

Springfield Community Preservation Grant Application

Community Preservation Funds are available in four categories: Community Housing, Historic Resource, Open Space & Recreation. You may skip a question if it does not apply to your project. ***IMPORTANT*** If you click on any links in this application, you must use the back arrow to return to this application or you will lose your work. Be sure to save your application. Questions about this form? Call 413-530-1268 or by email cpc@springfieldcityhall.com

INTRODUCTION Please read the [application instructions on the CPC website](#) before proceeding with this application. The link includes a guide to proposing a CPA project. Options to save and finish the application later are found at the bottom of this application. Helpful additional resource links can be found on the [Home page](#) <https://www.springfield-ma.gov/finance/community-preservation>. Review the [DOR Community Preservation Fund Allowable Spending Purposes Chart](#) to determine if your project qualifies for CPA funding. *asterisked items are required.

Applicant :

City of Springfield

Neighborhood

Indian Orchard

Project/Program Title:

Former Indian Orchard Fire Station redevelopment

Location of proposed project

ES Oak Street IO

CPA program area— check all that apply. Once you make a selection, only the questions relating to that selection(s) will appear.

Historic Resource

Anticipated Start Date of Construction

7/1/2024

Anticipated completion date of project

12/31/2025

Name of Organization or Individual

City of Springfield (owner) & Indian Orchard Citizens Council (Partner and future tenant)

Applicant Contact Name and Title

Brian Connors, City of Springfield, Deputy Director

Applicant Contact Phone Number

(413) 787-6664

Applicant Contact Email

bconnors@springfieldcityhall.com

Website

springfield-ma.gov

Applicant Contact Address

Office of Planning & Economic Development, 70 Tapley Street, Springfield, Massachusetts 01104

Additional project partner and contact details

Indian Orchard Citizens Council

Zaida Govan

zaida.govan@yahoo.com

413-301-2533

Grant Request

Grant Request Amount
\$300,000.00

Will you be seeking multi-year funding?
Yes

Total Project Budget
\$4,000,000.00

Total Sources of Committed Funding. If none write \$0.00
\$1,500,000.00

CPA request as % of project
14

List committed funds from all sources and agencies or write none.
13.75% would include the 2023 CPA Award. This years request would represent 6%.

The city has committed \$1,500,000 of ARPA funding.

State of Massachusetts (One Stop for Growth) Underutilized Properties Program - Applicatio

Budget
CPA Budget Part 2.pdf

Sustainability

Fair Wage Compliance Certificate. Applies only to non-municipal projects.
2024 Fair Wage Compliance.pdf

Parcel ID #
091820219

Maps
IO Fire Station Map.jpg

Applicant standing in property
Property Owner

Historic Preservation Questions

Historic preservation projects must follow the Secretary of Interior's Standards for Rehabilitation. Assisted properties are subject to an exterior preservation restriction or require a local historic district designation. Does my project qualify? [Quick reference.](#)

Is the building over 100 years old or have other local historic significance due to age, architecture, social history, etc.?
Yes

What year was the property built?
1897

Is the building located in a National Register District?
No

Will the owner agree to a preservation restriction or local historic district designation?
Yes

Has the project been reviewed and approved by the Springfield Historical Commission?
Yes

What steps will be taken to ensure the work complies with the Secretary of the Interior's Standards?

We anticipate agreeing to a preservation restriction should review determine it necessary, and funding

awarded.

Has the appropriate city agency been contacted?

Yes

Has the appropriate Neighborhood Civic Association been contacted?

Yes

Project Details

PLEASE NOTE: You have the option of typing in a response or attaching a file. If your responses are lengthy, please upload a document. Be sure to label each document with a title.

If selected for a grant, the Grantee shall submit quarterly progress reports and a courtesy copy to the neighborhood council (if applicable). The Final report will include before/after photos and a summary of the CPA work completed.

Upload Narrative (200 words or less)

Or type Narrative (200 words or less)

This project meets the historic project criteria as we have provided a determination letter from the Springfield Historical Commission, and the funding will be utilized for rehabilitation of an historic resource. The former Indian Orchard Fire Station was built in 1897 and designed by the local architectural firm of Gardner, Pyne, and Gardner. A northern addition, designed by B Hammett Seabury, was erected in 1906. The station ceased operation in the late 1960s after more modern facilities replaced it, and was used for a workshop and storage space for city departments for a period of time. For the past decade, the building has been vacant and unused. The city put it out to Request for Proposals several times without an acceptable proposal. The Indian Orchard Citizens Council proposed to the city to utilize the building for community uses including meeting space, health clinics, arts, computer lab, education/workshops and other like community based activities. This round of funding will be dedicated to the costs of installing an elevator in the building to make it ADA accessible and make all floors fully usable. The 1st CPA award was dedicated to exterior elements, which are slated to begin construction later this year.

Upload Project Description (200 words or less)

Or type Project Description

The city has dedicated \$1.5 million of ARPA funding to initial stabilization and shoring up, which it began undertaking in the Winter of 2023/2024 with initial cleanup and asbestos remediation, utilizing a city ARPA project award. The total project costs are expected to be approximately \$4 million, including the ARPA commitment already made. This funding request of \$300,000 will go towards installing an elevator to address ADA needs, as the building currently has none, including any required masonry and carpentry. This would be the 2nd CPA Award, following 2023's award of \$250,000 for exterior preservation elements. Ultimately the project is planned to be utilized by the Indian Orchard Citizens Council for community uses. The IOCC and project partners including Grow IO have been working diligently on advancing the program, meeting biweekly for the past 18 months. The community side of the project plans to do private fundraising to complete any gap financing needed, above and beyond the city, CPA, and state commitments. The city is planning to apply a second time for state funding, through the One Stop for Growth program under the Underutilized Properties Program.

Upload Applicant Experience

Or type Applicant Experience

This project would be built out and executed by the City of Springfield Capital Assets department in partnership with the Office of Planning & Economic Development. Capital Assets has been responsible for building and renovating new schools and municipal buildings throughout the city. The city has successfully renovated several historic buildings, including in recent years the award-winning redevelopment of Union Station.

Comments or additional information

Please note, as explained in the 2023 application and 2023 interview with CPA, this is the expected 2nd request of funding from CPA for this project, as this was planned to be a multi-year request due to the required funding caps. Due to delays out of our control, we have not been provided a contract yet as of 2/28/24 for the 2023 CPA Award, however in an effort to solidify funding sources for this important project we request consideration for the next round of funding. Capital Assets has begun critical cleanup work this winter including asbestos removal in preparation for final plan specifications and construction later this summer. A second award could be bundled with the first award, and city ARPA funding, for more efficient bidding and construction.

Support Letters and Determinations are provided from 2023 grant applications, as no project components have changed.

User experience. If you have suggestions to improve the form please let us know.

Upload any additional files or attachments.

Indian Orchard Firehouse Building Evaluation 11.6.22.pdf
SHC Determination Final.pdf
SHC Support Letter Final.pdf
SPT Support Letter Final.docx
IOCC Support Letter Final.docx
Grow IO Support Letter Final.docx
Oak Street Indian Orchard.jpg
IO Fire.jpg
IOFire Renderings and Floorplans.pdf

Provide a list of all attachments included in this application.

Indian Orchard Building Evaluation
SHC Determination Letter (2023)
SHC Support Letter (2023)
Springfield Preservation Trust Support Letter (2023)
Indian Orchard Citizens Council Support Letter (2023)
Grow IO Support Letter (2023)
Photos (2)
Renderings file

Signature to Submit Application

The applicant certifies that all information in this application and all information furnished in support of this application is given for the purpose of obtaining a Community Preservation Act grant and is a true copy and is complete to the best of the applicant’s knowledge and belief.

Brian Connors