

**Exhibit B**  
**PROJECT STATUS REPORT**  
**for the Community Preservation Committee**

Project Name: HVAC, exterior painting, roof repairs

Project Number: 237-282-019

Status Report Date: September 25, 2025

Project Award Date: Town Meeting 2024 Project Completion Deadline (30 months after award): Dec. 2026

**Interim Status Report.** *The awardee shall submit an Interim Status Report twice per year in April and October, or on such other schedule as requested by the CPC. The CPC may request a site visit and/or copies of any completed studies or materials for its files.*

**Final Status Report.** *Once the Project is complete, the awardee must submit a Final Report to the CPC. The Final Report shall include narratives; a detailed expenditures report; before, during, and after photographs; and any other defined conditions specific to the Project established by the CPC. In the narratives, please describe the Project in its entirety, from start to finish.*

**Extension Request.** *If the awardee anticipates the CPA-funded portion of the Project will extend beyond the thirty (30) month grant period, then prior to the end of such period, an extension request must be submitted in writing to the CPC for consideration. If an extension request with an accompanying explanation for such request is not timely received, the CPC may decide to return any remaining unexpended funds to the General CPA fund. Please provide a detailed justified Extension Request for consideration by the CPC under item 6 below.*

**1. Brief Project Summary (one paragraph from application describing the Project goals, scope and budget):**

**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 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.

**2. What is the date your Project began or will begin spending the CPC funds?** 10/23/24

**3. What is the expected Project completion date?** December 2026

**4. What percentage of the Project has been completed to date?** 95 per cent

**5. Describe work completed to date and key Project milestones that have been reached:**

The HVAC system has been installed and the exterior painting was completed last fall.

**6. Describe the remaining work on the Project and projected timeline it will be complete:**

We presented the projects to the Historic Districts Commission, which were approved. An additional requirement is fencing to surround the air handlers and heat pumps which are on the south side of the building. We got an estimate of about \$10,000 from Reliable Fence but had to put it off so it wouldn't interfere with exterior painting. We are in contact with the company to install the fencing soon. We will return to the Historical Commission after the fence is installed. As the final request for reimbursement of CPA funds, \$62,500, will exhaust our total award of \$195,000, we have budgeted \$10,000 in our operating expenses for the fencing this year. It has not been necessary to make repairs to the roof.

**7. Expenditure Report:****a. Attach a detailed Expenditure Report to this Project Status Report**

Previously submitted.

**b. Account for the amount of CPC funds expended to date with a brief narrative**

To date we have received \$135,200 for the new HVAC system and exterior painting.

**c. Account for any remaining unexpended funds**

The requested reimbursement of \$62,500 is for the final payment of \$119,735.50 to the HVAC contractor L.C. Anderson in June.

**8. Describe your outreach efforts:**

At the many performances at 51 Walden we have announced the new HVAC system and the CPA award which made it possible. Information is also available on our website, [www.51walden.org](http://www.51walden.org)



Ductwork in the hall



Exterior air handlers and pumps



9.

Air handlers and ductwork in the basement

Name of person who completed this Report: Carole Wayland Date: September 21, 2025

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