

Roxbury Heritage State Park Project



DCR Public Meeting

January 19, 2017, 6:30pm
Roxbury Community College



Commonwealth of Massachusetts

Governor

Charles D. Baker

Lieutenant Governor

Karyn E. Polito

Energy and Environmental Secretary

Matthew A. Beaton

Department of Conservation and Recreation Commissioner

Leo P. Roy



DCR Mission Statement



*To protect, promote and enhance our
common wealth of natural, cultural
and recreational resources
for the well-being of all.*

DCR - Cultural Resource Stewards

- Over 2,000 historic sites within DCR's 450,000 acres
- Over 100 are listed in the National Register of Historic Places
- 12 National Historic Landmarks



DCR - Cultural Resource Stewards

- Responsible for the protection of cultural resources representing over 12,000 years of history
- Buildings, structures, landscapes, archaeological sites and archival resources



Meeting Purpose

- Provide an update on project design and construction, including schedule and logistics
- Discuss ongoing community participation moving forward
- Respond to questions and community concerns about the project



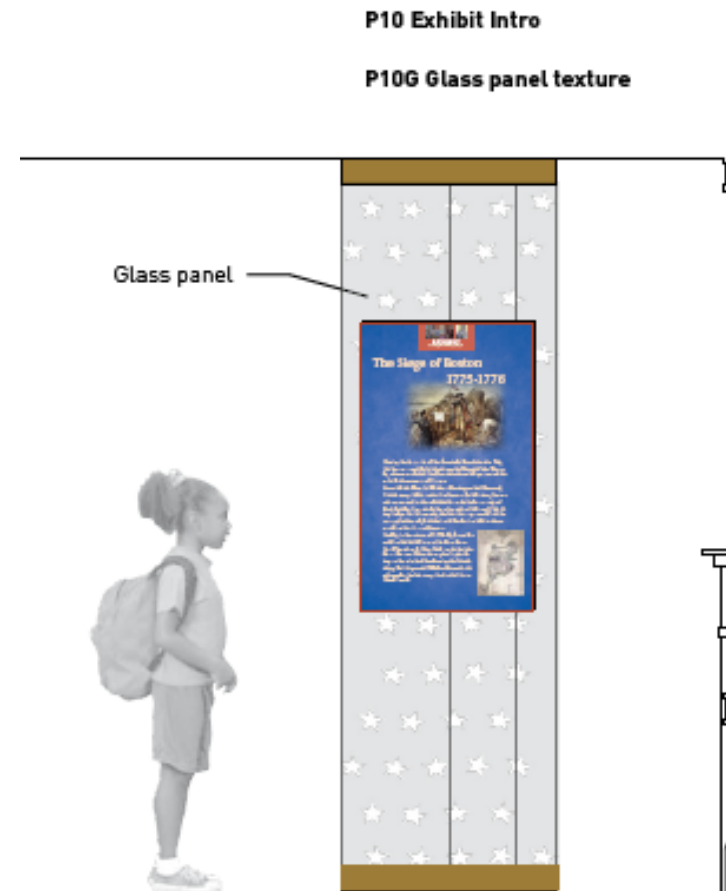
Roxbury Heritage State Park: Important Community Resource

- Site has been used for thousands of years.
- The Dillaway Thomas House, built in the 1750s, stands as a witness to the changes in Roxbury over time.
- DCR recognizes that the property is an important community landmark and serves a symbol of Roxbury's enduring spirit.



Project Goals

- Create a place where the community can learn and celebrate the rich and diverse history of Roxbury.
- Create a welcoming outdoor passive recreation area and make the park more accessible, raise its profile, and engage more people in the process.







Project Background

- Roxbury Heritage SP founded in 1984
- Opened to public in 1992 – last HSP
- Original Master Plan never fully realized
- Current Project Kick-off in 2014
- Initial Scope
 - Minor cosmetic improvements to the Dillaway Thomas House
 - Rehabilitate the park landscape
 - Installation of exhibits
- Original Budget - \$ 2million for design and construction

Public Process = Better Project

- Three public workshops
- Numerous targeted stakeholder meetings
- Public process resulted in improving project scope including additional restrooms, improved entrance, expanded program space, community gallery space, a more welcoming and flexible outdoor space and more robust exhibits.



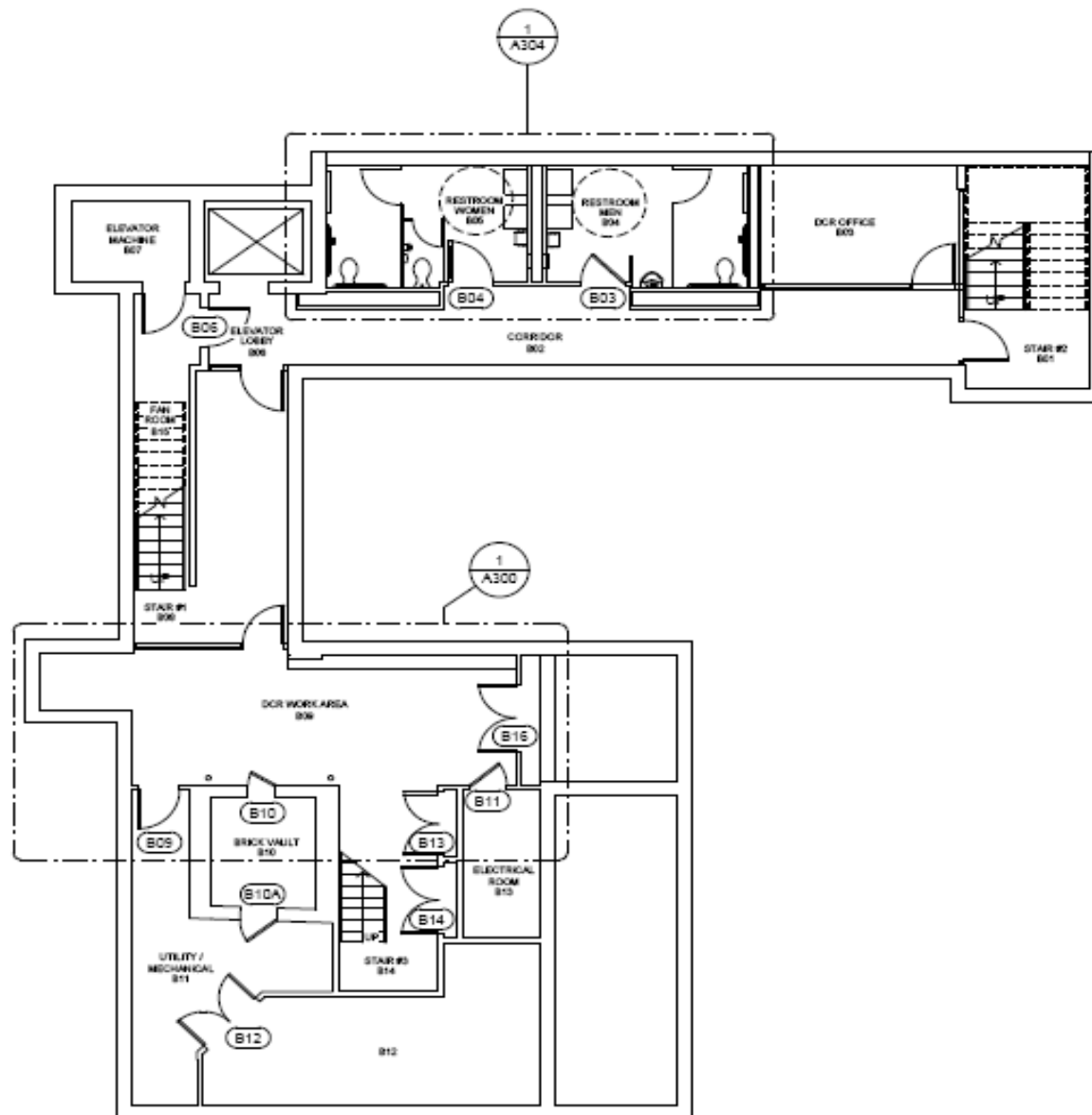
Project Delays

- Expansion of scope triggered the need for a new design contract
- Coordination with other agencies
- Additional permits
- Identify additional funding

Early Action Projects

- New roof, chimney repointing, gutters and downspouts
- New boiler and heating distribution system
- Selective demolition to remove abandoned HVAC ductwork

Investment by DCR: \$250,000



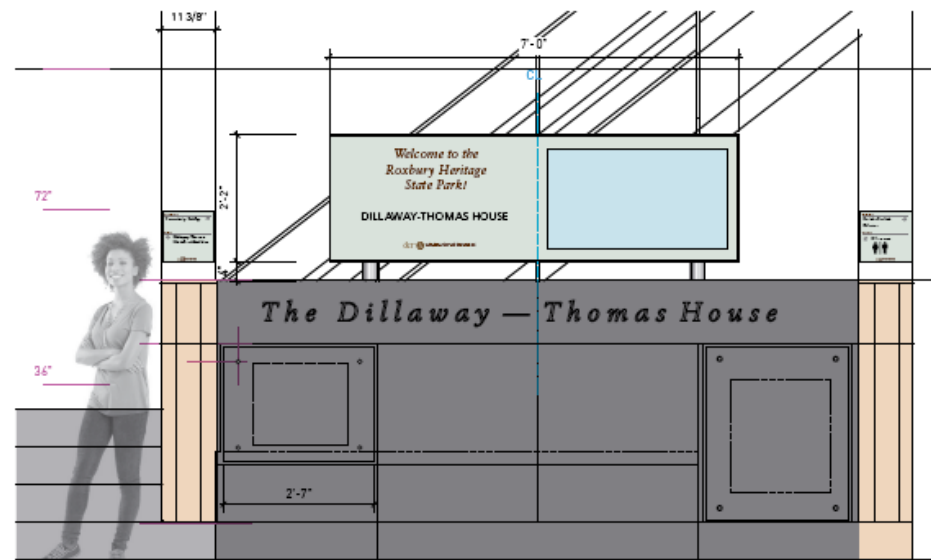
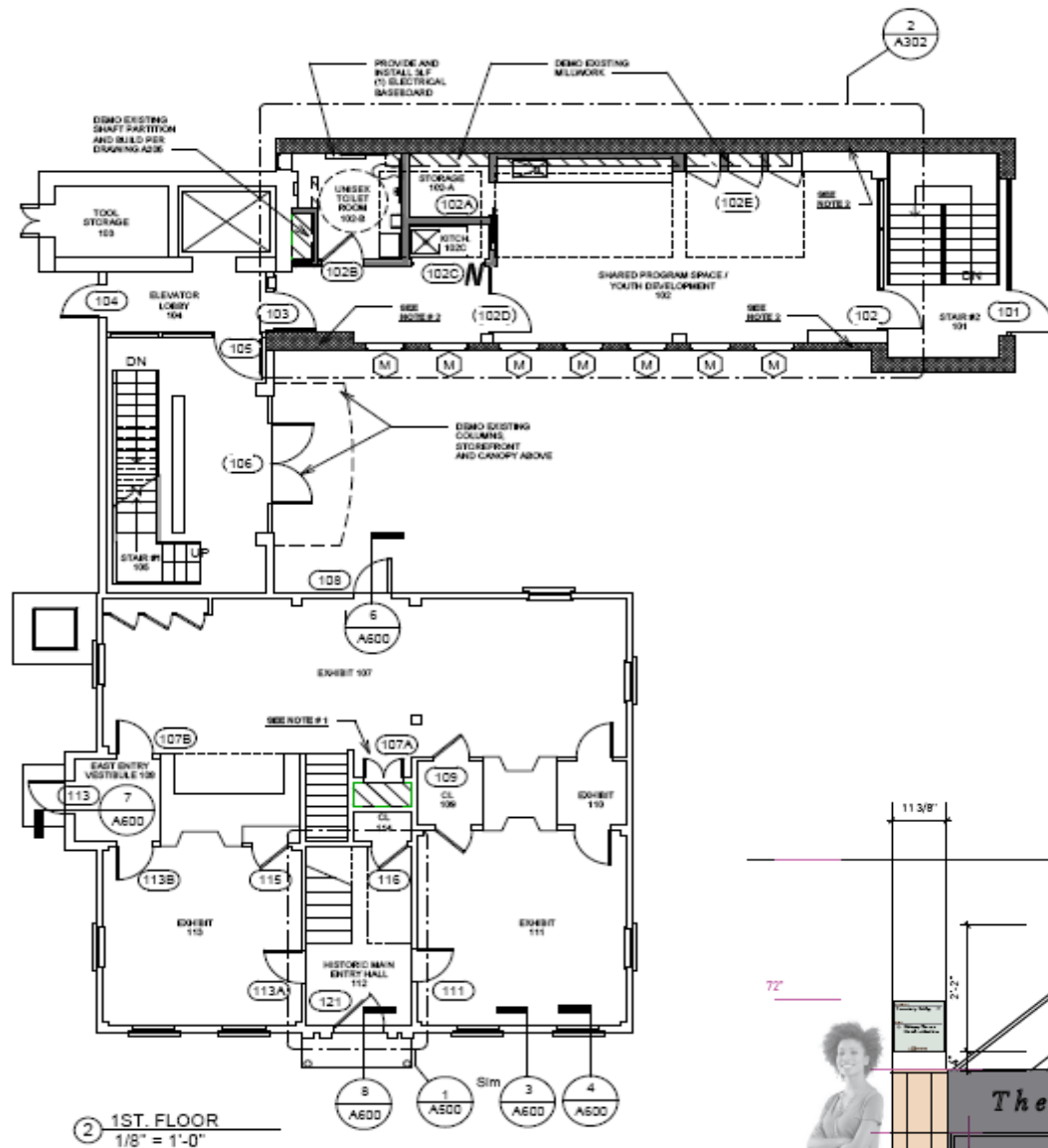
① BASEMENT
1/8" = 1'-0"

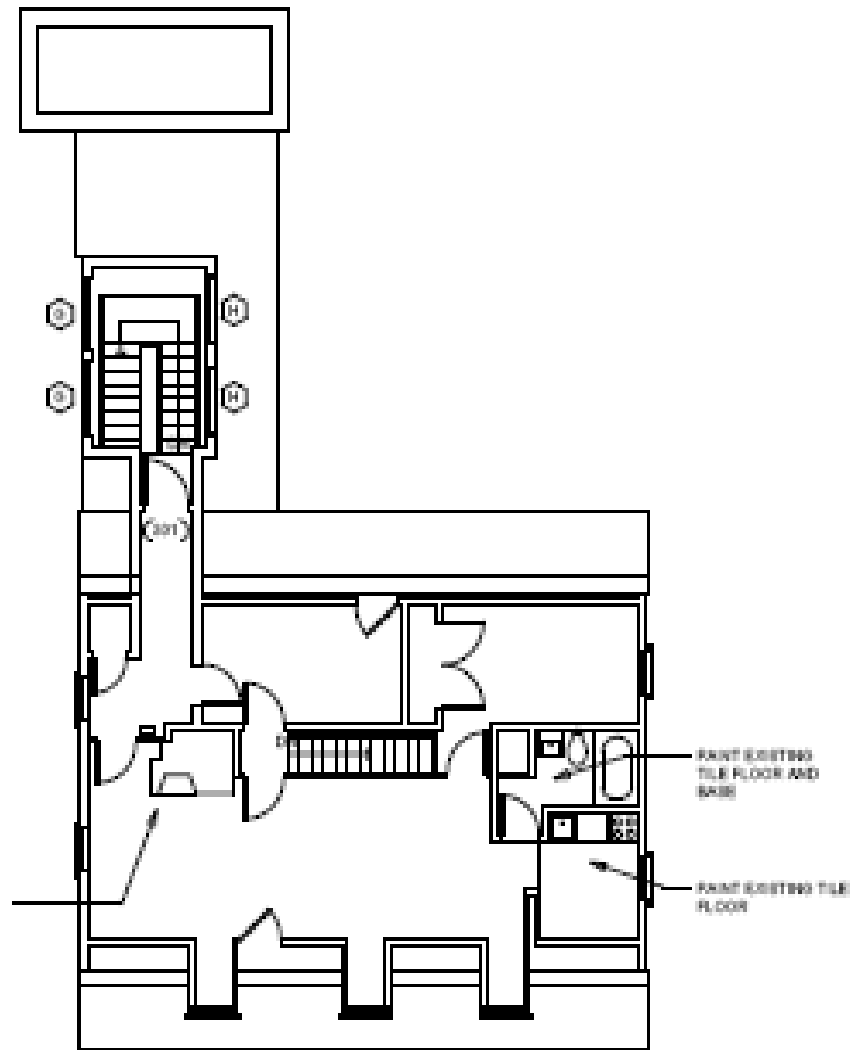
Final Design- Basement Improvements

- Rehabilitation of restrooms
- Improved workshop space for staff

Final Design- 1st Floor Improvements

- More welcoming entrance
- Shared program space: new unisex toilet, kitchenette, exhibit space and audio visual upgrades
- New finishes throughout-- flooring, painting, light fixtures and electrical service
- Expanded exhibit space in historic house





Final Design- 3rd Floor Improvements

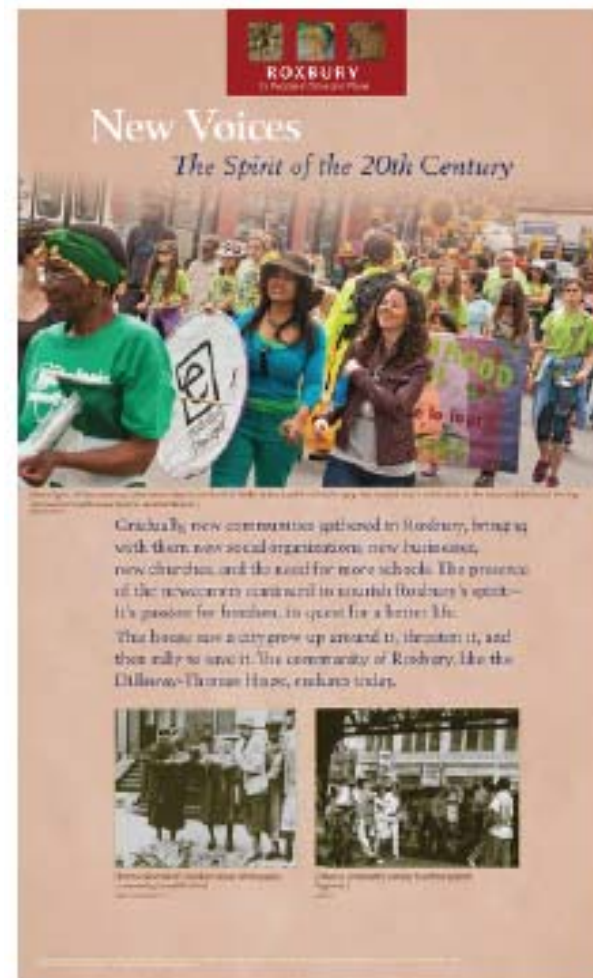
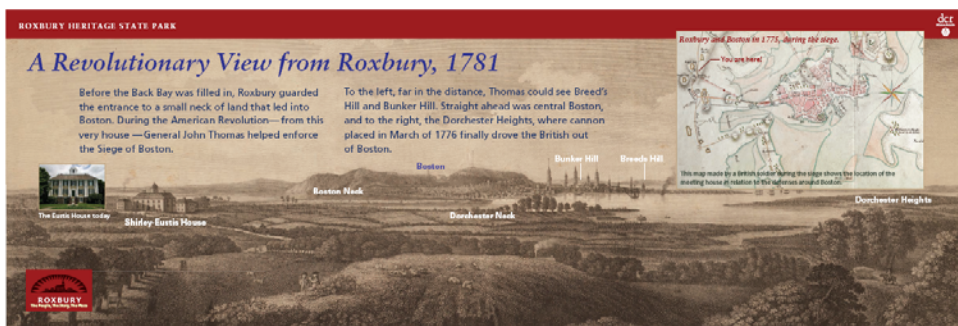
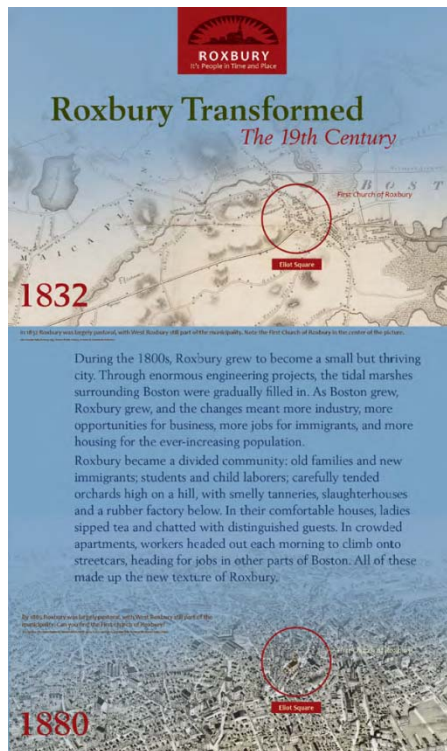
- Upgrading finishes

Exterior Improvements

- Carpentry Repairs
- Masonry repointing
- Exterior painting

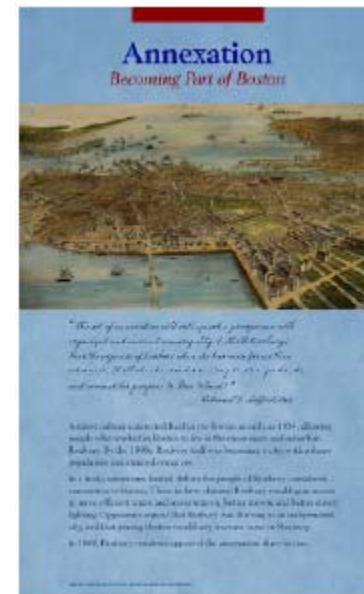
Status of Exhibit Design

- Construction bid package being prepared
- Final graphic design underway
- Final text under review



Status of Exhibit Design

- Northern Light Productions (media consultant) is under contract to produce interactive maps, audio and video components.
- Installation will be coordinated with the completion of interior rehabilitation of the house – May 2017



Project Construction

- Project went out to bid in August
- Bids received at the end of September
- Contract awarded to Campbell Construction Group, LLC
- Contract Value \$2.59 million
- Construction period – February 2017-August 2017

Campbell Construction Group, LLC

- General contracting firm specializing in restoration of historic structures throughout New England, NY and NJ
- Over 50 structures on the National Register of Historic Places
- Preservation Awards for work on Northbridge Town Hall and Gloucester City Hall; recently nominated for an award for work on Theodore Roosevelt's birthplace
- Nearby projects include:
 - Repairs to the Hillside Stable – Blue Hills
 - Restoration of the Sallyport Doors - Ft Independence, Castle Island
 - United First Parish Church Cupola Repairs, Quincy
 - Rehabilitation of Magazine Beach Powder House, Cambridge

Campbell Construction Group, LLC



Construction Logistics

- Hours of work: 7:00 AM – 3:00PM, Monday through Friday (no weekends anticipated)
- Contractor parking: limited to existing DCR lot
- No construction trailer – 3rd floor of house will be used for construction office
- Construction fence securing site
- All staging will be within the construction fence
- Periodic impacts to pedestrian access through site (Gay Street)
- Portable toilets on site, but out of sight

Construction Sequence

- Mobilization, secure construction site – *February 2017*
 - Temp fence phase 1
 - Safety measures for job site and community
- Begin interior restoration efforts – *February 2017*
 - Demo, and new construction interiors
- Begin Site Work – *March 2017* (weather depending)
 - Temp fence phase 2
 - Sidewalk and street closure (short period of time, 1-3 days anticipated)
 - Site demolition, exterior renovations
- Begin Site Landscaping – *April/May 2017*
 - Walkways, sidewalks, outside lighting, finishes, plantings
- Complete Interior Restoration – *May/June 2017*
 - Coordinate installation of exhibits
- Complete Site design – *end of July 2017*

Commonwealth's Investment

Financial Commitment through EEA's Gateways Cities Program:

- Design and permitting - \$500,000
- Early action projects - \$250,0000
- Construction - \$2.59 million
- Exhibits - \$400,000

Total investment \$3.74 million

Next Steps

- Finalizing exhibit materials
- Initiating a planning process with partners for programming



Community Engagement - How you can stay involved and informed

- **Project Website**
 - DCR will post general project updates
- **Regular Construction Updates**
 - Two week look-aheads will be sent out to our project mailing list and will be posted on project website
- **Progress meetings**
 - March – Exhibits
 - May – Update on house construction
 - July – Update on landscape construction

Questions and Conversation

Additional Information

For more information:

<http://www.mass.gov/eea/agencies/dcr/public-outreach/public-meetings/>

If you have questions on this project or if you wish to subscribe to a DCR general information or project-related listserv: contact DCR's Office of Community Relations at 617-626-4973 or Mass.Parks@state.ma.us.