial to the ongoing success of the Concord Band and the other resident groups. Please consider helping 51 Walden continue to be a vital part of the cultural fabric of Concord.

Sincerely,

John Rabinowitz, President
The Concord Band Association

THE CONCORD ORCHESTRA, INC.

P.O. BOX 381
CONCORD, MASSACHUSETTS 01742

Music Director
Zeke Fetrow

September 6, 2023

President
Carol Sohn

Burton Flint, Chair
Community Preservation Committee
141 Keyes Road
Concord, MA 01742

Vice President
Edie Epstein

Treasurer
Marsha Turin

Secretary
Alexia Schulz

Directors at Large
Doug Gauthier
Susan Jackson
Bruce Kinmonth
Judy Morrison
Mike Rosen

Dear Mr. Flint:

The Concord Orchestra is an organization of approximately 70 volunteer musicians who rehearse weekly at 51 Walden from September through May. Our musicians come from Concord and many other communities in the area. We present five concert programs each season. This is our 71st season of performances.

We are very grateful to have 51 Walden as a place to rehearse and perform. We also are fortunate to have space in the building to store our 1917 Steinway piano, percussion instruments, and the orchestra's library of sheet music. We also benefit from a new E-Coustic music enhancement system was installed in the hall in 2019.

51 Walden is in the historic preservation category, and it is important to Concord and surrounding communities to maintain this performing arts center. With COVID-19 cases on the rise again, it is more critical than ever for the health of musicians and our patrons that we install a modern ventilation system at 51 Walden. Air conditioning is also crucial to enable use of the building in hot weather.

Sincerely,

Carol Sohn
President, Concord Orchestra board



The Concord Players

Post Office Box 22

Concord, Massachusetts 01742

September 6, 2023

Burton Flint, Chair

Community Preservation Committee

141 Keyes Road

Concord MA 01742 Dear

Mr. Flint,

On behalf of the Concord Players, I would like to provide our support to the application that 51 Walden is about to put forth. The building we use at 51 Walden, as you know, has a long and storied history that we have been involved in since the turn of the last century.

Concord Players is enjoying its 103rd anniversary and we are a constant magnet for cultural enhancement. Between our three main stage productions and summer Shakespeare productions, we utilize the building yearlong for performances and rehearsals. The new HVAC/AC system will allow the patrons, actors, and crew to enjoy the space more comfortably and safely year-round. The ventilation system will assist in preserving the costumes and props that are being stored in the basement. Besides the hundreds of people who volunteer their time all year, we generate well over 5000 patrons who cross our door. Our core membership of 160 people is comprised of many Concordians and we can count many of our 360 subscribers as neighbors too.

We hope that you will give all due consideration to 51 Walden's application for your help as we continue to support the structure of the building, we call home.

Sincerely,

Nadine Sa

President Concord Players



51 Walden



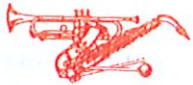

Performing Arts Center

P.O. Box 251, Concord, MA 01742-0251 (978) 369-7911 director@51walden.org

The Concord Band 978 897-9969
 The Concord Orchestra 978 369-4967
 The Concord Players 978 369-2990

Helena Doohovskoy 978 369-4486
 Creative Movement for Young Children
 Opera51 www.opera51.org

Calendar of Events September-December 2023




<p>September 9-17, 2023 Fri and Sat. 9-10, 16-17 5 p.m. Library lawn 51 Walden rain date Fri. Sept. 15 at 7 p.m. 51 Walden</p>		<p>The World's A Stage Players present Shakespeare's <i>Richard II</i>, directed by Michael Haddad. The play follows the deposition of Richard by his cousin, Henry Bolingbroke, (later Henry IV) and begins a series of dramatic events covering 185 years of English history.</p>
<p>October 14, 2023 Sat. 8 p.m. Pre-concert conductor talk at 7:15 p.m. October 15, 2023 Sun. 2:30 p.m.</p>	 Zeke Fetrow	<p>The Concord Orchestra: Romantic Ethos, conducted by new music director Zeke Fetrow. On the program is Beethoven's <i>Coriolan Overture</i>, <i>King Kristian II Suite</i> by Sibelius, and Howard Hanson's <i>Symphony No. 2</i>. For more information or to buy tickets call 978 369-4967 or visit www.concordorchestra.com.</p>
<p>October 21, 2023 Sat. 8:00 p.m.</p>		<p>Concord Band Fall Concert: New England Portraits. James O'Dell conducts <i>Chester (Overture for Band)</i> by William Schumann, <i>Three New England Caricatures</i> by James Curnow, <i>Snapshots of Acadia</i>, by Andrew Boysen, Jr., <i>Old Home Days</i>, by Charles Ives arr. J. Elkus, and <i>Northbridge Portrait</i> by Stephen Bulla. Free admission but donations appreciated.</p>
<p>November 3-18, 2023 Fri. and Sat. at 8 p.m. Sun. Nov. 12 at 2 p.m.</p>		<p>The Concord Players present <i>The Play that Goes Wrong</i>, an early 1900's murder mystery by Henry Lewis, Jonathan Sayer, and Henry Shields. Members of a drama society have had a string of bad luck with previous productions and are excited to finally get it right. Call 978 369-2990 for tickets or visit www.concordplayers.org.</p>



51 Walden

Performing Arts Center

P.O. Box 251, Concord, MA 01742-0251 (978) 369-7911 director@51walden.org

<p>December 1 and 2, 2023 Fri. 8:00 p.m. Sat. 8:00 p.m. Pre-concert conductor talk at 7:15 p.m.</p>	 <p>Ann Moss</p>	<p>Concord Orchestra Concert: Love Lingers Zeke Fetrow conducts <i>Blue Cathedral</i>, by Jennifer Higdon, <i>The Paper Lined Shack</i> by Jeff Beal with soprano Ann Moss, and Prokofiev's <i>Romeo and Juliet: Suite No. 2</i>. Call 978 369-4967 for tickets or purchase online at www.concordorchestra.com</p>
<p>December 9, 2023 Sat. 8 p.m.</p>		<p>Concord Band Holiday Concert. Holiday Pops, a Concord tradition since 1976. Enjoy an evening of traditional and contemporary holiday favorites and sing-alongs. For reserved tickets visit www.ticketstage.com/concordband</p>
<p>December 16 and 17, 2023 Sat. 7:30 p.m. Sun. 2 p.m.</p>	 <p>W. A. Mozart</p>	<p>Opera51 presents a costumed concert performance of Mozart's <i>Così fan Tutte</i>, with chorus and orchestra conducted by Alan Yost. This classic opera puts love under the microscope with comic and disturbing results. Call 978 369-7911 for more information and tickets or visit www.opera51.org.</p>