

APPLICATION

Application deadline: May 2, 2016

Submission Instructions: This application form and all supporting documents must be submitted via hardcopy by 5:00 pm May 2, 2016 to: **Gerald Autler, Boston Redevelopment Authority, One City Hall Square, 9th Floor, Boston, MA.**

Application Process: The applicant should submit 10 hard copies of the application, including the cover sheet contained herein, on 8½ x 11” paper. Supporting materials in other formats, e.g. presentations, larger format drawings, etc. may be requested after the initial review. An electronic (.pdf) version of the application is highly desirable and requested whenever feasible.

The Executive Committee reserves the right to request any additional information at any point.

For more information, contact:

Gerald Autler

Boston Redevelopment Authority

617-699-3832

Gerald.Autler@boston.gov

Harvard-Allston Public Realm Flexible Fund

For Allston-Brighton

Application for Funding, Spring 2016

Total Amount Requested **\$49,623.00**

Applicant Organization Name: The Friends of Herter Park

Organization Address: 61 North Beacon Street City: Allston, MA Zip: 02134

Contact Person: Michelle Ciccolo

Title: n/a

Telephone Number: 617-995-7749

E-Mail Address: mciccolo@ciccologroup.com

Is Applicant a 501(C) (3) organization? Yes _____ **No** No, but pending 501(c) (3) status

Federal Employer Identification Number: n/a

Executive Director: n/a Phone Number: n/a Email Address: n/a

Board President: n/a Phone Number: n/a Email Address: n/a

Application submission(s) must be authorized and signed by an authorized signatory of the Organization.

Name and title of Authorized Signatory:

Michelle Ciccolo
Friends of Herter Park



Signature of Authorized Signatory:

APPLICATION

Applicant Information

Name of entity applying for funding and name of project.

We are the Friends of Herter Park (FOHP), an ad-hoc group of people who have come together for one purpose – to revitalize the wonderful community asset that once was the Herter Park Publick Amphitheater. We are currently in the process of seeking 501(c) (3) status.

Our ad-hoc committee is made up of people with diverse backgrounds well suited to assist in this endeavor. We are community development professionals, landscape architects, financial analysts, cycling community advocates, community theater troupes, musicians, environmental conservancy groups, residents, local employees and college students. Our mission is:

“The mission of Friends of Herter Park is to enhance community spaces within Herter Park and promote them as cultural and recreational resources for the well-being of all.”

The FOHP recently presented our project, **Herter Park Amphitheater Revitalization**, to the Flex Fund Committee on February 25, 2016. Our project was well received by members of the community present that evening. Many people came up after the meeting wanting to get involved. Once our non-profit status is approved, we look forward to developing a strong membership base.

Key Personnel Involved in the Project

Currently, the Friends of Herter Park is made up of 11 individuals, with the support of many others who help as needed, but do not attend strategy meetings. Our bios are attached in the *Materials* section. We have been meeting as a group for the past 10 months. In this time, we have identified potential funding sources, community engagement strategies, and possible project phasing options. We have developed a scope of services to guide our efforts once we secure funding. We have also identified a number of viable avenues to help us obtain philanthropic support and other possible funding mechanisms.

Any Partner Organizations/Property Owners to be Involved in Project

The proposed site, the Herter Park Amphitheater, is owned and managed by DCR. We have been in constant contact with DCR representatives since our inception. We have had several discussions with key DCR personnel as well as conducting several site visits. Our efforts have been encouraged and supported by DCR.

Our biggest project partner right now is the Charles River Conservancy (CRC). Their insight into the area has been invaluable. The CRC has scheduled TWO forthcoming volunteer clean-up days

APPLICATION

for the site, with DCR permission, of course. Fifty volunteers are scheduled to do routine landscape clean-up and maintenance on May 28, 2016. Another 25 volunteers are scheduled for June 30, 2016, to handle small maintenance repairs.

Other partners include the Solomon Foundation, and the Ciccolo Family Foundation. Once the Friends of Herter Park establish its 501 (c) (3) status, it will be possible for these and other foundations to provide monetary support. In the meantime, key foundation staff from both organizations have been volunteering their time to help launch this effort. We also have the support of the City of Boston, Arts & Culture Department.

If applicant is a non-profit organization, provide qualifications and prior history of executing similar projects.

While the FOHP is not a non-profit organization yet, several of our members have vast experience managing large-scale planning and/or capital projects.

Herb Nolan worked on the original Charles River Master Plan (2002). Herb has been responsible for initiating and building numerous park projects over the last ten years. These include the Brewer Fountain plaza in the Boston Common, the Eliot Memorial on the Esplanade, Greenough Greenway on the Charles River, and the Watertown Riverfront Park with its braille trail. Previously he worked with national design firms on both the west and east coasts and with the National Park Service.

Michelle Ciccolo has over 20 years' experience in planning, land use and community development. Serving as the Community Development Director for over 20 years in the Town of Hudson, MA, she worked on such diverse projects as building rail trails, developing urban parks, creating riverfront walks, updating historic streetscapes, renovating a senior center & restoring historic buildings. Since leaving that role, Michelle now serves as President and CEO of the Ciccolo Group, a Community Development Consulting firm, located in Allston. Michelle also serves as Managing Director of the Ciccolo Family Foundation, a well-established charitable foundation located in Allston supporting a broad spectrum of charities and initiatives based in the Greater Boston community.

Renata von Tscharnner has more than 30 years of experience in non-profit leadership, project and fiscal management, marketing, and organizational development. Founder and President of the Charles River Conservancy, she trained as an architect and urban designer in Switzerland, and her professional life has focused on planning and improving public spaces. Among her many accomplishments, Renata has worked on the Covent Garden Market in London, co-authored several books, and taught at various colleges in the United States.

APPLICATION

Project Information

Briefly describe the proposed project. Include a description of the site with a map and identify all property owners. If the applicant is not the sole property owner, please include letters of support from property owner(s).

The strategy we are pursuing for this application is one that is minimal, flexible, and sustainable. Our aim is to remove extraneous debris, brush and clean up the space, make it safe and functional, bring out its natural beauty, and reintegrate it with the park so that it gets used by the general public. After the infusion of this funding requested from the Harvard Flex Fund, the site will have a power supply and be capable of supporting small performance events or talks for 200 to 300 people. The funding will enable us to make critical repairs to the existing seating and stage to allow these events and performances to be safely conducted. The site, when ready will accommodate sound equipment, specialized lighting, and a tent, if needed for special occasions. A Scope of Work is included in the *Materials* section.

Allston-Brighton, with its diverse population and growing Harvard University presence, is the closest neighborhood to Herter Park. Due to its large parking lot and easy access off the parkway, Herter Park is a regional park used by people from many neighborhoods. At 45 acres in size, Herter Park is the largest park in the Charles River Basin. It is also the most diverse in terms of attractions. It has a playground with spray decks, community gardens, canoe and kayak rentals, a boat landing, bike paths and acres of open lawn. At its center is an empty amphitheater, surrounded by a moat, which effectively divides the park in two. A map of the site is included in the *Materials* section. Revitalizing and reusing this 300-seat amphitheater is the focus of this project.

The proposed project site, the Herter Park Amphitheater, is owned and managed by DCR. We have been in regular contact with DCR representatives since our inception and have conducted many site visits with key DCR personnel. Our efforts have been enthusiastically received and encouraged by DCR. A letter of support signed by the Commissioner is coming under separate cover.

The amphitheater and Christian Herter Center located in Herter Park are vacant cultural facilities with tremendous untapped potential. Decades ago they supported the cultural life of the city as an art gallery and outdoor theatre. Today they are largely abandoned and in disrepair. The amphitheater with its fallen poles, crumbling stage and broken seating poses a safety hazard to the public. Christian Herter Center, bridging the moat, is showing signs of advanced decay. Invasive plants have overtaken the landscape. Trash, debris and silt have filled the moat, making it impassible to kayaks. The still water is a breeding habitat for mosquitoes. Electrical power was cut to the site after the Publick Theatre ceased operations in the late 1990's. A pole with electric wiring has fallen down. Electrical service, by way of a series of wooden utility poles set in the

Harvard Allston Public Realm Flexible Fund

APPLICATION

park, is in need of upgrading or complete replacement. Without intervention in the next few years this facility could unravel completely and become impossible to reclaim and repurpose in the future.

Describe public benefits of the project with reference to review criteria.

The Herter Park Amphitheater Revitalization project hits every one of the HAPRFF criteria. Herter Park is located in Allston, north of I-90, along the Charles River Basin. The park is a DCR resource and is public property. We have many members on the Friends of Herter Park ad-hoc-committee, and will invite the public to become members of the Friends' organization once we achieve 501(c)(3) status. We received a lot of positive feedback from the community during our presentation to the Flex Fund Committee on February 25, 2016. We have the support of 75 volunteers scheduled for site clean-up. Our project is timely and we expect substantial completion by late summer. The funds requested in the application will pay for repairs only. DCR, a public agency and property owner of the site, supports our application. A letter of support signed by the Commissioner is coming under separate cover. Our combined experience in capital project management has given us the ability to execute this project. Our budget is very feasible – paying for only repairs to the stage/seating area and utility work. Our site will be clean and ready to move forward once grant funds are in hand, should this application prove successful.

Our project will advance the public realm goals from the Cooperation Agreement by allowing for public programming that will contribute to the vision of “... *a community transformed by a vibrant public realm of civic and cultural activity... and a community enhanced by ... arts and culture.*” By cleaning up the site, we immediately enhance the aesthetic quality and user experience of the public realm. By doing repairs to the site, we immediately enhance public safety. Routine programming will bring people to the area to patronize local businesses. Contracts could be negotiated for private events to use local caterers, etc. Diverse programming will promote civic and cultural growth. And the site itself – an amphitheater, on an island surrounded by a moat – is a physical expression of the uniqueness of the neighborhood.

Our project is also in line with the recommendations of the Charles River Master Plan (2002). Located at the heart of Herter Park, one would never know there was an outdoor theatre tucked into the overgrown woods on the other side of a shallow moat. This intimate site for performances is enclosed on all sides by sculpted landforms and trees. The site slopes gently towards the river, providing excellent sight lines. Car, bicycle and foot traffic have no impact on events and performances. A boardwalk on the river side doubles as a pier for boats, allowing one to take a boat upriver to attend events. Bicycle paths and canoe/kayak access allows for alternate transportation to events. The one-time remoteness and isolation of Herter Park is beginning to change, a trend which suggests that new uses could more readily find an audience.

The Greenough Greenway is an ambitious new greenway park spearheaded by the Department of Conservation and Recreation with the Solomon Foundation and is scheduled for completion in

Harvard Allston Public Realm Flexible Fund

APPLICATION

spring 2016. Together with Herter Park, these paths will form one of the best five kilometer walking and running loops in Greater Boston. Use of Herter Park will only increase substantially over the next few years. If unaddressed, the amphitheater will become further run down and continue to be a hole in the center of an otherwise robust and active park.

The Herter Amphitheater has many distinct advantages for a performance venue or event space.

- It is well suited to smaller, more intimate types of events.
- It has a sloping landform which helps contain the sound and provide the audience good sight lines of the stage.
- It has a very large parking lot for visitors (220+/-).
- Its single point of entry makes ticketing larger events manageable.
- It is remote from any residential areas and therefore not likely to generate complaints about noise. The amphitheater directly faces the river with two immense cemeteries on the far shore. The closest Allston residents live over a quarter mile away from the site.

Even with our minimal strategy of clearing, landscaping and modest structural/electrical repairs, the amphitheater could potentially support a wide range of programmatic uses, becoming a flex space for a variety of events.

- The Publick Theatre served the residents of Allston and beyond for nearly 40 years. The amphitheater could be opened-up to many local or college theater troupes who may be performing in other locations, but want to do a one-night only outdoor performance or musical revue for the community.
- Acapella groups are very popular right now, and with the many college acapella groups around, once could coordinate a showcase or even a competition.
- There is a near endless supply of musical performance talent and programming potential within the Greater Boston area. Studio 52, a new music incubator in Allston, is just up the street from the site, on Everett Street, while the Sound Museum Studio is located on North Beacon Street. Performances could include a brown bag lunch series during the day.
- Children's programming is always popular. With the proximity to the spray park and playground, children's programming such as puppet shows, sing-alongs or fairy tale theater could provide hours of enjoyment in one single area.
- An educational series, artists lecture or author talk/reading would unify the surrounding colleges with the local community. The site would also be great for comedy nights, poetry slams, or open mike-nights.
- Walkathons, running/cycling events and other these types of fund raising events have grown steadily in popularity over the years. The amphitheater may offer an ideal setting

APPLICATION

for addressing large groups and getting them fired up for a walk or run. The amphitheater provides the perfect setting for the final awards ceremonies for these events.

- The amphitheater could make an ideal location for showing outdoor movies on a large screen. Portable projectors and screens for such uses are smaller, more powerful and more transportable than ever.
- Outdoor zumba, yoga, tai-chi and dance events have become increasingly popular park activities in recent years. The site is suitable for touring dance troupes and local dance schools could even use the space for recitals or showcase events.
- The site would be very suitable for wine tastings, brew-fests or a local restaurant “Taste of Allston” event, especially with its single point-of-entry to manage ticket capture, control access, and ensure compliance with City licensing and drinking laws
- With its secluded location and great views, the site could be rented out for weddings or other private events, that would have no effect on the public enjoyment of Herter Park.
- And of course, when not being used for an active event, the site could always be used as a passive park space that is accessible from the rest of Herter Park. With great views of the river, the amphitheater seating provides a nice place to read or eat lunch.

Explain why HAPRFF funding is required.

The Department of Conservation and Recreation (DCR) owns and manages Herter Park for the benefit of the public. Their noble mission is “...to protect, promote and enhance our common wealth of natural, cultural and recreational resources for the well-being of all.” DCR further states that the health and happiness of people across Massachusetts depend on the accessibility and quality of our green infrastructure.

In this time of limited resources and constrained budgets, we recognize that DCR has few opportunities to expand upon its current activities and can likely only embark on new projects when partnering with other organizations who can help shoulder the burden of administering the effort. Towards that end, we have offered our efforts to help DCR revitalize Herter Park but we also need private partners to assist in the funding at this early stage. Once the park is operational again – through the assistance of the HAPRFF funding, we can begin to seek other sources of funding from private foundations, corporations, and granting agencies. This early funding will kick-start the larger effort by providing us with the seed capital we need to make get the site activated again. Once we have restored the amphitheater to a safe and sustainable condition, we can seek other grants to expand upon the repairs and potentially find a third-party entity to manage and program the space for the long term.

APPLICATION

Explain if this project/funding would be part of a larger phased project, and if HAPRFF funding would be sought for future phases.

This project application is a stand-alone project. The funds we are seeking through this application could revitalize Herter Park to a safe and sustainable space, equally suitable to a variety of community, artistic and cultural events. However, there could be additional project phases that would enhance the site even further, should our small programming model prove successful and should DCR have the desire to expand access and/or program the site even further. Funding for these phases may be able to come from a number of potential sources including public grants, philanthropic organizations, or corporate contributions. Since it is too premature to define these later phases, it is unclear if we will be seeking further HAPRFF funding for any of the next steps. However, we have included a description of future phases to provide the reader with a vision of what the park could become.

A second phase we envision would involve the dredging of the moat, and perhaps improve circulation with some sort of fountain. The shoreline shrubs surrounding the island need to be cleared, grubbed and replaced with low, ornamental, water-loving plants. This sort of planting would reveal the island and the moat, as well as stabilize the embankment. We would further upgrade the electrical system with permanent performance-venue items, such as outdoor speakers, wiring light poles, stage lighting, service panel, soundboard and/or engineer's station.

Another option in phase two could add another pedestrian bridge on the northeast side. As the site is serviced by a single bridge providing access to the island, this prevents through access and keeps the island isolated from the rest of Herter Park. It limits how patrons access the site, as well as how one can service the site (load in and load out events). The addition of a second pedestrian bridge would allow access from the bike path, as well as the boardwalk on the river side, an area which doubles as a pier for boats which allows patrons to take a boat upriver to attend events. We would be willing to assess, plan and manage any/all aspects mentioned in this phase.

A fully successful theatre program would require an enclosed space such as the tents employed by the North Shore Music Theater, the South Shore Music Circus, the Cape Cod Melody Tent, and, on a larger scale, the Blue Hills Bank Pavilion. Community theaters operate on such a tight budget that they cannot afford to lose shows to poor weather. The Herter amphitheater was, in fact, designed with a removable canvas roof that lasted a short time, before destroyed by fire in 1964. A third phase would provide a stable enclosure either just for the stage (similar to the Hatch Shell) or over the seating as well. We would be willing to assist in any assessment, planning, or project management.

Theater programs also require a space to rehearse, build sets, and store sets and costumes. The Herter Center structure was originally intended for this use and was occupied by the Publick Theatre whose costumes can still be seen inside. Currently, this structure serves as an excess storage space for the New England Sports Museum which moved to the TD Garden in 1995. The

APPLICATION

Center, bridging the moat, is showing signs of advanced decay. A fourth phase would restore the Herter Center building to have gallery space for local artists, support facilities such as restrooms for event patrons, prep areas for caterers, staging rooms for event staff, costume changing rooms, green rooms for actors not on stage, or administrative support space to programs that utilize the amphitheater. Many municipalities have public event or performance spaces that, through an RFP process, contract with a third-party entity who could lease the site and would manage and program the space. We would be willing to assist in managing the assessment of the Center, planning and managing renovation, as well as even writing and managing any RFP process.

Timeline (start date, end date, milestones)

We will proceed with repairs as soon as the funds are in hand and DCR signs off on the repair details required to advance the project. We expect substantial completion within just a few months of receipt of the funds.

Project maintenance requirements, protocols, and sources of funding.

DCR does routine maintenance as part of its services within Herter Park. We, the Friends of Herter Park, commit to two (2) volunteer clean-up days per year to assist DCR with this endeavor. These days will be scheduled with DCR, and timing may depend on site condition or necessary tasks. These days could both be in spring, like we have scheduled now – one day for clean-up and one day for maintenance. Depending on future configuration or activities, one day may be a fall “winterization” day.

Anticipated project sustainability/life span

The project we are seeking funding for in this application is sustainable through our described model. Regular use of the space will allow for consistent site monitoring. This will allow for routine maintenance and small repairs to occur on a regular basis, and prevents long-term deterioration. The more programs that utilize the space and the more residents that patronize events, the more volunteers the Friends of Herter Park will have at our disposal going forward, year to year.

Anticipated regulatory review and necessary permits

All of this work is categorized as basic maintenance by the DCR and does not require permits.

APPLICATION

Materials

- Friends of Herter Park bios
- Site Map
- Budget & Scope of Work
- Supplementary visuals
- Letters of Support

Harvard Allston Public Realm Flexible Fund

APPLICATION

Bios



As founding Deputy Director of the Solomon Foundation, Herb Nolan has been responsible for initiating and building numerous park projects over the last ten years. These include the Brewer Fountain plaza in the Boston Common, the Eliot Memorial on the Esplanade, Greenough Greenway on the Charles River, and the Watertown Riverfront Park with its braille trail. Herb places particular emphasis on cultivating the relationships and shared vision essential to a successful public / private partnership. Previously he worked with national design firms on both the west and east coasts and with the National Park Service. Herb holds a B.S. from Harvard College and a M.L.A. from Harvard School of Design. He lives in Wellesley, Massachusetts where he can walk his daughters to school and himself to work through an Olmsted park.



Michelle Ciccolo has over 20 years' experience in planning, land use and community development. Serving as the Community Development Director for over 20 years in the Town of Hudson, MA, she worked on such diverse projects as building rail trails, developing urban parks, creating riverfront walks, updating historic streetscapes, renovating a senior center & restoring historic buildings. Since leaving that role, Michelle now serves as President and CEO of the Ciccolo Group, a Community Development Consulting firm, located here in Allston, where she is working with a local property owner looking to redevelop several parcels in Allston/Brighton, with an eye toward sustainable development and community-respectful design. Michelle has served as a past President of the Metropolitan Area Planning Council (MAPC), chairs MAPC's Legislative Committee, and is currently serving as the first Vice-President of the Mass. Selectmen's Association (MSA) on the Mass. Municipal Association's (MMA) Executive Committee. A mother of two, Michelle also serves as a Selectmen in her home town of Lexington, MA.



Anthony Mullin is the President of the Longwood Players, a non-profit group with ties to the Allston area where they currently hold Board Meetings and construct sets for their theatrical productions. Anthony is also the CEO and Medical Director of JHANDA Corp, a private medical consulting business. Anthony is committed to the performing arts community and to the community of family. He has performed as an actor in several local theatres and is a member of SAG-AFTRA.

Harvard Allston Public Realm Flexible Fund

APPLICATION



Galen Mook is a resident of North Allston and is engaged with the small business and cycling community in the neighborhood. Galen is the president and founder of CommonWheels Bicycle Collective, a non-profit community group which works with partners such as Harvard University, Charlesview Community, Joseph Smith Community Health Center, and Allston Village Main Streets to provide education and access to bicycling resources for local residents. In his work, Galen utilizes Herter Park to host events, bike rides, and classes, and he is encouraged by the talent and energy of the formation of Friends of Herter Park to revitalize one of the

best natural resources in our area.



Founder and President of the Charles River Conservancy, Renata von Tscherner has more than 30 years of experience in non-profit leadership, project and fiscal management, marketing, and organizational development. She trained as an architect and urban designer in Switzerland, and her professional life has focused on planning and improving public spaces. Among her many accomplishments, Renata has worked on the Covent Garden Market in London, co-authored several books, and taught at various colleges in the United States. Renata enjoys windsurfing from Community Boating, as well as biking and inline skating along the Charles River.



Tim McHale is a resident of Brighton since 1974. He lives and works in the community. He is a construction manager that consults to nonprofit organizations, and splits his time as executive director and performer with the Boston Minstrels, a musical group that provides interactive programming at shelters, prisons, and senior centers. He is a member of the Harvard Allston Task Force. He is married to Jane McHale and they have two children, Michael (25) and Emily (23). He and Jane are enjoying their open nest.

Harvard Allston Public Realm Flexible Fund

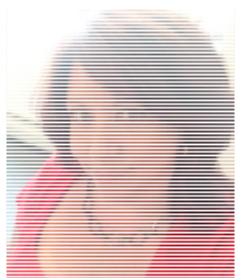
APPLICATION



A graduate of Northeastern University, Evan Bradley currently works as a Special Projects Associate at the Charles River Conservancy, whose area of operations includes Herter Park. As a Conservancy employee and a Boston resident, Evan has spent numerous hours traversing, canvassing, and holding events in Herter Park, and even captured the park on a panoramic camera for Google Street View. Evan is passionate about the Boston area and its parklands, and fulfills his passion through photography, long walks around town, and following local urban planning & development.



Sasha Vallieres is the Volunteer and Outreach Coordinator for the Charles River Conservancy. She is a graduate of the Indiana University of Pennsylvania and an AmeriCorps and Student Conservation Association alumni. She has previously worked for the Trustees of the Reservation, the National Parks Service, and the YMCA of Greater Boston. As an environmentalist and nature lover, Sasha believes that stewardship of the land comes through enjoyment of the outdoors and public parklands.



Kerin Shea has 25 years of professional experience in a project management capacity with a focus on public engagement. Serving eight years as the Assistant Director for Community and Economic Development in the Town of Hudson, MA, Kerin has vast experience in project management and handling complex funding streams, especially when public and private funds are co-mingled to fund one project. Now a Senior Consultant at the Ciccolo Group, a Community Development Consulting Firm located in Allston, MA, Kerin oversees the development of project strategies, public outreach, advertising and ensuring a robust citizen participation process. In her spare time, Kerin can be found assisting the set designer for the River's Edge Arts Alliance and Open Door Theater. She also serves as the state coordinator for Massachusetts History Day, an academic, historical research competition for students in grades 6-12.

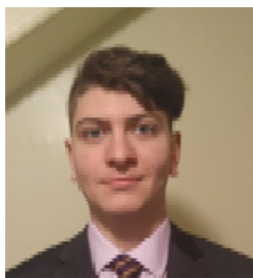
Harvard Allston Public Realm Flexible Fund

APPLICATION



Alyssa Languth is a high level GIS analyst and finance professional with a background working in affordable housing and business applications. Alyssa graduated from Clark University with dual Master's degrees including an MBA and an M.A. in Community Development and Planning. Now a Senior Consultant with the Ciccolo Group, a Community Development Consulting firm located in Allston, MA, Alyssa has extensive experience in the community development and affordable housing fields. Alyssa has worked on such various Community

Development areas as traffic/hazardous intersections, pedestrian/bicycle mobility, livable communities, energy efficiency and water management. She has vast experience with economic assessments, build-out analyses.



A graduate of Harvard University, Matt Ciommo is an Allston resident currently working locally at Franciscan Hospital for Children. Matt's ties to and willingness to serve the community can be seen in his work with City Heart Boston, Oak Square YMCA, Roxbury Habitat for Humanity and the Boston Mayor's Youth Council. His passion for the performing arts has given him much experience working with the Harvard Radcliffe Dramatic Club and with the American Repertory Theater (A.R.T.). This passion for the arts led him to the Friends of Herter Park, where hopes to help revitalize the amphitheater into a safe, fun and creative place for all.

Site Maps



Harvard Allston Public Realm Flexible Fund APPLICATION



Harvard Allston Public Realm Flexible Fund APPLICATION



Harvard Allston Public Realm Flexible Fund APPLICATION



APPLICATION

Budget

Our budget is very feasible – paying for only repairs to the stage/seating area and utility work. AS noted in the scope, we anticipate all labor to be provided by volunteers and DCR personal or DCR contractors. However, we understand that M.G.L. c. 30B procurement laws may apply and services may need to go out to bid.

Total Request: \$49,623.00

A site-walk with Larry Farrer, President of Engineering Advantage, Inc. puts the cost estimate of electrical work and materials at roughly \$30,000. This includes removal and disposal of the existing equipment including the stage lighting box. A new electrical box will be installed and extensions provided for temporary sound and light equipment. Path way lighting will be restored.

A second site-walk with Tim McHale of McHale & Company, Inc. Construction Management Services and local contractor Andrew Scanlon affirmed the electrical scope, and when combined with construction repairs, estimates our total project cost at \$49,623. This work would include rebuilding any rotted or missing sections of the stage, repairing broken seating, and painting. Work would be done by volunteers, DCR staff and DCR contractors.

If successful, one hundred percent (100%) of this project would be funded through the HAPRFF, with the addition of in-kind volunteer time. The total funds would pay only for capital improvements, materials and equipment rental as necessary, and do not include any salaries for the Friends of Herter Park nor any operating expenses.

Many of the Friends of Herter Park members have vast experience with grant management and reporting. We have experience overseeing large capital projects and handling complex funding streams, especially when public and private funds are co-mingled to fund one project.

Harvard Allston Public Realm Flexible Fund

APPLICATION

McHale and Company, Inc.
Construction Management Services
102 Litchfield Street
Brighton, MA 02135
617-797-1129
mchalecompany@aol.com, www.mchaleco.com

Herter Park Work Summary

4/29/2016

The Herter Park is a theater located in North Allston and situated right on the Charles River. It sits within a grassy knoll and surrounded by an actual moat. It hasn't seen much physical upkeep in over thirty years and the surrounding landscape is severely over grown.

The goal of this report is to identify a scope of work to enliven the theater for basic performances over the summer. It will highlight the needed work required to bring the theater up to reasonable condition. A substantial amount of the work will be provided by volunteers, while some other work will be done by DCR and local contractors. **No prevailing wages are figured in this estimate.**

V = VOLUNTEER LABOR

DCR = Includes MAT. AND LABOR

Cont'r = DCR Contractor

TASK 1: Clear and Grub: knoll, banks of the moat, the moat itself, performance area.					
1	Mark dead trees and invasive trees, shrubs, and vines to be removed.			DCR/V	0
2	Power blow all leaves and light branches to flat paved areas. (RENT 4)			V	\$250
3	Pull roots of saplings, shrubs, vines by hand or choker and pick up truck			V	0
4	Prune trees and shrubs to pleasing condition, especially over moat.			V	0
5	Chain saw all dead logs, trees to 2' long,			DCR	0
6	Pile all "green" debris for DCR removal			V	0
7	Collect inorganic matter (plastics, paper, etc.), put in sep. pile or dumpster.	This includes the moat, if safety allows.		V	0
8	Seed or mulch bare soil areas.		mat. only	V	\$500
9	Remove all accumulated green and inorganic debris			DCR	0

Harvard Allston Public Realm Flexible Fund

APPLICATION

TASK 2: General Theater Area - All carpentry performed after electrical service installed.				
1	Power blow seating area and under stage to paved flat areas		V	0
2	Prune and remove all growth from seating area		V	0
3	Remove all pallets, posts, pvc pipe, telephone pole		V	0
		chain saw necessary	DCR	0
4	Inspect all existing telephone poles for structural integrity.		DCR	0
5	Remove and replace all 2x12 bench seating and backs, solid stain. (mat. only)		V	\$2,200
6	Paint steel seat supports at plastic seating		V	\$200
7	Rout and seal heaving paved areas.	mat/lab	Cont'r	\$1,000
8	Electrical:	(furnished and installed by DCR contractor)		
		New service, panel and disconnect to stage area, provide outlets	Cont'r	\$30,000
		Repair walkway and ambient lighting (reuse existing, re-bulb, fix broken)	Cont'r	\$250

TASK 3: Stage Area					
1	Remove section at rear stage, determine status of joists, redeck		lab/mat	Cont'r	\$1,500
2	Remove and replace fascia board around stage	150 lf @ \$5	lab/mat	Cont'r	\$750
3	Provide OSHA handrail around entire perimeter of stage. 100 lf @ \$25		lab/mat	Cont'r	\$2,500
4	Infill hatches with decking (reuse if poss.)	lump sum	lab/mat	Cont'r	\$750
5	Prune heavily at tree along west light tower.		lab/mat	V	0
6	Rebuild rear stairs to stage	lump sum	lab/mat	Cont'r	\$1,250
7	Sand and paint stage deck, paint stairs and fascia	mat. only	lab/mat	V	\$750

Miscellaneous					
1	Provide theater entry sign.		lab/mat		\$750
2	Tool and safety equipment rentals				\$500

		Subtotal all line items			\$43,150
		Contingency @ 15%			\$6,473
		Total			\$49,623

APPLICATION

Notes

- 1 Use desks at seating area for first aid and central station – remove as last item of demolition
- 2 All debris has to be gathered into piles for DCR removal.
- 3 Can DCR be on site to advise what landscape can be removed, esp. trees.
- 4 Shrubs along moat should be cut with chain saw just below grade
- 5 Designate a safety person for the volunteer days
- 6 All debris loaded and removed by DCR

Hand Tools Required

Chainsaws (3)
Gas blowers (3)
Snow shovels
Flat head shovels
Spade shovels
Rock rakes
Leaf rakes
Axes
Large pruners
Hand pruners
Caution tape (mark trees)
Strong rope
Chokers
Pick up truck(s)
Ratchet set
WD 40
Hammers
Screwdrivers
Square
Pencil
Measure tapes
Saw horses
Clamps
Wheelbarrows (2)
Crow bar
Pry bar
Sledge hammer

Power Tools

Generator
Skil saw
Reciprocating saw
Screw gun
Drill and bits
Extension cords

Painting

Drop clothes
Brushes
Water Buckets
Trays
Wire brushes
Sandpaper
Clothe towels
Paint
Stain
Acetone

Safety

Glasses
Ear plugs
Yellow vests
Gloves
Hard hats
First aid kit

Supplementary Visuals



The abandoned Herter Amphitheater

Harvard Allston Public Realm Flexible Fund APPLICATION



Broken , rotten & insecure elements pose a public safety hazard.

Harvard Allston Public Realm Flexible Fund APPLICATION



Downed utility poles & power lines pose a public safety hazard.

Harvard Allston Public Realm Flexible Fund **APPLICATION**



The moat is silted in & clogged with debris. Invasive species of plants have overtaken the banks. The Herter Center is showing signs of advanced decay.

Harvard Allston Public Realm Flexible Fund APPLICATION



The Public theater in its heyday.



APPLICATION

Letters of Support

The following letters of support are attached herein or are being sent to the BRA directly, under separate cover:

- Commissioner Leo Roy – DCR (site owner)
- Julie Burros, Chief of Arts and Culture, City of Boston
- Paola Ferrer, respected community member



Mayor's Office of Arts and Culture

Martin J. Walsh, Mayor

May 2, 2016

Gerald Autler, Senior Project Manager
Boston Redevelopment Authority
1 City Hall Square, 9th Floor
Boston, MA 02201

Dear Mr. Autler,

I write today to express my strong support for the renovation of the Herter Theatre in Allston by the Friends of Herter Park. The theatre is in great need of work and its restoration would be beneficial to all.

My office is currently in the midst of writing a cultural plan for the City of Boston. In this process, we have discovered how desperately Boston's artists and creatives need space to perform and carry out their work. We are supportive of any effort to increase available space for creative use and the restoration of the Herter Theatre does exactly that.

Thank you for taking the time to consider supporting the efforts of the Friends of Herter Park. The Mayor's Office of Arts and Culture feels strongly that this project should go forward and I hope that you are willing to partner in making that happen.

Sincerely,

Julie Burros
Chief of Arts and Culture
City of Boston

May 2, 2016

Mr. Gerald Autler
Harvard Allston Public Realm Flexible Fund
Boston Redevelopment Authority
One City Hall Square, 9th floor
Boston, MA


Dear Mr. Autler,

I am delighted to submit this letter of support on behalf of the Friends of Herter Park's application for funding from the Harvard Allston Public Realm Flexible Fund. As a resident of this community, actor and theatre enthusiast, and frequent visitor to Herter Park, I welcome the proposed project to revitalize the old site of the Publick Theatre, and the surrounding area.

For many years, this beautiful site has been underutilized and allowed to fall into disrepair. The enthusiasm of this collective to think of creative ways to preserve the space for our enjoyment, and their willingness to participate in the stewardship of this valuable community asset will help advance the goals of the Harvard Allston Task Force and the neighbors who strongly advocated for the creation of this flexible fund to promote for the enhancement of our public realm. Not only will the improvements to Herter Park contribute to engaging more people in outdoor activities in the neighborhood, but will contribute to advance the goals of Boston Creates, which identified the shortage of cultural facilities in the city. Allston as a hotbed of arts and culture should have creative spaces, including much-needed performance spaces, that fit its reputation as a leader and innovator.

I strongly support this application and urge you to consider giving them full support so they may restore this valuable asset to our community, and leverage the enthusiasm, talent and other resources that will become available as a result of this investment.

Sincerely,



Paola M. Ferrer, Esq.
19 Royal St. apt 2
Allston, MA 02134