

City of



COMMUNITY PRESERVATION COMMITTEE

December 12, 2023

To: The Honorable City Council

Applicant Name: City of Malden, Public Facilities

Co-Applicant: Oak Grove Improvement Association, Inc.

Applicant Address: 215 Pleasant Street Malden MA 02148

Project: Oak Grove Community Center

The City of Malden Community Preservation Committee (“CPC”) is pleased to inform you that on November 29, 2023 the CPC voted 9-0 to recommend for approval to City Council that the City of Malden Public Facilities Department, be awarded \$151,650 of Community Preservation Act Funds to create a 100% Design Plan for the Oak Grove Community Center. The current Oak Grove Community Center application was discussed at a public hearing held on November 18, 2021.

In reaching their decision, the CPC found that the project meets eligibility requirements and aligns with the priorities stated in Malden’s Community Preservation Plan. The funding recommendation was made with the following conditions:

1. 100% design planning for reuse of the building will entail a public process with at least 1 community meeting.
2. There will be multilingual outreach to obtain public input on the project.
3. The CPC will be notified of public meetings and presentations regarding this project.

CPA Project Funding Recommendation: FY24 Application		
Category: Historic Preservation	Recommended Funding Source	Amount
Oak Grove Community Center 100% Design	Historic Preservation Reserve	\$151,650

The following project summary describes the project proposal recommended for CPA funding.

Strong Past...Proud Future



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Project Description

The goal of this project is to historically preserve, restore, and revitalize the building to its original and longstanding historic use as a community center, improve access to all members of the community, provide ADA accessibility, and to beautify and improve the landscaping to increase native plantings and enhance public use with benches and outdoor event space.



Previous applications submitted by the Oak Grove Improvement Association provided for the replacement of windows and doors, installation of a lift and other handicapped accessibility improvements, and landscaping improvements. In order for the project to be carried out in compliance with municipal procurement rules, architectural plans would be required that provide bid specifications. The 100% Design project will generate these bid specifications based on the Master Plan and Feasibility Study that was developed using funding from a FY22 CPA award.

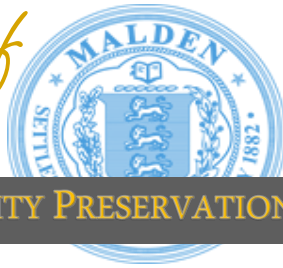
Based on a scope and estimate provided by Building Conservation Associates, Inc. the 100% design project would include:

- 1) Further development of the schematic renovation plan for the building, including exterior restoration, interior renovation and new landscape design.
- 2) Development and coordination of all interior and exterior finishes and architectural components to meet the requirements of the Secretary for Interior Standards for Historic Renovation and the Massachusetts Architectural Access Board.
- 3) Provide Construction Drawings and Project Specifications for a complete construction package for final bidding and permitting.

The 100% Design project should also provide an opportunity for public input, entailing at least 1 public meeting, so the public may inform ways to balance code compliance with public use.

A budget of \$151,630 for this project would provide sufficient funds to carry out a process as described in BCA's proposal, in addition to public meetings.

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The full Returning Application Packet and supporting documents may be found at:
<https://www.cityofmalden.org/DocumentCenter/Index/742>

Full Application

https://www.cityofmalden.org/DocumentCenter/View/7260/01_Oak-Grove-Cmte-Bldg_Full-App_Eric-Rubin-City-of-Malden-09-11-2023

BCA Proposal/Scope:

https://www.cityofmalden.org/DocumentCenter/View/7262/203_RMD-CollaborativeArchitect-designConstruction-Docs-ProposalOak-Grove-Community-Building9-8-23-proposal_5916

Or find information about prior funding round applications at
<https://www.cityofmalden.org/768/CPA-Funding-Applications>

FY22 Full Application for Master Plan and Feasibility Study

<https://www.cityofmalden.org/DocumentCenter/View/3574/Oak-Grove-Community-Center--Re-Application>