

CITY OF BEVERLY, MASSACHUSETTS

REQUEST FOR PROPOSALS

#19-020

SALE OF FORMER BRISCOE MIDDLE SCHOOL



Proposals Due:

August 9, 2019 at 11:00 A.M.

**At the Office of the Purchasing Agent, City Hall
191 Cabot Street, Beverly, Massachusetts 01915**

REQUEST FOR PROPOSALS
#19-020
SALE OF FORMER BRISCOE MIDDLE SCHOOL
7 SOHIER ROAD

PROPOSAL DUE DATE: 11:00 a.m. (local time), August 9, 2019

Return proposals to: City of Beverly
Purchasing Department
City Hall, 191 Cabot Street
Beverly, Massachusetts 01915

Competitive sealed proposals will be received by the Purchasing Department, at the above-specified location, until the time and date cited.

Proposals must be in the actual possession of the Purchasing Department on or prior to the exact time and date indicated above. **NO INCOMPLETE, FAXED, ELECTRONICALLY MAILED, OR LATE PROPOSALS WILL BE CONSIDERED.**

All procurement activities conducted by the City of Beverly are in conformance with the rules and regulations of Massachusetts General Laws, Chapter 30B. The law is available for review in the Purchasing Department at the above address. Copies of the law are also available for sale to the public at a fee of 20 cents per page at the Purchasing Department or available on line at <http://www.state.ma.us/legis/laws/mgl/index.htm>.

Questions regarding this Request for Proposals should be addressed to: David Gelineau, Purchasing Agent, City Hall, 191 Cabot Street, Beverly, MA 01915; phone (978) 921-6000, ext. 2350 (dgelineau@beverlyma.gov).

1. INTRODUCTION

1.1 Project Background

The historic Briscoe Middle School (“Briscoe School”) closed summer of 2018, replaced by the new Beverly Middle School constructed at 502 Cabot Street opening fall of 2018. The City of Beverly is currently offering the Briscoe School for disposition as a redevelopment opportunity consistent with community objectives that were developed over several public meetings. To that end the City of Beverly (“The City”) seeks sealed proposals from qualified parties for the purchase and redevelopment of the Briscoe School property, a 6.5 acre property located at 7 Sohier Road.

The Briscoe School was built in 1923 on an irregularly shaped lot located at the intersection of Sohier Road and Colon Street. The three story building is approximately 144,000 square feet, including a lower basement area primarily used for shop classrooms, gymnasium and boiler room. The site has experienced a number of changes over time; it currently features a grass covered playing field nearly 2 acres in size located behind the building, bus parking area and long term parking located to the west and northwest of the building adjacent to Sohier Road. Smaller landscape areas are located in front of the building at the intersection of Sohier Road and to the southeast of the building along Colon Street.



In 2017 the City convened the Briscoe School Re-Use committee in anticipation of its closure to study re-use alternatives of the school and its grounds for Municipal Purposes. The committee explored a number of alternatives, including feasibility of relocating existing municipal offices from City Hall located at 191 Cabot Street, and other satellite facilities in including the Senior Center, Municipal Inspections Office (currently located at the GAR Hall at 8 Dane Street), and an expanded police station. A thorough review of the property and an alternatives analysis demonstrated that the Briscoe School was too grand in scale and costly to reuse for municipal purposes given the City’s spatial needs. The Committee ultimately recommended that the Briscoe School be made available for disposition and redevelopment. The Briscoe Feasibility Study conducted as part of the design process for the new Middle School and utilized by the Briscoe School Re-Use committee can be found in Appendix C.

The City intends to sell the property to a qualified party for the purposes of (1) redevelopment of the property that will offer a mix of community benefits and amenities, (2) preservation and rehabilitation of the school building, (3) generation tax revenue over the long term, and (4) ensuring consistency with the character of the neighborhood. The property is currently zoned for residential uses. However, the City is considering alternative uses that will require zoning amendment(s) or other relief. The City will consider additional assistance that supports a creative redevelopment concept that successfully advances community interests.

1.2 Redevelopment Objectives



The City has developed a core set of values to consider in issuing this RFP and ultimately in selecting the most advantageous development proposal. These values are the result of public comment provided in connection with the Briscoe Re-Use Committee work and associated public meetings. Based on the Briscoe Re-Use Committee recommendation to sell the property for non-municipal use, the City held two public meetings to discuss and solicit public feedback on a proposed set of redevelopment objectives. In addition to input garnered from public processes, the redevelopment values reflect goals and objectives established in several policy documents including but not limited to the Beverly Comprehensive Master Plan Comprehensive Housing Plan and Beverly Cultural District Plan.

The City seeks proposals that (1) demonstrate the ability to successfully redevelop the property, (2) create long term value and tax revenue, (3) ensure consistency with the character of the neighborhood, and (4) prioritize the following community benefits:

- Preservation and rehabilitation of the historic school building, including:
 - Preservation and restoration of the historic front and side façades of the school building, following the Secretary of Interior’s Standards for Rehabilitation of historic properties (see Appendix F);
 - Where possible, preservation and restoration of significant interior architectural elements and building volumes, such as the historic auditorium and entrance, following the Secretary of Interior’s Standards for Rehabilitation of historic properties;
 - Where possible, restoration of the original landscape design¹, particularly the triangular shaped landscape area (turf bowl) located in front of the building (see Appendix E for an illustration of the original site and landscape plan);
 - Long-term assurance of preservation, potentially with the utilization of a preservation easement/restriction, listing on the National and State Registers of Historic Places², the creation of a local historic district or monument; and/or other preservation strategies.

- Preservation and restoration of landscape and open space areas to be made available for public use for passive and/or active recreation opportunities, including:
 - The 2-acre playing field at the rear of the property, title of land to be retained by the City of Beverly for public use.
 - The historic triangular-shaped landscape area (turf bowl) in front of the building. The City will contemplate a redevelopment proposal that utilize a portion of the landscaped

¹ The Dedication Programme (1925), including the historic floorplans and site plan, may be found in Appendix E.

² Historic survey and official determination of eligibility for the National Register of Historic Places by the Massachusetts Historical Commission may be found in Appendix D. The City will consider assisting efforts to list the property on the National Register of Historic Places.

- area in front of the school building; however the City seeks redevelopment of the property the proposes to preserve the greatest amount of the triangular area for public use and to be retained by the City of Beverly.
- Where possible, preservation and protection of mature trees;
 - Provision of maintained public pedestrian access to all landscape and open space areas to be made available for public use;
 - Restore and/or otherwise introduce a landscape buffer and street trees along frontage adjacent to public ways, in particular Sohier Road.

The City will consider redevelopment proposals that comprise a variety or unique mix of land uses that successfully preserves the building and open space. However, the City will prioritize proposals that may include a one or more of the following use types:

- Senior residential housing that includes a substantial, long-term affordability component;
- Artist Live/Work housing;
- Mixed-income housing that includes a long-term affordability component that complements the previous two residential typologies;
- Lodging facility;
- Co-Working Space that may include a maker space or a business incubator component;
- Commercial office space;
- Uses that allow for publicly available programming or events within the building; in particular, those which provide access to the historic auditorium.

Note that the City will also consider project proposals that include market rate units and/or Workforce Housing component consistent with MassHousing standards. However, the City will favor projects that include a deeper, long-term affordability component in addition to workforce housing.

2. PROPERTY INFORMATION

2.1 General Site Information

The Subject Property (Parcel 31-13) is approximately 6.5 acres of land located at 7 Sohier Road, and is bounded by Colon Street to the southeast and Sohier Road to the west. The property comprises the former Briscoe Middle School (“Briscoe School”) constructed originally in 1923 as the Beverly High School. The School was later utilized as a middle school from 1965 until its recent closure in 2017, following being replaced by the newly constructed Beverly Middle School located at 502 Cabot Street.

The neighborhood around the property is a mix of single-family and multi-family homes, Housing Authority-owned properties, Gloucester Crossing commercial district, and a municipal park. The property is also proximate to Downtown Beverly, and the Beverly Arts District, located to the south, which is undergoing significant reinvestment and revitalization.

The School building occupies the most of the southeastern portion of the site, and faces the intersection of Colon Street and Sohier Road. The site is mostly flat, and has approximately 1,500 feet of frontage on Colon Street and Sohier Road, respectively. The site is serviced by municipal water and sewer, natural gas, cable, electricity, and telephone utilities; the heating

system for the existing building relies on two boilers installed in 1955. The site contains approximately 120 existing parking spaces. Existing parking is located mainly to the north and west of the School building, with a lot created at the northwest border of the property for school bus parking, surrounded by a chain link fence. An office shed also exists in the northwest area of the site, adjacent to the school bus parking lot. Vehicular access runs along the perimeter of the building, with ten parking spaces located at the front of the building. The site contains a ball court to the east of the School building and athletic fields to the north of the property. (See Appendix A: Building Plans and Site Plans; Appendix B: GIS Maps of RFP Parcel; and Appendix C: Briscoe Feasibility Study, for additional information.)

The Briscoe Middle School is one of Beverly's unique historic and cultural assets. Built to address overcrowding at the high school at the time located at 3 Essex Street, the building was constructed in 1923-1925 at the total cost of \$1,146,000, with Adden & Parker coming on as architects for the project in 1922. The school, which was utilized as the Beverly High School until 1965, opened in 1925. The new high school featured then-state-of-the-art building components, including Payne elevators, a Spencer Turbine Vacuum Cleaning System, and Holtzer-Cabot telephones, fire alarms, and doorbells.

After significant property growth within the City of Beverly during the 1950s and 1960s, the Beverly High School became the Briscoe Junior High School in 1965 (housing grades 7 through 9), and later became the Briscoe Middle School (housing grades 6 through 8). With the completion and opening of the new Beverly Middle School in 2018, the Briscoe Middle School is now vacant.

2.2 Building

The school building consists of three stories and a lower basement area with a gymnasium, a boiler room, and shop classrooms. The building contains 144,349 square feet of floor area, and a footprint of approximately 1.4 acres. Both the interior and exterior are well-maintained and in moderately good condition, although accessibility improvements are needed throughout the building and architectural details and windows require significant improvement.

The interior contains various significant features, including a historic, 1,200-seat auditorium, a richly-designed and architecturally-detailed front entryway, and classrooms with large 12/12 windows. The exterior includes a concrete foundation in good condition and brick walls with intricate exterior detailing on cornices, door surrounds, window sills, and headers, many of which require restoration or replacement (see Appendix C: Briscoe Feasibility Study, and Appendix D: Historic Survey, for additional architectural analysis).

A review of structural systems and fire protection, plumbing, mechanical, and electrical systems, as well as a handicap accessibility review, is included in Appendix C: Briscoe Feasibility Study.

2.3 Grounds

The site unoccupied by the school building is mostly landscaped or paved for parking or ball court area, with a small wooded portion of the site in the northwest corner. A triangular space in front of the building contains an open lawn with trees of varying maturity, and a

curved two-way vehicular drive and parking space that mirrors the curve of the building's front elevation and walkway to allow cars to park in front of the building. The vehicular drive and parking space was not part of the original turf-bowl design for the front landscaped space.

On the east side of the building, a concrete walkway runs parallel to the building and landscaped greenspace and a basketball court are accessible from the building's front and rear entrances. To the north, a large, grass-covered athletic field covers nearly two acres of the site. The rear school bus parking lot, adjacent car parking, and office shed comprise approximately 1.2 acres of paved or impervious area. A small portion of the wooded area on the northwest corner of the property is within a 500-year floodplain. Please see Appendix B: GIS Maps of RFP Parcel for additional information.

3. PROPOSAL REQUIREMENTS

3.1 General

Copies of this Request for Proposals may be obtained directly from the City of Beverly Purchasing Department web page at the following web address: <http://www.beverlyma.gov/departments/procurement/>.

Hard copies of the RFP may be obtained for \$50.00 by contacting the City's Office of Purchasing at (978) 921-6000, extension 2350 or by visiting that office (address below) during normal City Hall business hours (Monday through Wednesday, 8:30 a.m. to 4:30 p.m.; Thursday, 8:30 a.m. to 7:30 p.m.; Friday, 8:30 a.m. to 1:00 p.m.).

A deposit of Ten Thousand Dollars (\$10,000) cash, treasurers' check or money order must be submitted as part of the proposal package. Deposits shall be returned to unsuccessful proposers no later than seven (7) business days after the City executes an Initial Provisional Designation Agreement with the preferred developer. If the preferred developer (successful proposer) fails to execute a Land Development Agreement or ground lease with the City per section 4.2 of this RFP, the deposit shall be retained by the City.

Submitted proposals must meet the City's General Conditions and Instructions for bids and responses to Requests for Proposals. A copy of the City's General Conditions and Instructions is attached as Appendix K. Complete sets of Proposal Documents shall be used in preparing Proposals; the City does not assume any responsibility for errors or misinterpretations resulting from the use of incomplete sets of Proposal Documents. The City, in making copies of Proposal Documents available on the above terms, does so only for the purpose of obtaining Proposals on the work and do not confer a license or grant for any other use.

It is the responsibility of each Proposer before submitting a Proposal to: (a) examine the Contract Documents thoroughly; (b) visit the site to become familiar with local conditions that may affect cost, progress, performance or furnishing of the Work; (c) consider federal, state and local Laws and Regulations that may affect cost, progress, performance or furnishing of the Work; (d) study and carefully correlate Proposer's observations with the

Contract Documents; and (e) notify the City of all conflicts, errors or discrepancies in the Contract Documents.

3.2 Pre-Proposal Conference

A pre-proposal conference has been scheduled at the site for Tuesday, June 25, 2019 at 1:00 p.m. The building and grounds will be open for inspection at that time. Attendance at the pre-proposal conference is not mandatory, but site inspections at another time are subject to the City's availability.

3.3 Interpretations and Addenda

All questions about the meaning or intent of the Contract Documents are to be directed in writing to the Purchasing Agent, **David Gelineau**; email **dgelineu@beverlyma.gov**. Interpretations or clarifications considered necessary by the City in response to such questions will be issued by Addenda mailed or delivered to all parties recorded by the City as having received the Proposal Documents. Questions received less than ten (10) days prior to the date for opening of Proposals may not be answered. Only questions answered by formal written Addenda will be binding. Oral and other interpretations or clarifications shall be without legal effect.

Addenda may also be issued to modify the Proposal Documents as deemed advisable by City.

Proposer shall be responsible for determining that it has received all Addenda that have been issued.

3.4 Proposal Format and Deadline

Respondents must submit seven (7) hard copies and one (1) digital copy of their proposal containing complete information as requested and required by the terms of this RFP. Proposals must be submitted in a sealed envelope marked "Beverly Briscoe Middle School Redevelopment RFP" on the outside of the envelope. The digital copy of the proposal must be submitted with hard copies of the proposal in the sealed envelope, and submitted either by CD-ROM or USB portable storage drive. **Please take note that there is NOT a separate price proposal.** One original copy of the proposal must be completed in ink or typewritten, along with additional hard copies and digital copy must be delivered to:

City of Beverly Purchasing Department
City Hall, 191 Cabot Street
Beverly, Massachusetts 01915

on or before 11:00 a.m. on Friday, August 9, 2019 at which time proposals will be publicly opened and recorded. No late, incomplete, faxed or electronically mailed proposals will be accepted. Proposals must be in the actual possession of the Purchasing Department on or prior to the exact time and date indicated above to be considered.

Proposals must be submitted in the format and sequence enumerated below (Sections 3.5 through 3.13). Each section should be tabbed to correspond with respective submission subheadings.

3.5 Required Submissions

1. Letter of Transmittal

The proposal shall include a one-page letter of transmittal signed by the principal(s) of the proposer and addressed to:

**Purchasing Department, City of Beverly, City Hall, 191 Cabot Street,
Beverly, Massachusetts 01915.**

2. Summary of Price Proposal Form

The Price Proposal Form included in Appendix G must be included in your proposal of each submitted response as noted in Section 3.4 above.

3. Disclosure Form, Non-Collusion/Tax Form.

The Disclosure of Beneficial Interest in Real Estate Property Transaction Statement (included in Appendix H) and Non-Collusion/ Tax Certification Form (included in Appendix I) must be included in each submitted response as noted in Section 3.4 above.

4. Description of Redevelopment Proposal

The Proposal shall include a detailed description of the redevelopment concept including, without limitation, the development proposed for the Subject Property, and all associated improvements to the property including the benefits and impacts of the development on the neighborhood and the City, all as set forth below:

- A description of the proposed use(s) and estimated square footage by use for Subject Property. Include any proposed construction or demolition of structures, additions, outbuildings, parking lots, landscaped areas, driveways and other modifications to the site;
- A description of the populace the development is expected and intended to serve including the expected number of employees, patrons, and expected number of units and occupants;
- A description of the benefits of the project on the City's stream of tax revenue, expressed in terms of initial investment, future investment, expected real estate, excise, and other tax revenue resulting from the proposed redevelopment.

- A description of the benefits of the project to both the City in general and the neighborhood surrounding the project site;
- A detailed timeline for permitting and constructing improvements, and making capital investments. The proposer will be expected to execute a Land Development Agreement consistent with the proposed timeline;
- A description of how the proposer plans to renovate the building and property, including renovation of the building (both interior and exterior elements), and landscape / open space areas;
- A comprehensive listing of all permits and approvals that will be required for the proposed development;
- A narrative demonstrating at minimum how the project proposal meets the City's stated objectives (Section 1.2) and Beverly Zoning Requirements;
- A discussion of municipal services required to service the new development, including traffic impacts, water consumption, and drainage; and
- A detailed analysis of the ways in which the proposal satisfies the evaluation criteria listed below.

3.6 Design Drawings

Proposals must include 11"x17" copies of the plans listed below sufficient to adequately describe the development concept. Color illustrations are preferred and additional plans are welcome.

- Site plan, building elevations;
- Floor plans for each building level;
- Diagram identifying various uses within the building;
- Landscaping and parking plan indicating open spaces, planting areas, pedestrian pathways, and parking lot(s); and
- Schematic illustrating exterior elements to be preserved, interior architectural spaces, and features that will be preserved.

The plans shall include approximate dimensions and heights of proposed building (if any), other structures and site features, setback distances from property lines, parking calculations and total square footage estimates for all floors and structure(s).

3.7 Permitting, Construction, and Initial Investment Details and Timeline

Proposers shall provide a narrative description of the proposed project's permitting and construction phases, including permitting and construction milestones. Proposers must also provide a detailed breakdown of the investment expected to be made during the first twenty four (24) month period following execution of the Land Development Agreement.

3.8 Development Team Information

The proposal shall include a description of the development team and/or ownership entity, the individuals and organizations to be involved in the development, and their experience. The proposer may be an individual, group or organization, a public or private entity, profit or not-for-profit. Individuals and/or firms may be part of more than one team submitting proposals. The description of the development team must include the following information:

1. The name, address, and telephone number of the proposer, the name of any representative authorized to act on the proposer's behalf, the name and address of the contact to whom all correspondence should be addressed, and the names and primary responsibilities of each member of the development team;
2. A description of the organizational structure of the development team or ownership entity;
3. A summary of the team's/entity's experience, collectively and individually, with similar projects. Demonstrated ability to perform as proposed and to complete the project in a competent and timely manner including, without limitation, the ability to pursue and carry out permitting, financing, marketing, design, and construction;
4. Examples of similar successful redevelopment projects of historic structures that met similar outcomes as the City's stated redevelopment objectives (Section 1.2), including projects where the development team has successfully worked with the Massachusetts Historical Commission (MHC) or the National Register of Historic Places through the National Park Service;
5. If the proposer is not an individual doing business under his/her name, a description of the firm/organization and status of the organization (whether a for-profit, not-for-profit, or charitable institution, a general or limited partnership, a corporation, LLC, LLP, business association, or joint venture) and the jurisdictions in which it is registered to conduct business; and
6. The legal entity owning any land other than the City land that may be included as part of the development proposal.

3.9 Project Financing and Financial Analysis

The proposer shall submit a financial analysis sufficient to demonstrate the financial feasibility of the proposal. At a minimum, the proposal shall include:

1. A plan for financing the development, including a "sources and uses" of funds statement, evidence that the proposer has the financial capability to obtain the necessary funding, and if the financing sources are not recognized lending institutions, background information evidencing the soundness of such financing sources; and

2. A development budget for the project, including hard and soft construction costs, and an operating pro-forma or multi-year investment rate and schedule that includes relevant information through the first ten years of anticipated occupancy and operation. The operating pro-forma must include detail relative to municipal expenses (lease payment, taxes, slip fees, etc.).

3.10 Projection of Municipal Revenue

The proposal shall contain a statement of the real estate, personal property, excise and other tax revenue anticipated to be generated as a result of the development over the next ten years, with underlying calculations. If the proposer is a tax-exempt organization, the proposal shall instead set forth a schedule and list of proposed Payments In Lieu of Taxes (PILOT) to be paid to the City of Beverly and an explanation of how the figure was determined. The schedule and list must clearly specify the intended duration of PILOT payments in years and must include a proposed legal mechanism to obligate payment.

3.11 References

The proposal shall include descriptions of at least three similar projects and references for those projects with names and telephone numbers. The proposal shall also include at least two (2) banking references.

3.12 Disclosure of Beneficial Interest in Real Estate Property Transaction Statement and Non-Collusion / Tax Certification

The proposal must include an executed Disclosure of Beneficial Interest in Real Estate Property Transaction Statement as well as an executed Non-Collusion/Tax Certification in the form included in Appendices H and I.

3.13 Minority and Women Owned Business Enterprises

The City encourages, to the extent allowed under the law, the active and meaningful equity participation of Minority-Owned Business Enterprises (MBE's) and Women-Owned Business Enterprises (WBE's) as certified by the State Office of Minority and Women Owned Business Assistance (OMWBA). Proposals shall state whether the development team or the proposed end user includes any MBE's or WBE's and shall state the commitment to MBE's or WBE's to be made during construction.

3.13 Proposal Terms

Proposals shall specify the proposed terms of the sale and any non-monetary considerations, insurance, any easements or cross-easements needed for the development, mortgage financing contingencies, if any, and rights of mortgagees.

4. REQUIRED AGREEMENTS

4.1 Purchase and Sale Agreement

The City shall require the successful proposer to execute a Purchase and Sale Agreement within 45 days from the date of being selected. Note that enclosed with this RFP (Appendix J) is a sample purchase and sale agreement that the City will require the successful proposer to execute, with the possibility of mutually agreed upon amended terms.

The Proposer's attention is directed to the fact that all applicable local, federal and state laws; municipal ordinances; and the rules and regulations of all authorities having jurisdiction over the Work, shall apply to the Contract throughout, and they shall be deemed to be included in the Contract Documents as though they were written out in full therein. The successful proposer will be expected to execute the Purchase and Sale Agreement contemporaneously with the Land Development Agreement referenced in section 4.2.

4.2 Land Development Agreement

Within 45 days of being selected, the successful proposer will be expected to execute a Land Development Agreement ("LDA") that sets forth and incorporates by reference, among other things, a detailed timeline for permitting, construction, implementing public improvements, and making capital investments, as well as expected Purchase and Sale terms. At the City's discretion the 45-day period may be extended by written notice from the City.

If the successful proposer does not execute the Land Development Agreement and/or Purchase and Sale Agreement as prescribed above the \$10,000 deposit submitted proposal package will be forfeited.

The \$10,000 deposit will be applied to the rental payments owed under the ground lease for the selected project that successfully fulfills the terms of the LDA and the Purchase and Sale Agreement.

5. SELECTION PROCESS

5.1 Rule of Award

The most advantageous proposal from a responsive and responsible proposer, taking into consideration price and all other evaluation criteria set forth in the RFP, will be selected at the discretion of the City.

5.2 Evaluation Committee and Process

The City of Beverly Mayor will appoint an Evaluation Committee for the purposes of evaluating responses to this RFP. The Committee will be responsible for determining whether any or all proposals should be rejected in the best interest of the City, and for recommending to the Mayor as the City's Chief Procurement Officer which proposal, in its collective opinion, is the most advantageous proposal to the City.

Should the City and the proposer who submits the most advantageous proposal not execute a LDA and Purchase and Sale Agreement, the City may, at its sole discretion, enter into an LDA and Purchase and Sale Agreement with the next most advantageous proposal. The City may, at its sole discretion, repeat this procedure with each proposer who submits an advantageous proposal until an LDA and Purchase and Sale Agreement are successfully executed between the City and a proposer.

City reserves the right to reject any Proposer if the evidence submitted by such Proposer, or the investigation of such Proposer, fails to satisfy City that such Proposer is properly qualified to carry out the obligations of the Contract and to complete the Work contemplated therein.

6. RFP EVALUATION

6.1 Minimum Criteria

Those proposers who submit all forms and materials listed in Section 3 “Proposal Requirements” of this RFP will be considered responsive and responsible proposers. Any proposal that fails to include all of the required submissions may be deemed non-responsive and will not be further considered.

6.2 Evaluation Criteria

Proposals shall be reviewed on a scale of 1 to 10, with 10 being considered the most advantageous response based on the following criteria:

1. *Completeness of Proposal*

An advantageous proposal contains a clear and comprehensive plan that addresses and/or complies with all of core objectives (Section 1.2) and minimum proposal submittal requirements (Section 3) as stated in this RFP.

2. *Relevant Experience of Development Team*

The proposer clearly demonstrates a track record and capacity to design, finance, develop, market, and where applicable manage a project similar to the subject property and consistent with objectives of this RFP. The proposer demonstrates an understanding of all relevant regulatory frameworks, and ability to manage State and local permitting processes.

3. *Consistency with City’s Redevelopment Goals and Objectives of this Request for Proposals (RFP)*

An advantageous project meets and/or exceeds the City’s stated goals for redevelopment of the property as stated in Section 1.2 in a comprehensive and coherent site and land use plan, taking into account the following elements:

(i) Preservation of the school building and rehabilitation of exterior architectural elements

(ii) Preservation and restoration of significant interior building volumes and interior architectural details,

(iii) Preservation of land for public open space, including where possible restoration of original landscape elements, and

(iv) Reuse of the building that incorporates a one or more of the land uses referenced in Section 1.2 of this RFP that meets housing, cultural and/or economic development objectives.

4. *Compatibility of Use & Site Design*

The combination of proposed site design, architecture, and uses create an integrated and welcoming site, is designed to enliven public space, creates an inviting public realm, and is sensitive to the nearby residential neighborhoods.

5. *General and Long-term Historic Preservation*

An advantageous project will preserve and restore the original school building, including significant interior elements; any new construction, building materials, and site design proposed in conjunction with redevelopment will complement the scale, design, materials, site, and other historic elements of the original building constructed in 1923.

An advantageous project will include a long-range historic preservation strategy for the property.

6. *Open Space Preservation, Public Access, and Quality of Landscape Design*

An advantageous project will include preserving or creating public open space opportunities, include landscape elements that are evocative of the original 1923 landscape plan, incorporate landscaping that complements the building and character of the surrounding neighborhood, and will be designed to minimize visual impact of parking facilities from the public way.

7. *Other Public Benefits*

An advantageous project may offer the opportunity for public programming and/or public events within historically significant spaces within the building; may offer the opportunity for event programming and or cultural events open to the public on exterior landscape and open space areas; and/or may provide other social or economic benefit to the community.

8. *Financial Feasibility of Proposal*

An advantageous proposal contains a clear, comprehensive, and substantiated plan for financing the development and the proposer will demonstrate financial capability and/or ability to obtain funds necessary to complete the project as proposed.

9. *Maintenance/Stabilization Plan and Initial Investment*

The proposal will describe a clear strategic plan to stabilize the building and establish long-term maintenance procedures, including the initial level of investment within the first twenty-four (24) months of ownership exclusive of the cost of acquisition. Proposals that clearly demonstrate expeditious stabilization efforts will be considered advantageous.

10. *Affordability Component*

An advantageous project may provide a long-term affordability component and will clearly demonstrate how the project produces affordable and/or mixed-income units that meet community needs and standards.

11. *Projected Total Municipal Revenue*

The proposal will describe the level of projected revenue when taking into consideration property taxes or PILOT, and all other applicable City revenue sources. Higher levels of projected municipal revenue will be considered advantageous.

7. OTHER GENERAL RFP PROVISIONS

Should the proposer find a discrepancy in, or omission from, the general terms and conditions or instructions to proposers, or should there be any doubt as to their meaning, proposers shall notify the Purchasing Department in writing at least seven (7) calendar days prior to the deadline for submission of responses for clarification. No oral interpretations shall be considered valid.

Any person, firm, or corporation desiring to submit a proposal for the land shall be responsible for examining the terms and conditions of this RFP and the inspection of the parcel which is to be sold, and shall judge for themselves all of the circumstances and conditions affecting their proposal. Failure on the part of any proposer to make such examination or to thoroughly investigate and research existing conditions shall not be grounds for any declaration that the proposer did not understand the conditions of the RFP or of their proposal.

No proposal will be considered from any person, firm, or corporation that is in arrears or is in default to the City of Beverly on any fees, taxes, debt or contract, or that is defaulter as surety or otherwise upon any obligations to the City of Beverly or has failed to faithfully perform any previous contract with the City of Beverly.

Written addenda are the sole source of correction or change to the RFP, and if any are required they shall be sent in writing to all individuals and/or firms registered with the Purchasing Department.

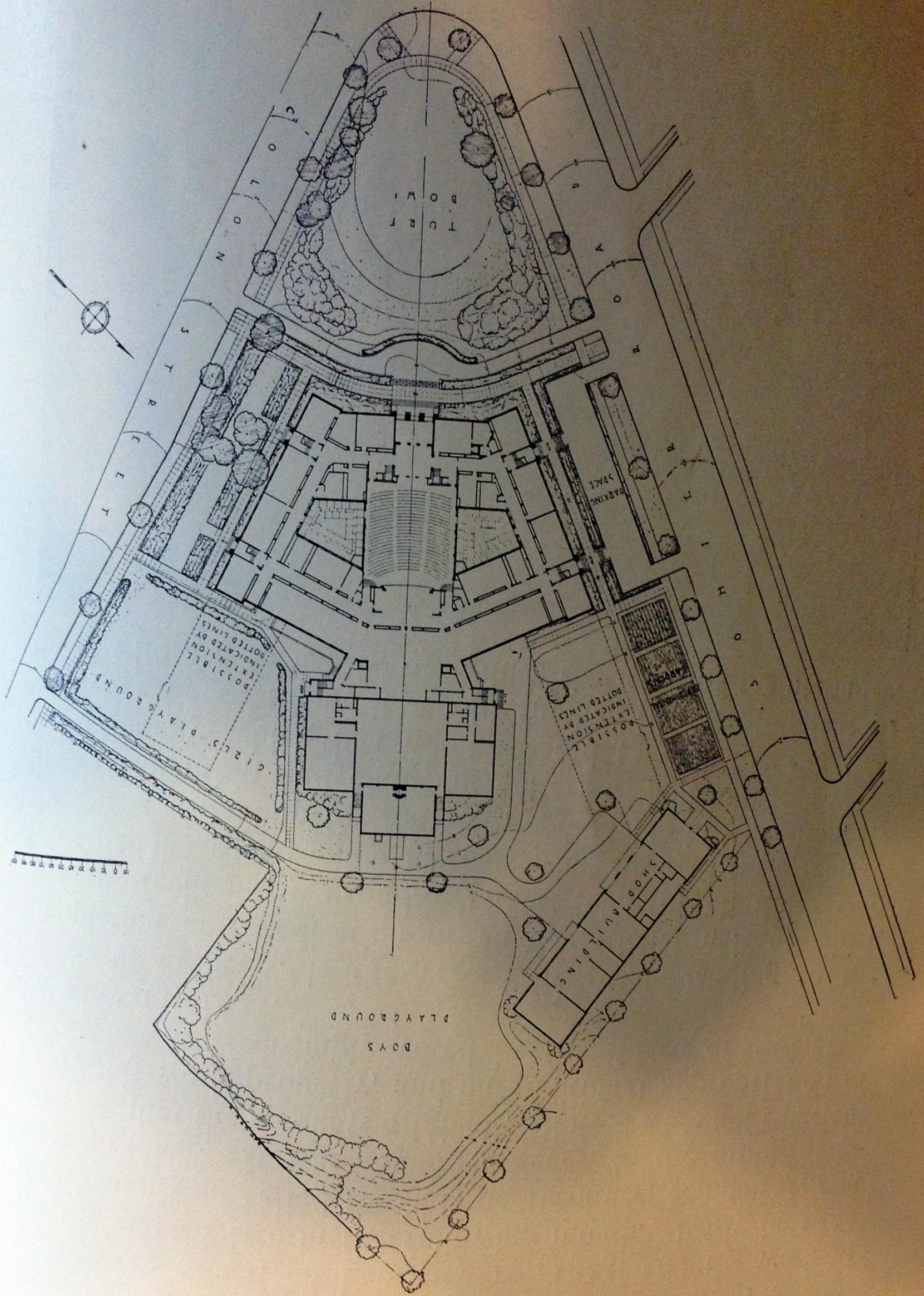
The City reserves the right to require the project team of one or more respondents to appear before the project review committee for an oral presentation of the project proposal.

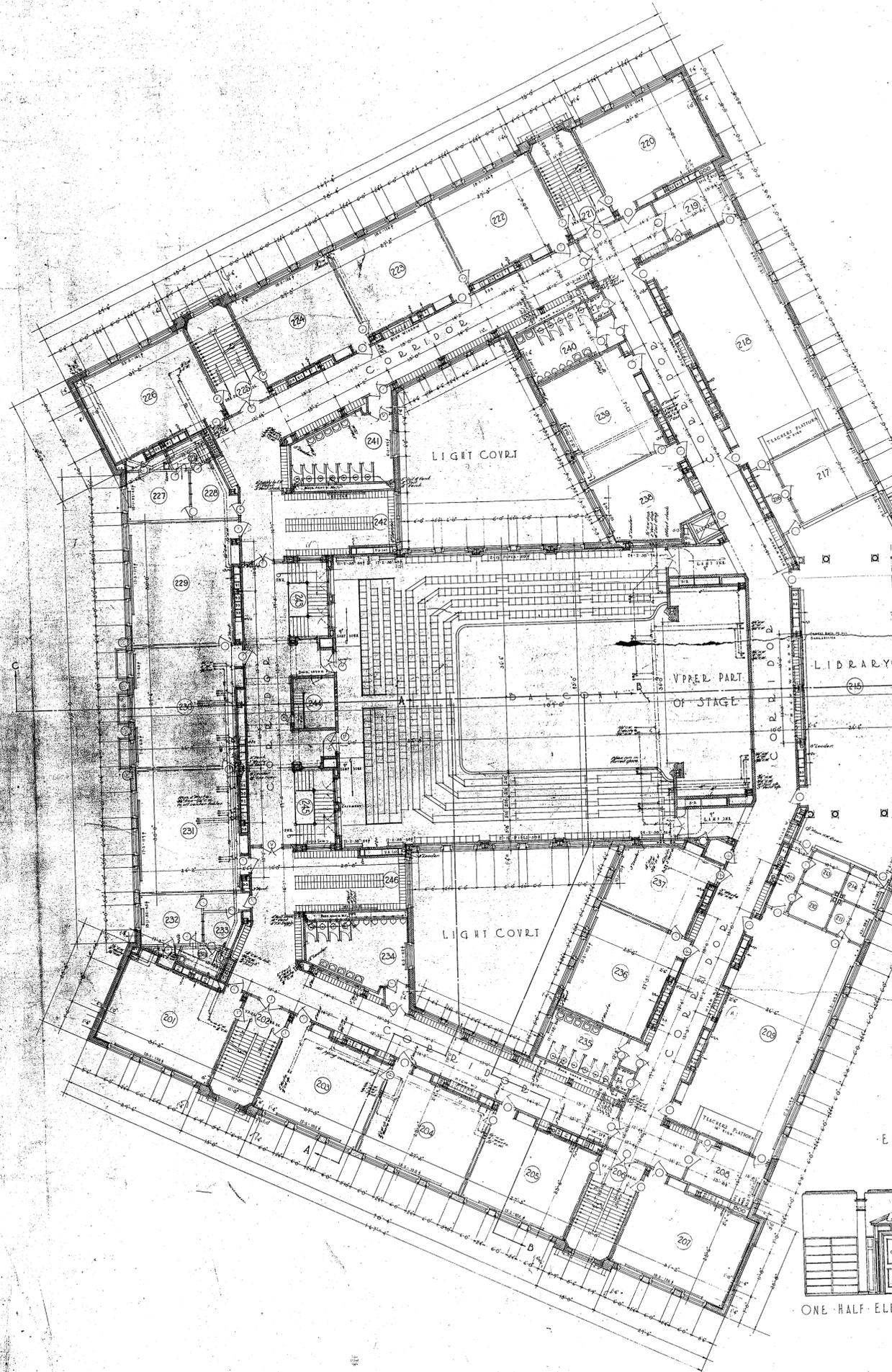
The City of Beverly reserves the right to extend the deadline for submission of proposals, to request supplementary information and to negotiate the most favorable lease on behalf of the City. The City further reserves the right to reject any and all proposals, waive any defects, informalities, and minor irregularities, and make such award or act otherwise as it may deem in its best interest.

LIST OF APPENDICES

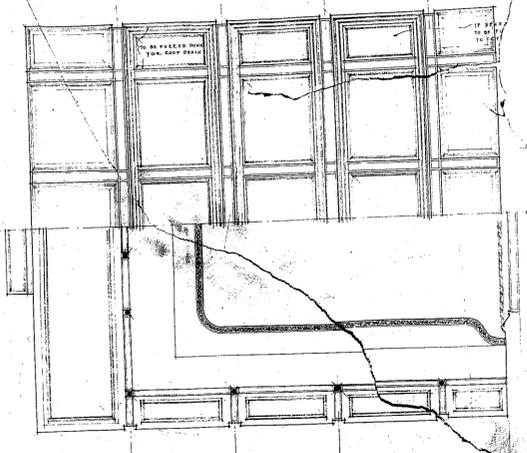
APPENDIX A	BUILDING PLANS & SITE PLANS
APPENDIX B	GIS MAPS OF RFP PARCEL
APPENDIX C	BRISCOE FEASIBILITY STUDY
APPENDIX D	HISTORIC SURVEY and DETERMINATION OF ELIGIBILITY FOR THE NATIONAL REGISTER OF HISTORIC PLACES BY THE MASSACHUSETTS HISTORICAL COMMISSION
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APPENDIX A
BUILDING PLANS AND SITE PLANS

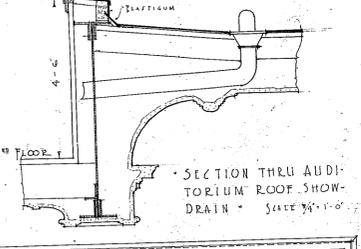




CEILING PLAN OF AUDITORIUM



PLAN OF BALCONY CEILING

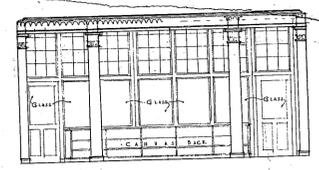


SECTION THRU AUDITORIUM ROOF SHOW DRAIN

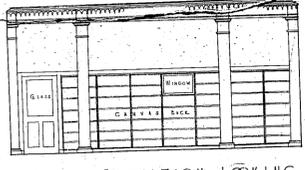
SCHEDULE OF INTERIOR FINISH

ROOM	FLOOR	WALLS	DADO	BASE	FINISH	CEILING	W.C.
200	WOOD	PLASTER	CANVAS	WOOD	K.C. PINE	PLASTER	
201	GRAND	TILE	GRAND	PLASTER	WOOD	K.C. PINE	
202	WOOD	CANVAS	WOOD	K.C. PINE			
203	WOOD	CANVAS	WOOD	K.C. PINE			
204	WOOD	CANVAS	WOOD	K.C. PINE			
205	WOOD	CANVAS	WOOD	K.C. PINE			
206	GRAND	TILE	GRAND	PLASTER	WOOD	K.C. PINE	
207	WOOD	CANVAS	WOOD	K.C. PINE			
208	WOOD	CANVAS	WOOD	K.C. PINE			
209	WOOD	CANVAS	WOOD	K.C. PINE			
210	WOOD	CANVAS	WOOD	K.C. PINE			
211	WOOD	CANVAS	WOOD	K.C. PINE			
212	WOOD	CANVAS	WOOD	K.C. PINE			
213	WOOD	CANVAS	WOOD	K.C. PINE			
214	WOOD	CANVAS	WOOD	K.C. PINE			
215	WOOD	CANVAS	WOOD	K.C. PINE			
216	WOOD	CANVAS	WOOD	K.C. PINE			
217	WOOD	CANVAS	WOOD	K.C. PINE			
218	WOOD	CANVAS	WOOD	K.C. PINE			
219	WOOD	CANVAS	WOOD	K.C. PINE			
220	WOOD	CANVAS	WOOD	K.C. PINE			
221	WOOD	CANVAS	WOOD	K.C. PINE			
222	WOOD	CANVAS	WOOD	K.C. PINE			
223	WOOD	CANVAS	WOOD	K.C. PINE			
224	WOOD	CANVAS	WOOD	K.C. PINE			
225	WOOD	CANVAS	WOOD	K.C. PINE			
226	WOOD	CANVAS	WOOD	K.C. PINE			
227	WOOD	CANVAS	WOOD	K.C. PINE			
228	WOOD	CANVAS	WOOD	K.C. PINE			
229	WOOD	CANVAS	WOOD	K.C. PINE			
230	WOOD	CANVAS	WOOD	K.C. PINE			
231	WOOD	CANVAS	WOOD	K.C. PINE			
232	WOOD	CANVAS	WOOD	K.C. PINE			
233	WOOD	CANVAS	WOOD	K.C. PINE			
234	WOOD	CANVAS	WOOD	K.C. PINE			
235	WOOD	CANVAS	WOOD	K.C. PINE			
236	WOOD	CANVAS	WOOD	K.C. PINE			
237	WOOD	CANVAS	WOOD	K.C. PINE			
238	WOOD	CANVAS	WOOD	K.C. PINE			
239	WOOD	CANVAS	WOOD	K.C. PINE			
240	WOOD	CANVAS	WOOD	K.C. PINE			
241	WOOD	CANVAS	WOOD	K.C. PINE			
242	WOOD	CANVAS	WOOD	K.C. PINE			
243	WOOD	CANVAS	WOOD	K.C. PINE			
244	WOOD	CANVAS	WOOD	K.C. PINE			
245	WOOD	CANVAS	WOOD	K.C. PINE			
246	WOOD	CANVAS	WOOD	K.C. PINE			
247	WOOD	CANVAS	WOOD	K.C. PINE			
248	WOOD	CANVAS	WOOD	K.C. PINE			

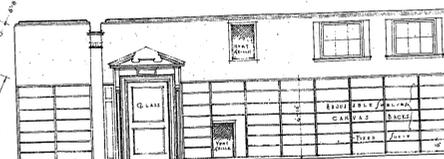
ELEVATION LOOKING TOWARDS ROOMS 213-214



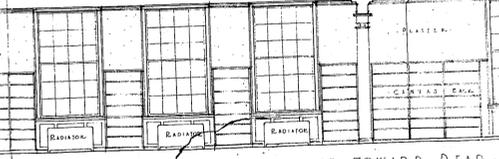
ELEVATION LOOKING TOWARD ROOM 217



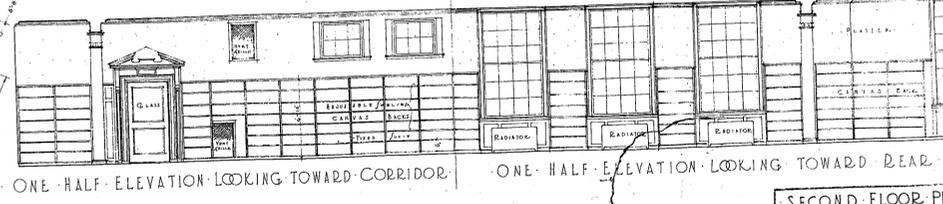
ONE-HALF ELEVATION LOOKING TOWARD CORRIDOR



ONE-HALF ELEVATION LOOKING TOWARD REAR

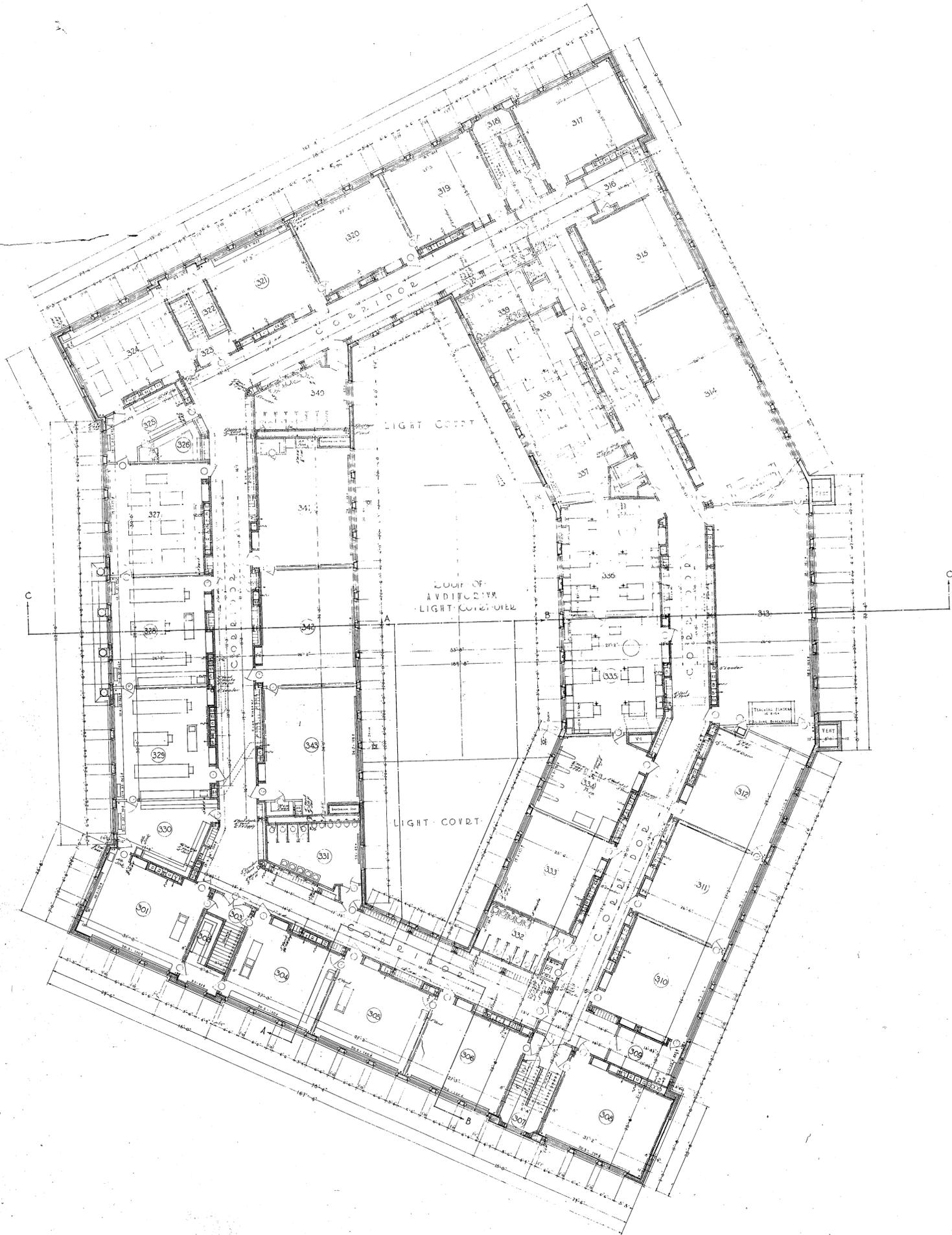


ELEVATIONS OF ROOM 215



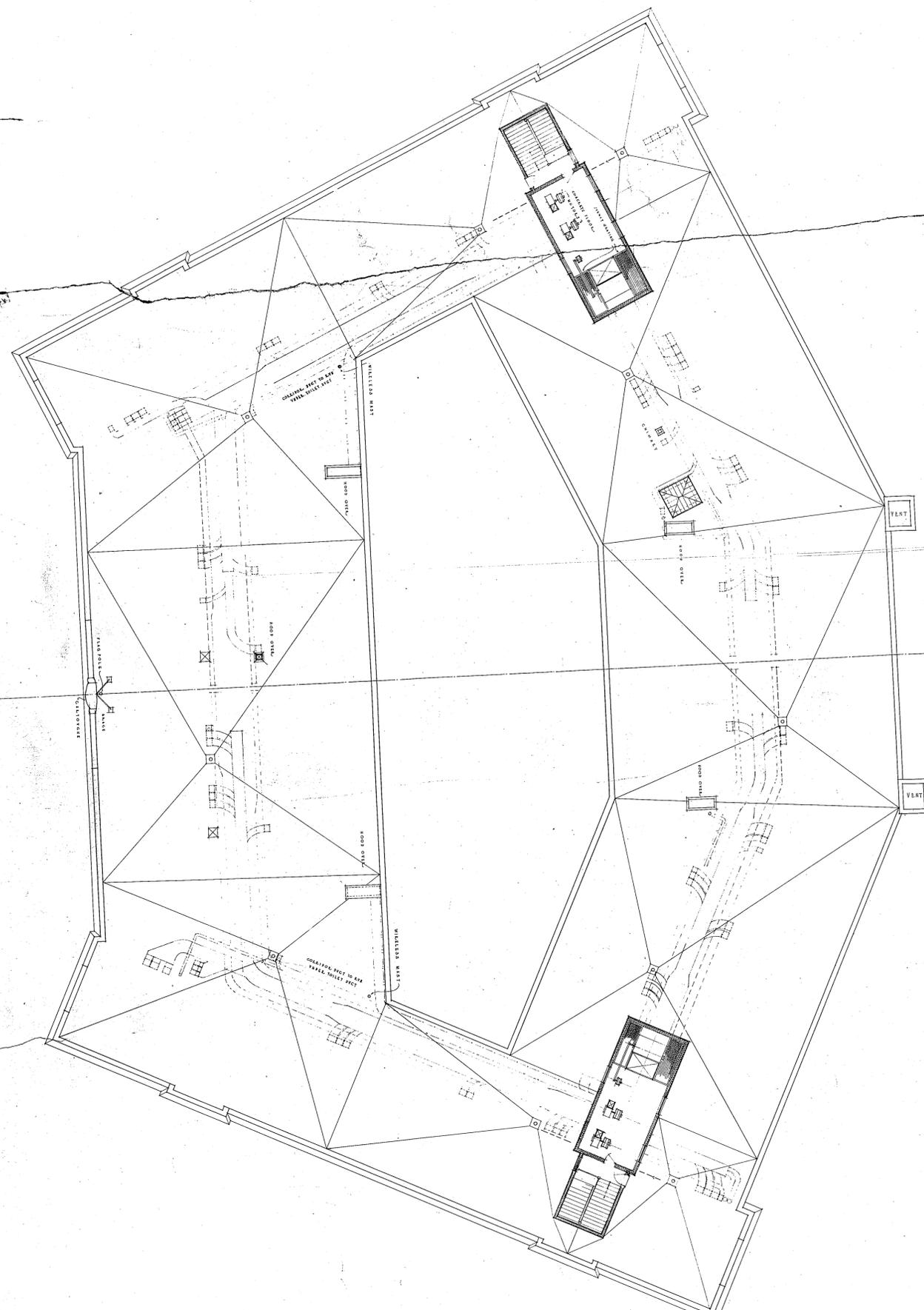
SECOND FLOOR PLAN 4

SCALE 1/8" = 1'-0"
 BEVERLY HIGH SCHOOL
 COR. SHUMWAY & GARDEN STS., BEVERLY, MASS.
 CHARLES E. CURRIE, ARCHITECT
 HERMAN A. McDONALD, SECT.
 WILLIAM W. LAWRENCE



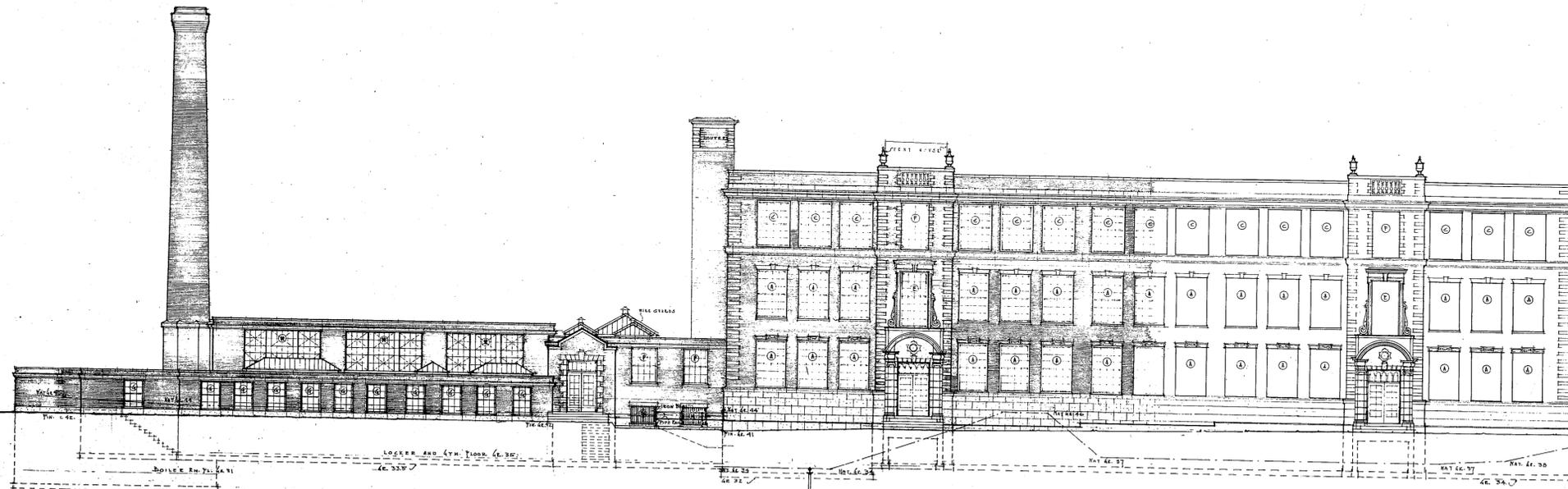
SCHEDULE OF INTERIOR FINISH							
FLOOR NO.	FLOOR	WALLS	DOOR	BASE	FINISH	CEILING	MISC.
301	WOOD	PLASTER	CANVAS	WOOD	HC PINE	PLASTER	
302	GRAND	TILE	GRAND	KALPINE			
303	WOOD	CANTON	WOOD	HC PINE			
304	WOOD	CANTON	WOOD	HC PINE			
305	GRAND	TILE	GRAND	KALPINE			
306	WOOD	CANTON	WOOD	HC PINE			
307	GRAND	TILE	GRAND	KALPINE			
308	WOOD	CANTON	WOOD	HC PINE			
309	WOOD						
310	WOOD						
311	WOOD						
312	WOOD						
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399	WOOD						
400	WOOD						

THIRD FLOOR PLAN 5
 BEVERLY HIGH SCHOOL
 COURSE: SHAWING RD & CHURCH STS., BEVERLY, MASS.
 ARCHITECT: BEVERLY HIGH SCHOOL COMMITTEE
 CHARLES E. OBER, CHAIRMAN
 HERMAN A. McDONALD, SECY.
 WILLIAM W. LAWS
 ADON & PARKER, ARCHITECTS
 27 STATE STREET, BOSTON, MASS.

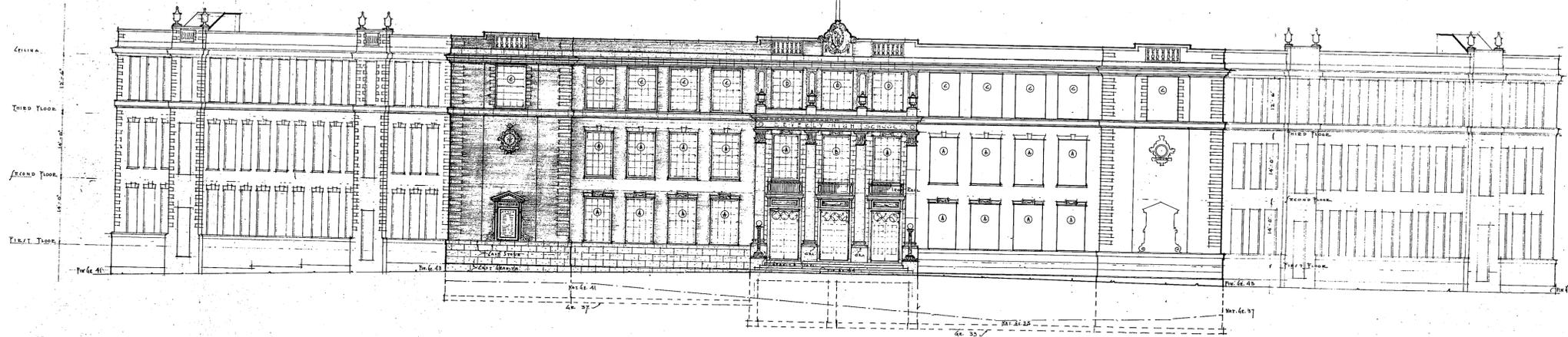


ROOF PLAN
SCALE 1/8" = 1'-0"
6
BEVERLY HIGH SCHOOL
COR. NORTH RD & CHURCH ST., BEVERLY, MASS.
BEVERLY HIGH SCHOOL COMMISSION
CHARLES E. OBER, CHAIRMAN
HERMAN A. MACDONALD, SECT.
WILLIAM W. LAWS
ADDY & PARKER, ARCHT. ENGRS.
177 STATE STREET, BOSTON, MASS.





SOHIER ROAD ELEVATION



FRONT ELEVATION

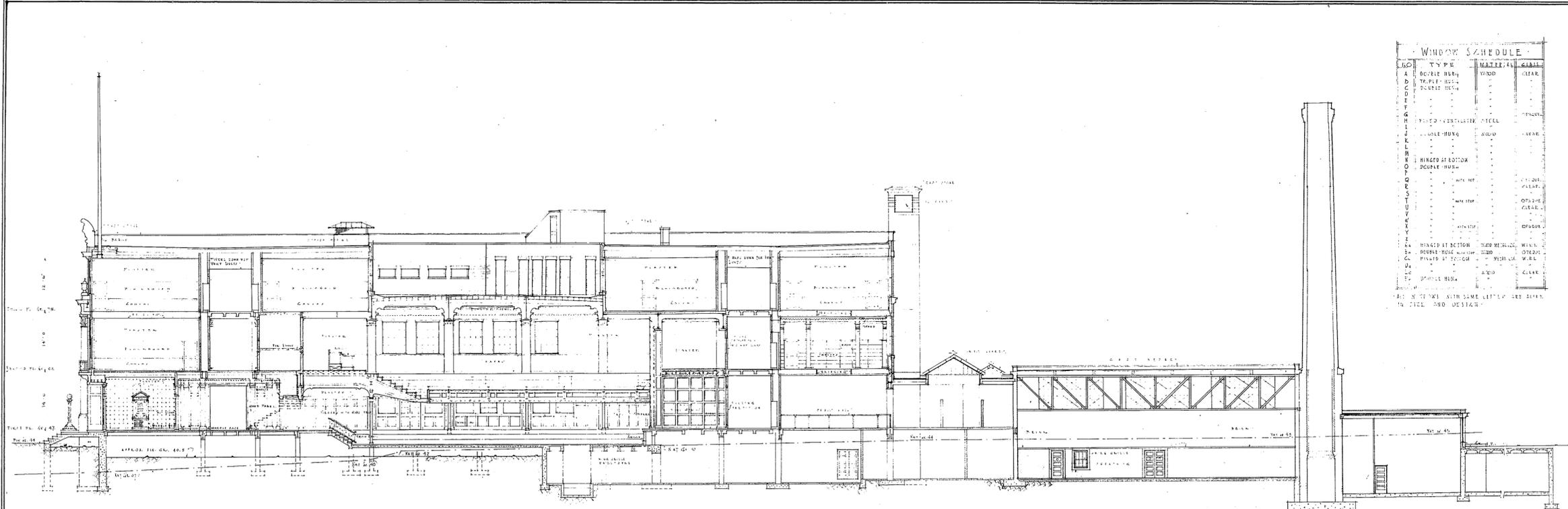
WINDOW SCHEDULE		
NO.	DESCRIPTION	MATERIAL
1	DOUBLE-HUNG	WOOD
2	TRIPLE-HUNG	CLEAR
3	DOUBLE-HUNG	WOOD
4	DOUBLE-HUNG	WOOD
5	DOUBLE-HUNG	WOOD
6	DOUBLE-HUNG	WOOD
7	DOUBLE-HUNG	WOOD
8	DOUBLE-HUNG	WOOD
9	DOUBLE-HUNG	WOOD
10	DOUBLE-HUNG	WOOD
11	DOUBLE-HUNG	WOOD
12	DOUBLE-HUNG	WOOD
13	DOUBLE-HUNG	WOOD
14	DOUBLE-HUNG	WOOD
15	DOUBLE-HUNG	WOOD
16	DOUBLE-HUNG	WOOD
17	DOUBLE-HUNG	WOOD
18	DOUBLE-HUNG	WOOD
19	DOUBLE-HUNG	WOOD
20	DOUBLE-HUNG	WOOD
21	DOUBLE-HUNG	WOOD
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67	DOUBLE-HUNG	WOOD
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73	DOUBLE-HUNG	WOOD
74	DOUBLE-HUNG	WOOD
75	DOUBLE-HUNG	WOOD
76	DOUBLE-HUNG	WOOD
77	DOUBLE-HUNG	WOOD
78	DOUBLE-HUNG	WOOD
79	DOUBLE-HUNG	WOOD
80	DOUBLE-HUNG	WOOD
81	DOUBLE-HUNG	WOOD
82	DOUBLE-HUNG	WOOD
83	DOUBLE-HUNG	WOOD
84	DOUBLE-HUNG	WOOD
85	DOUBLE-HUNG	WOOD
86	DOUBLE-HUNG	WOOD
87	DOUBLE-HUNG	WOOD
88	DOUBLE-HUNG	WOOD
89	DOUBLE-HUNG	WOOD
90	DOUBLE-HUNG	WOOD
91	DOUBLE-HUNG	WOOD
92	DOUBLE-HUNG	WOOD
93	DOUBLE-HUNG	WOOD
94	DOUBLE-HUNG	WOOD
95	DOUBLE-HUNG	WOOD
96	DOUBLE-HUNG	WOOD
97	DOUBLE-HUNG	WOOD
98	DOUBLE-HUNG	WOOD
99	DOUBLE-HUNG	WOOD
100	DOUBLE-HUNG	WOOD

ALL WINDOWS WITH SAME LETTER ARE ALIKE IN SIZE AND DESIGN.

Third Floor
Second Floor
First Floor

FRONT AND SOHIER ROAD ELEVATIONS
BEVERLY HIGH SCHOOL
 CUR. SOHIER RD. & COLON STS., BEVERLY, MASS.
 BEVERLY HIGH SCHOOL COMMISSION
 CHARLES E. OBER, CHAIRMAN
 HERMAN A. MacDONALD, SECY.
 WILLIAM W. LAWS

ADDEN & PARKER ARCHITECTS
 127 STATE STREET, BOSTON, MASS.

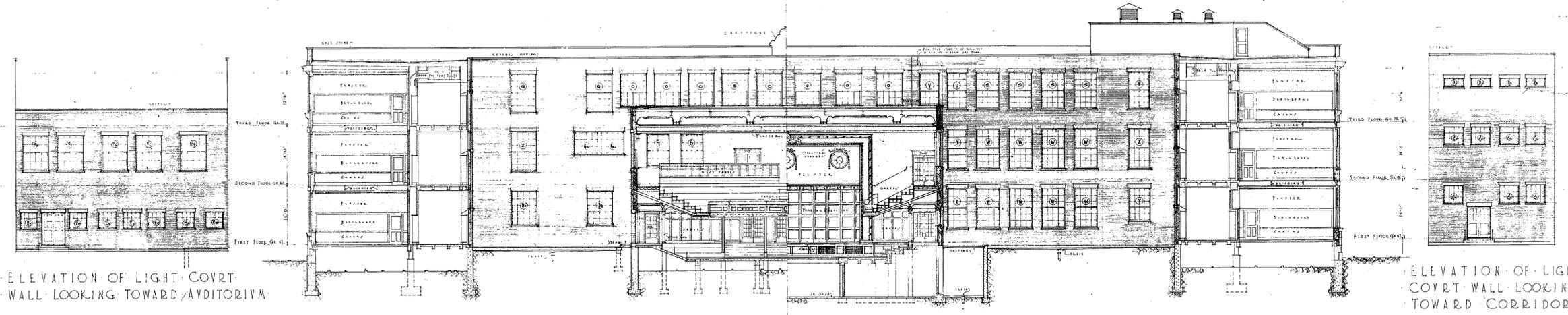


WINDOW SCHEDULE

NO.	TYPE	MATERIAL	GLASS
A	DOUBLE HUNG	WOOD	CLEAR
B	TRIPLE HUNG	"	"
C	DOUBLE HUNG	"	"
D	"	"	"
E	"	"	"
F	"	"	"
G	"	"	"
H	PIED-VENTILATOR	STEEL	"
I	"	"	"
J	DOUBLE HUNG	WOOD	CLEAR
K	"	"	"
L	"	"	"
M	"	"	"
N	HINGED AT BOTTOM	"	"
O	DOUBLE HUNG	"	"
P	"	"	"
Q	"	"	"
R	"	"	"
S	"	"	"
T	"	"	"
U	"	"	"
V	"	"	"
W	"	"	"
X	"	"	"
Y	"	"	"
Z	HINGED AT BOTTOM	WOOD	WEDG.
aa	DOUBLE HUNG	WOOD	WEDG.
bb	HINGED AT BOTTOM	WOOD	WEDG.
cc	"	"	"
dd	"	"	"
ee	"	"	"
ff	"	"	"
gg	"	"	"
hh	"	"	"
ii	"	"	"
jj	"	"	"
kk	"	"	"
ll	"	"	"
mm	"	"	"
nn	"	"	"
oo	"	"	"
pp	"	"	"
qq	"	"	"
rr	"	"	"
ss	"	"	"
tt	"	"	"
uu	"	"	"
vv	"	"	"
ww	"	"	"
xx	"	"	"
yy	"	"	"
zz	"	"	"

ALL WINDOWS WITH SAME LETTERS SHOWN IN STEEL AND WOOD.

LONGITUDINAL SECTION
TAKEN ON CENTER LINE 'C-C'



ELEVATION OF LIGHT COURT WALL LOOKING TOWARD AUDITORIUM

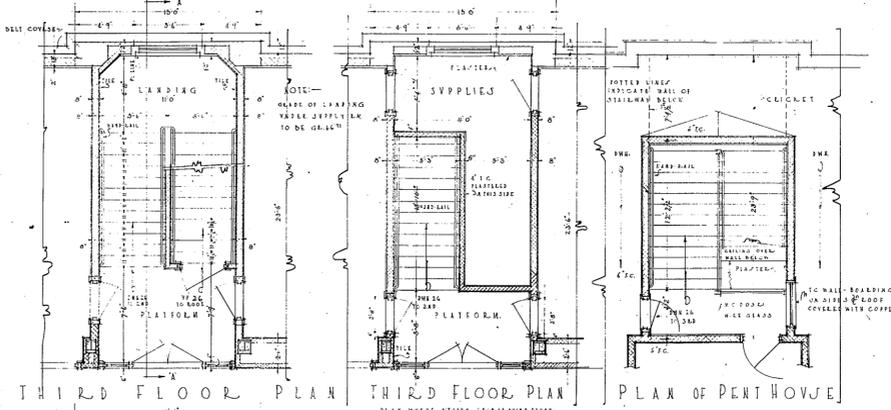
ELEVATION OF LIGHT COURT WALL LOOKING TOWARD CORRIDOR

CROSS SECTION

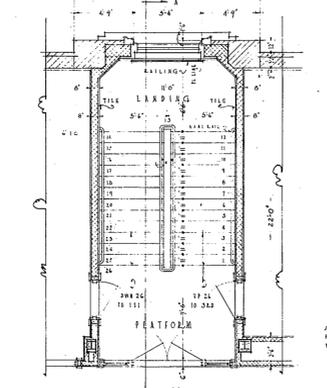
LOOKING TOWARD FRONT
TAKEN ON LINE 'A-A'

LOOKING TOWARD REAR
TAKEN ON LINE 'B-B'

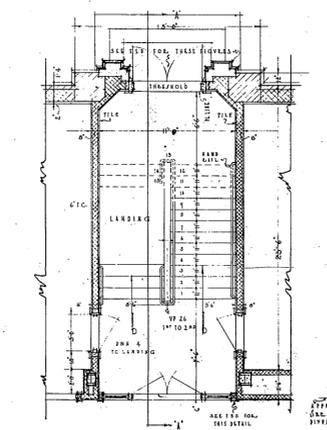
LONGITUDINAL AND CROSS SECTIONS
SCALE 1/8" = 1'-0"
9
BEVERLY HIGH SCHOOL
CORNER OF STATE ST. & CULON ST., BEVERLY, MASS.
CHARLES E. ODELL, CHAIRMAN
HERMAN A. McDONALD, DEPT.
WILLIAM W. LAWS
ADDEN & PARKER, ARCHITECTS
87 STATE STREET, BOSTON, MASS.
DATE



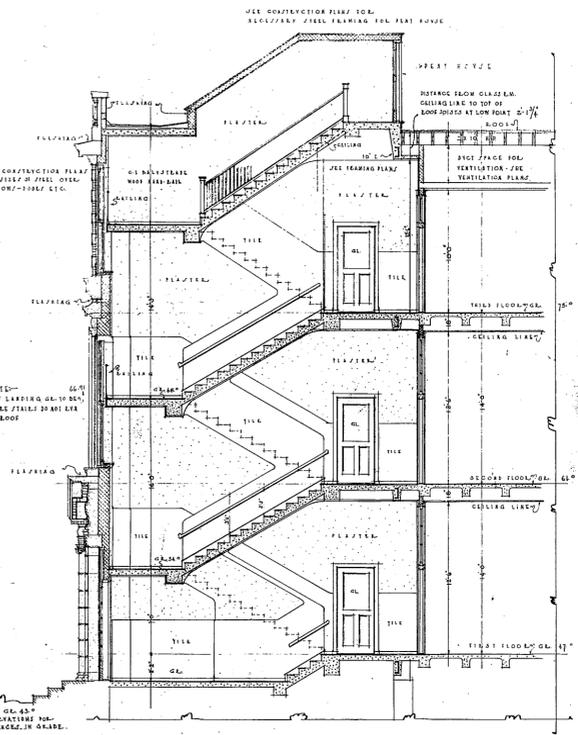
THIRD FLOOR PLAN THIRD FLOOR PLAN PLAN OF PENTHOUSE



SECOND FLOOR PLAN

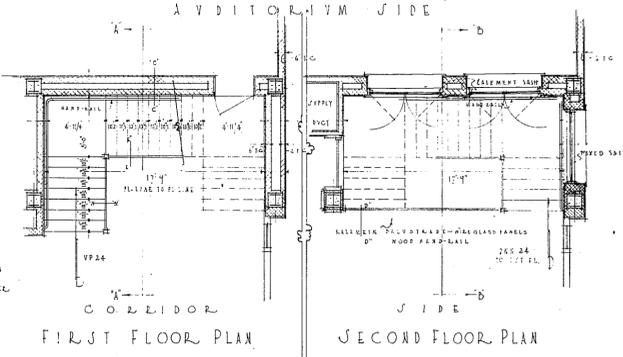


FIRST FLOOR PLAN STAIRCASE PLANS



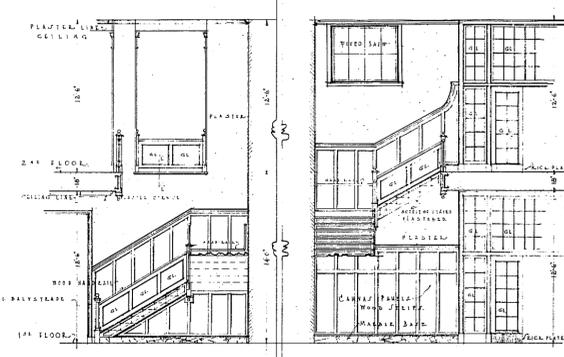
SECTION THROUGH SIDE STAIRCASE LOOKING ON LINE 'A-A'

SCALE - ONE QUARTER INCH EQUALS ONE FOOT



FIRST FLOOR PLAN SECOND FLOOR PLAN

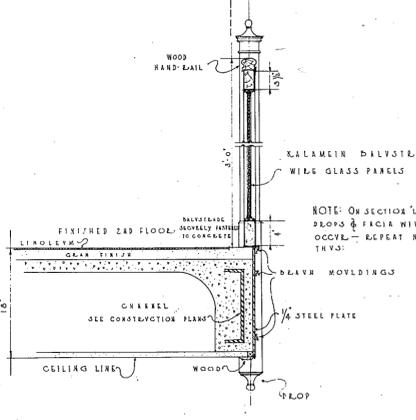
SCALE - 1/4" = 1'-0"



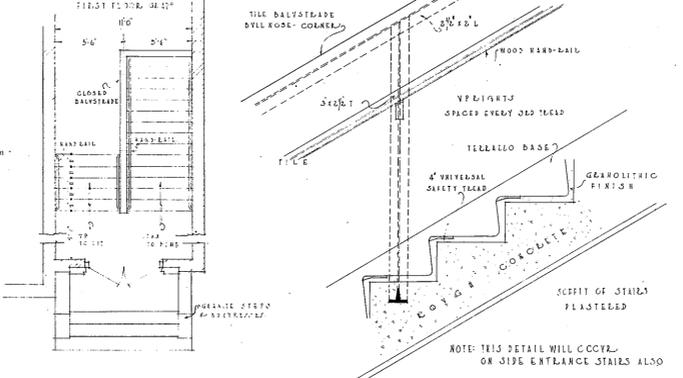
ELEVATION 'A-A' ELEVATION 'B-B'

FRONT STAIRCASE (RIGHT) PLAN OF LEFT-FRONT STAIRCASE - REVERSED - DETAILS SIMILAR

SCALE - ONE QUARTER INCH EQUALS ONE FOOT



SECTION D-D SCALE - 1/2" = 1'-0"



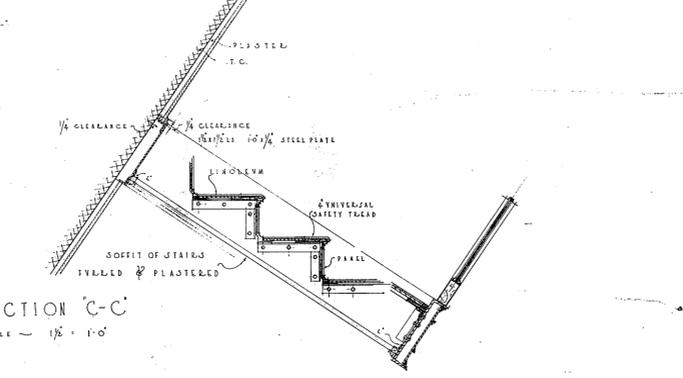
BASEMENT ENTRANCE PLAN SECTION THROUGH REAR STAIRS

SCALE - 1/2" = 1'-0"

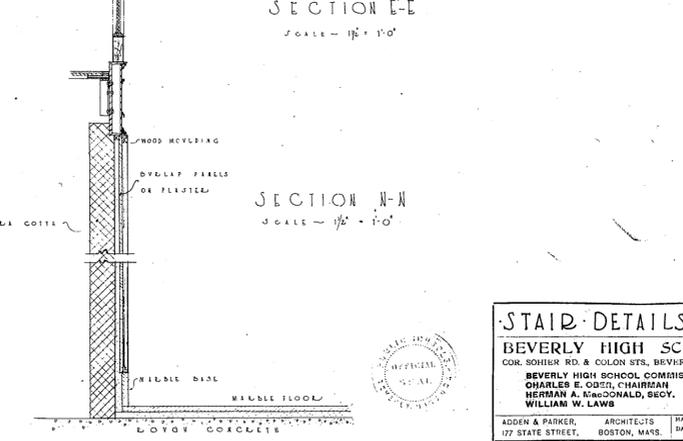


PLAN OF TREAD

SCALE - 1/2" = 1'-0"



SECTION 'C-C' SCALE - 1/2" = 1'-0"

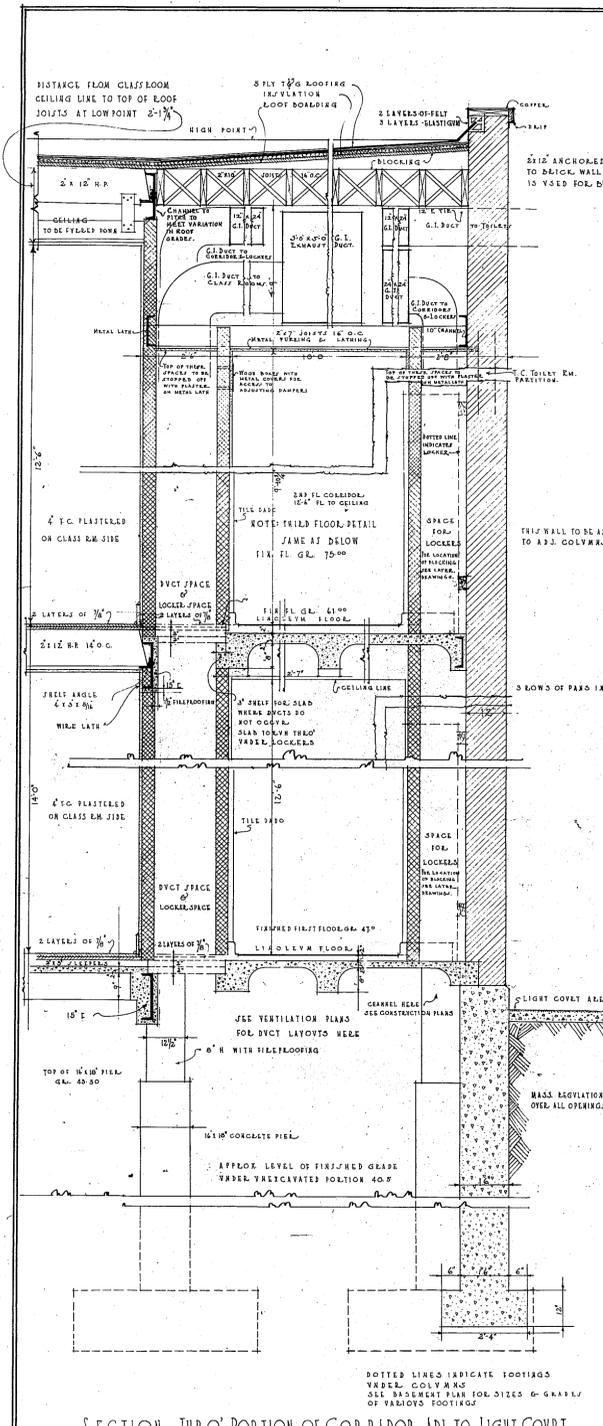


SECTION 'E-E' SCALE - 1/2" = 1'-0"

STAIR DETAILS 11
 BEVERLY HIGH SCHOOL
 COR. BOYER RD. & COLON STS., BEVERLY, MASS.
 BEVERLY HIGH SCHOOL COMMISSION
 CHARLES E. ODELL, CHAIRMAN
 HERMAN A. McDONALD, SECY.
 WILLIAM W. LAWS

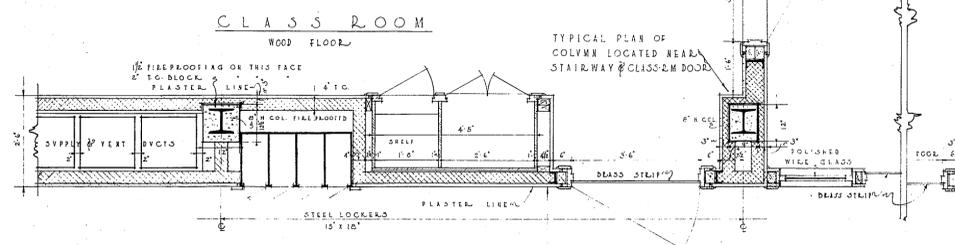
ADDEN & PARKER, ARCHITECTS
 177 STATE STREET, BOSTON, MASS.

DATE

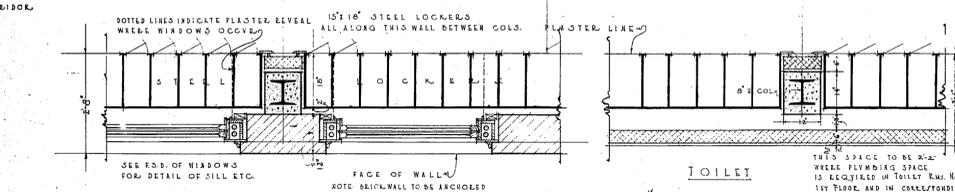


SECTION THRU PORTION OF CORRIDOR AND LIGHT COURT
SCALE—THREE QUARTERS INCHES EQUALS ONE FOOT

TYPICAL PLAN SHOWING COLUMN-CASES-LOCKERS & DVCTS

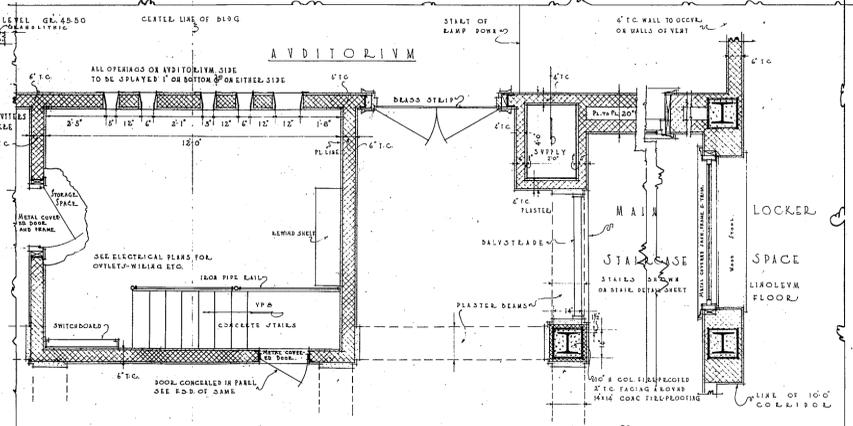


CLASS ROOM
WOOD FLOOR



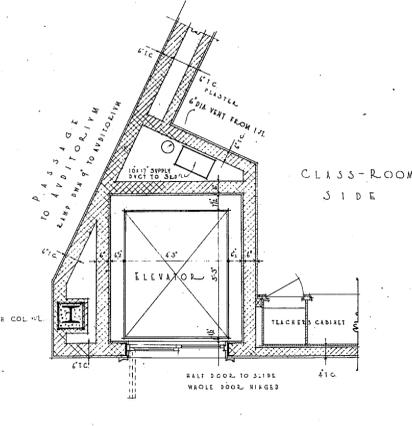
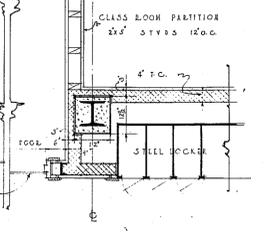
TYPICAL PLAN LIGHT COURT WALL COLS. SCALE 3/4"=1'-0"

TYPICAL PLAN COLS IN TOILET WALLS



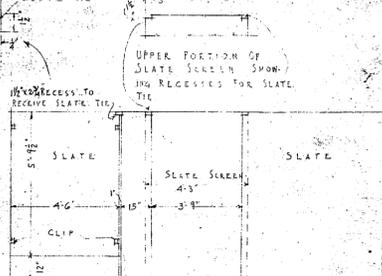
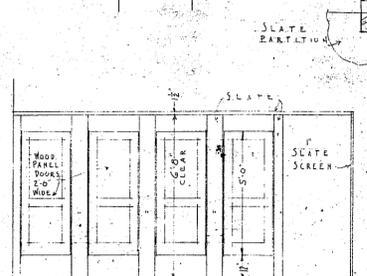
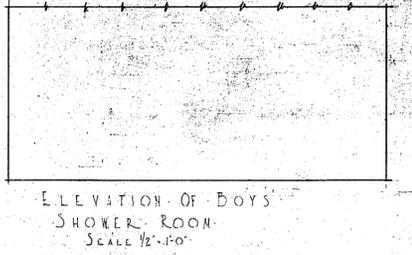
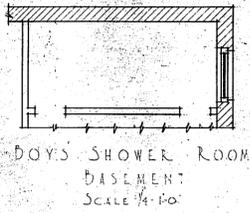
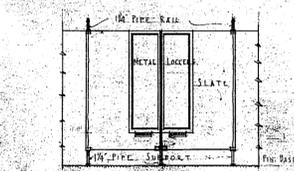
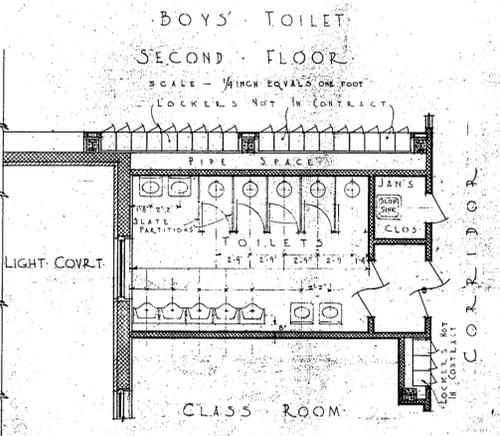
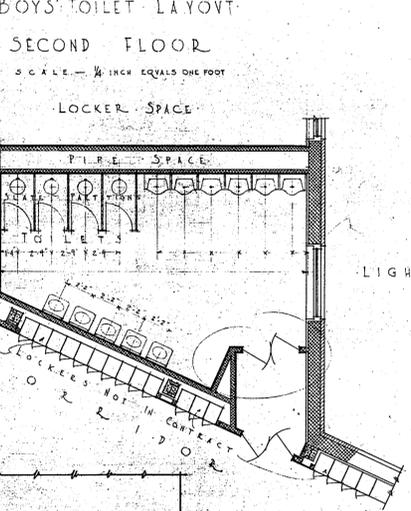
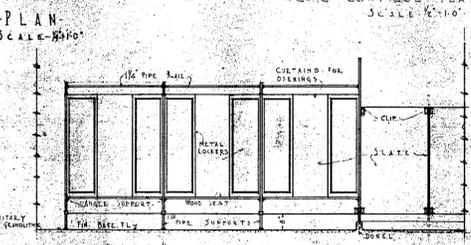
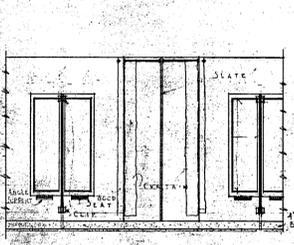
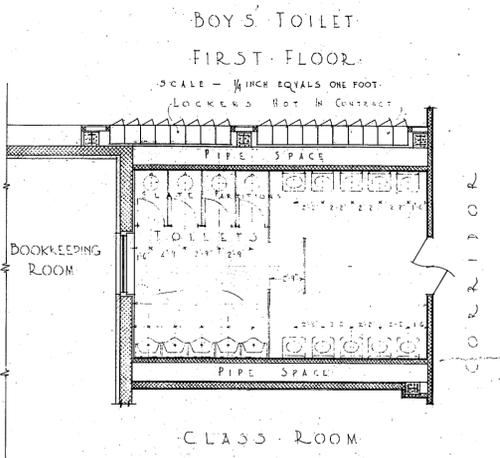
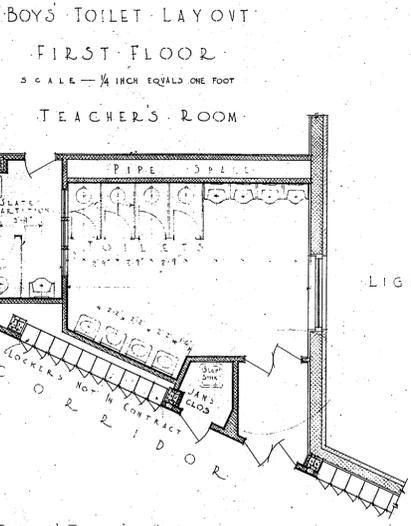
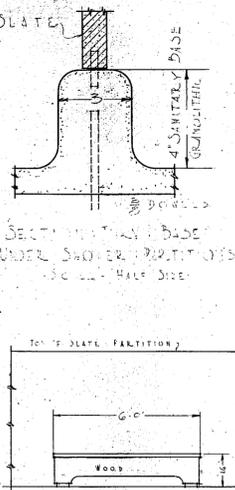
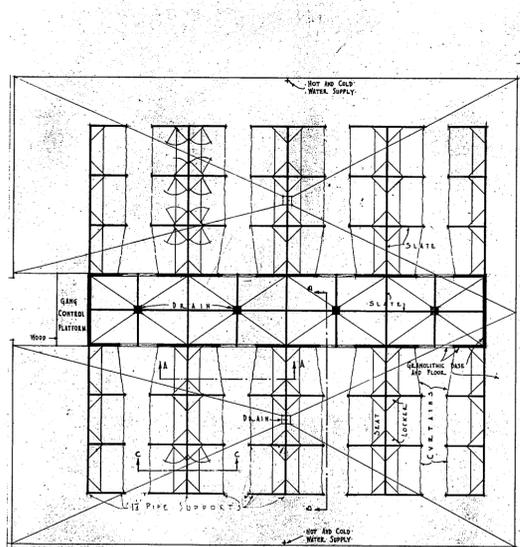
LAYOUT SHOWING MOTION PICTURE BOOTH ALSO PLAN OF COLS AROUND STAIRS
SCALE—ONE HALF INCH EQUALS ONE FOOT
CORRIDOR
LINOLEUM FLOOR

TYPICAL PLAN SHOWING COLUMNS LOCATED NEAR CLASS RM. PARTITION



ELEVATOR LAYOUT
SCALE—ONE HALF INCH EQUALS ONE FOOT

CONSTRUCTION DETAILS 12
SCALE AS SHOWN
BEVERLY HIGH SCHOOL
COR. SCHERER RD. & COLON STS. BEVERLY, MASS.
BEVERLY HIGH SCHOOL COMMISSION
CHARLES E. OBER, CHAIRMAN
HERBERT A. BRUNDAGE, SECY.
WILLIAM W. LAWS
ADDELL & PARKER, ARCHITECTS
177 STATE STREET, BOSTON, MASS.
DATE

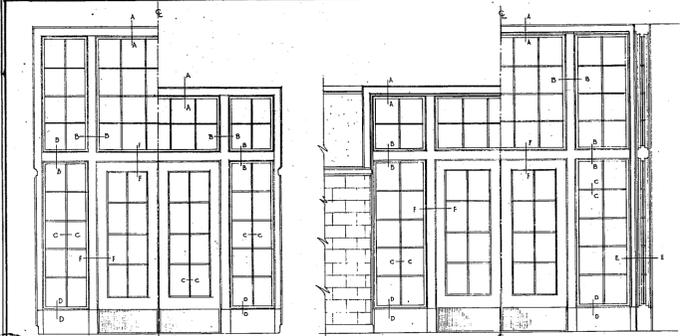


ELEVATION OF TOILETS IN BOYS TOILET ROOM - FIRST FLOOR. OTHER TOILETS SIMILAR. SCALE 1/2" = 1'-0"

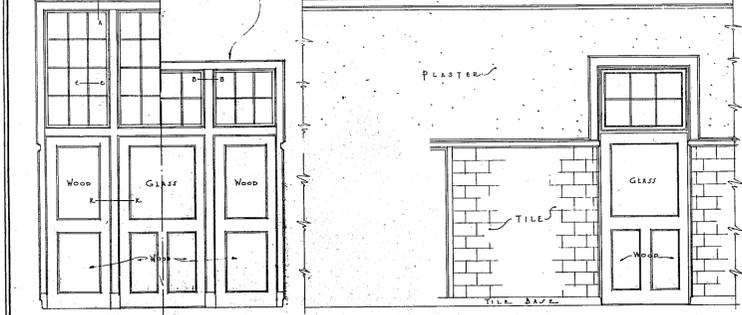
SECTION THROUGH TOILET PARTITION AND ELEVATION OF PARTITION. SCALE 1/2" = 1'-0"



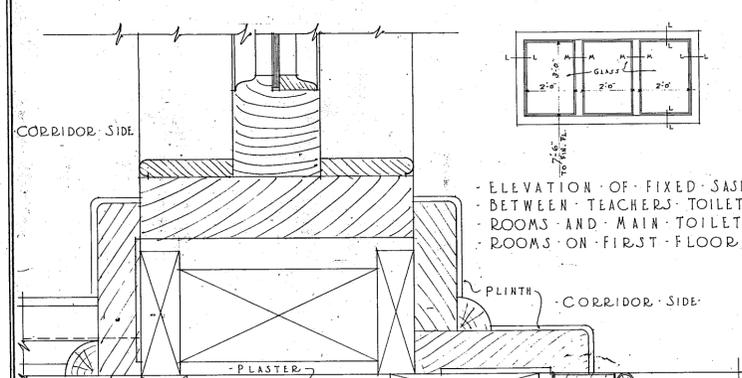
TOILET ROOM AND SHOWER ROOM DETAILS 13
 BEVERLY HIGH SCHOOL
 COR. SCHUBERT RD. & COLON STS., BEVERLY, MASS.
 BEVERLY HIGH SCHOOL COMMISSION
 CHARLES E. OBER, CHAIRMAN
 HERMAN A. BRIDGEMAN, SECTY.
 WILLIAM W. LAWS
 ARCHITECTS
 177 STATE STREET, BOSTON, MASS.
 MADE BY DATE



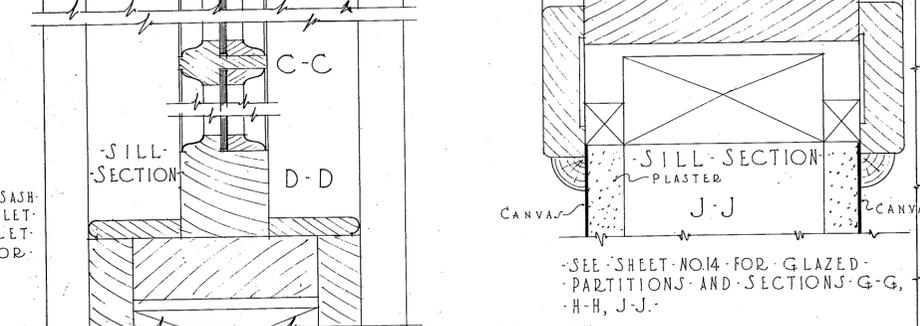
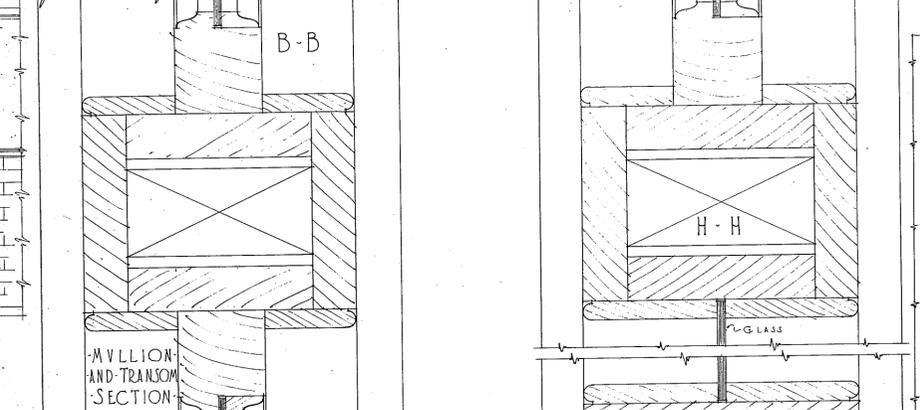
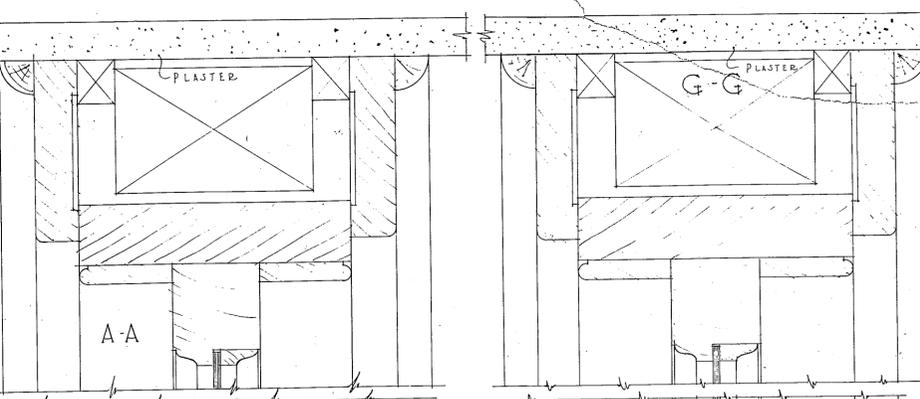
CORRIDOR SMOKE SCREEN - ELEVATION FROM CORRIDOR SIDE
 SMOKE SCREEN AT STAIRS - ELEVATION AT THIRD FLOOR ONLY
 SMOKE SCREEN AT STAIRS - ELEVATION FROM CORRIDOR SIDE - FIRST AND SECOND FLOORS



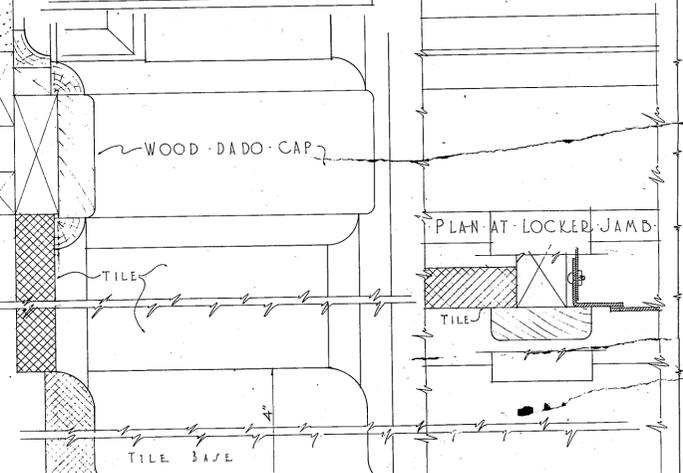
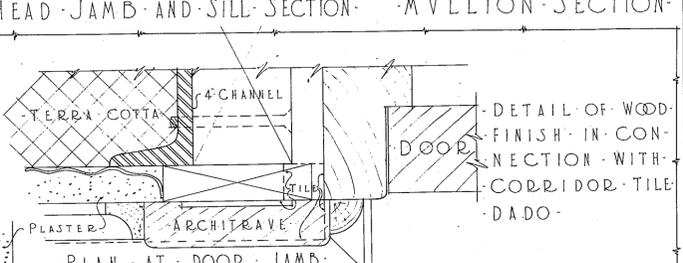
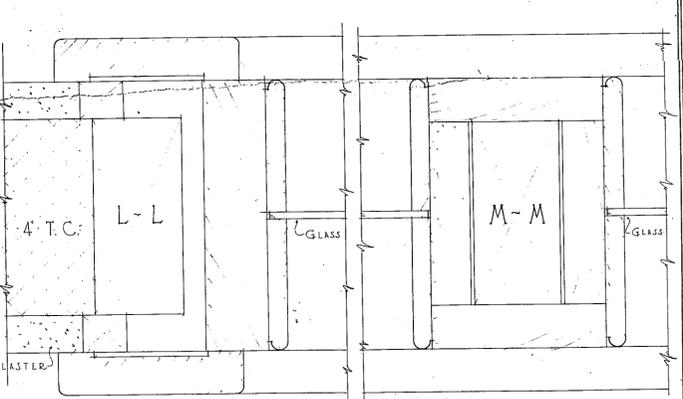
ELEVATION OF PARTITION BETWEEN CORRIDOR AND SUPPLY AND INSTRUCTORS' ROOMS
 ELEVATION OF TYPICAL DOOR TO CLASS ROOM FROM CORRIDOR SIDE



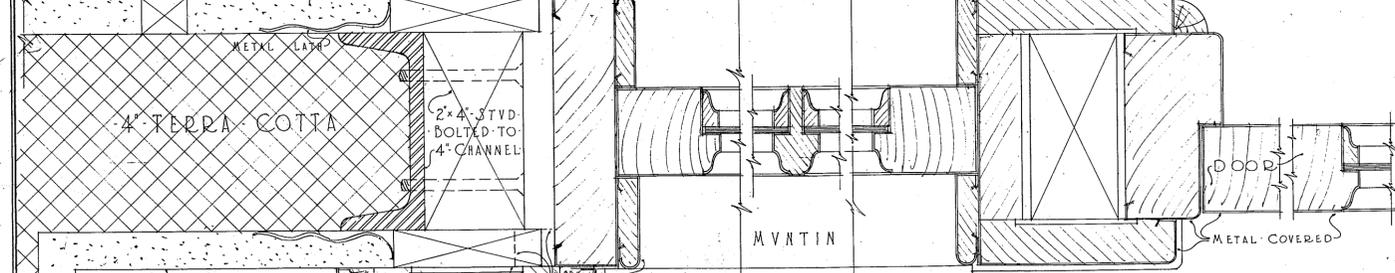
ELEVATION OF FIXED SASH BETWEEN TEACHERS' TOILET ROOMS AND MAIN TOILET ROOMS ON FIRST FLOOR



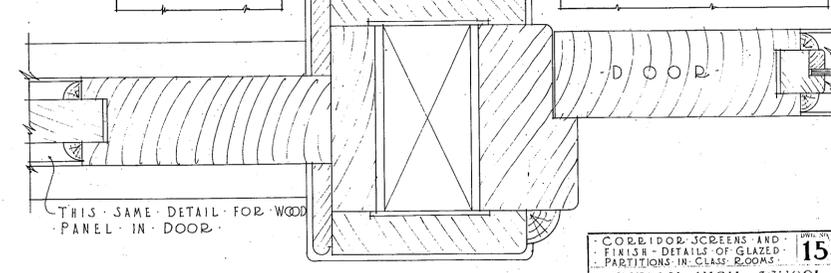
SMOKE SCREEN DETAILS



ELEVATION AT DOOR JAMB

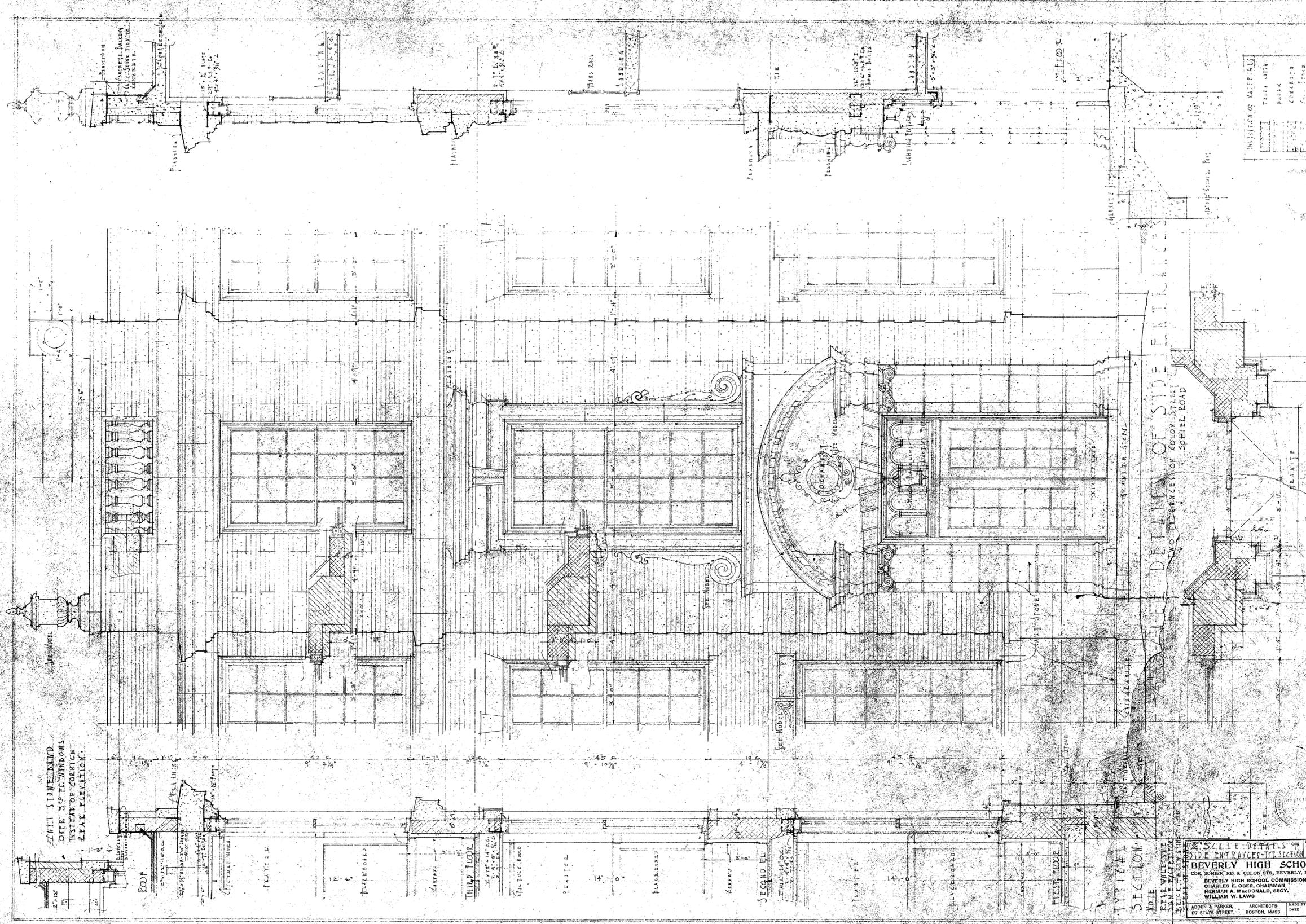


JAMB SECTION E-E
 MULLION SECTION F-F



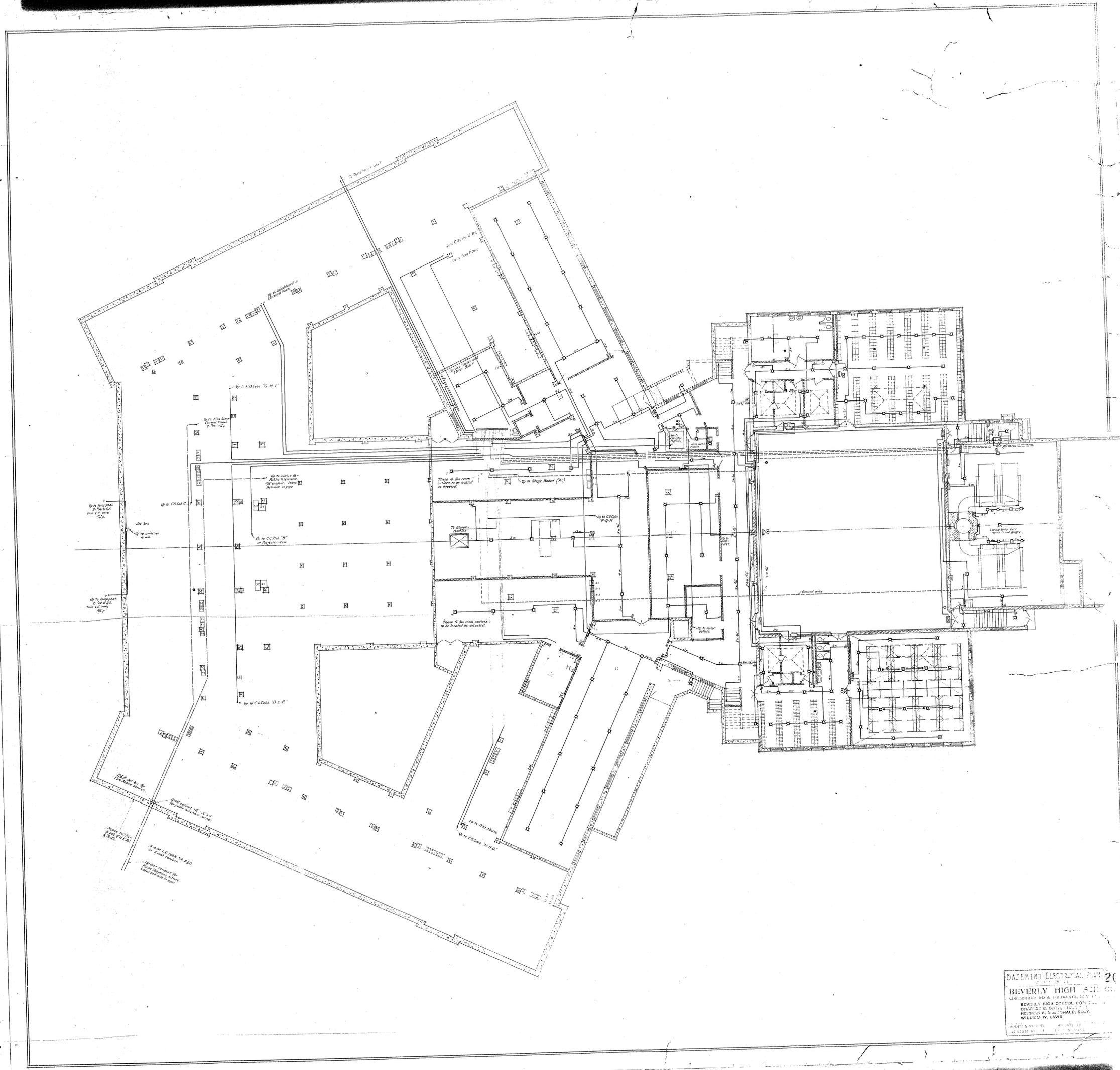
JAMB SECTION K-K

CORRIDOR SCREENS AND FINISH - DETAILS OF GLAZED PARTITIONS IN CLASS ROOMS
 BEVERLY HIGH SCHOOL
 15
 ARCHITECTS: WILLIAMS WALKER
 BOSTON, MASS.

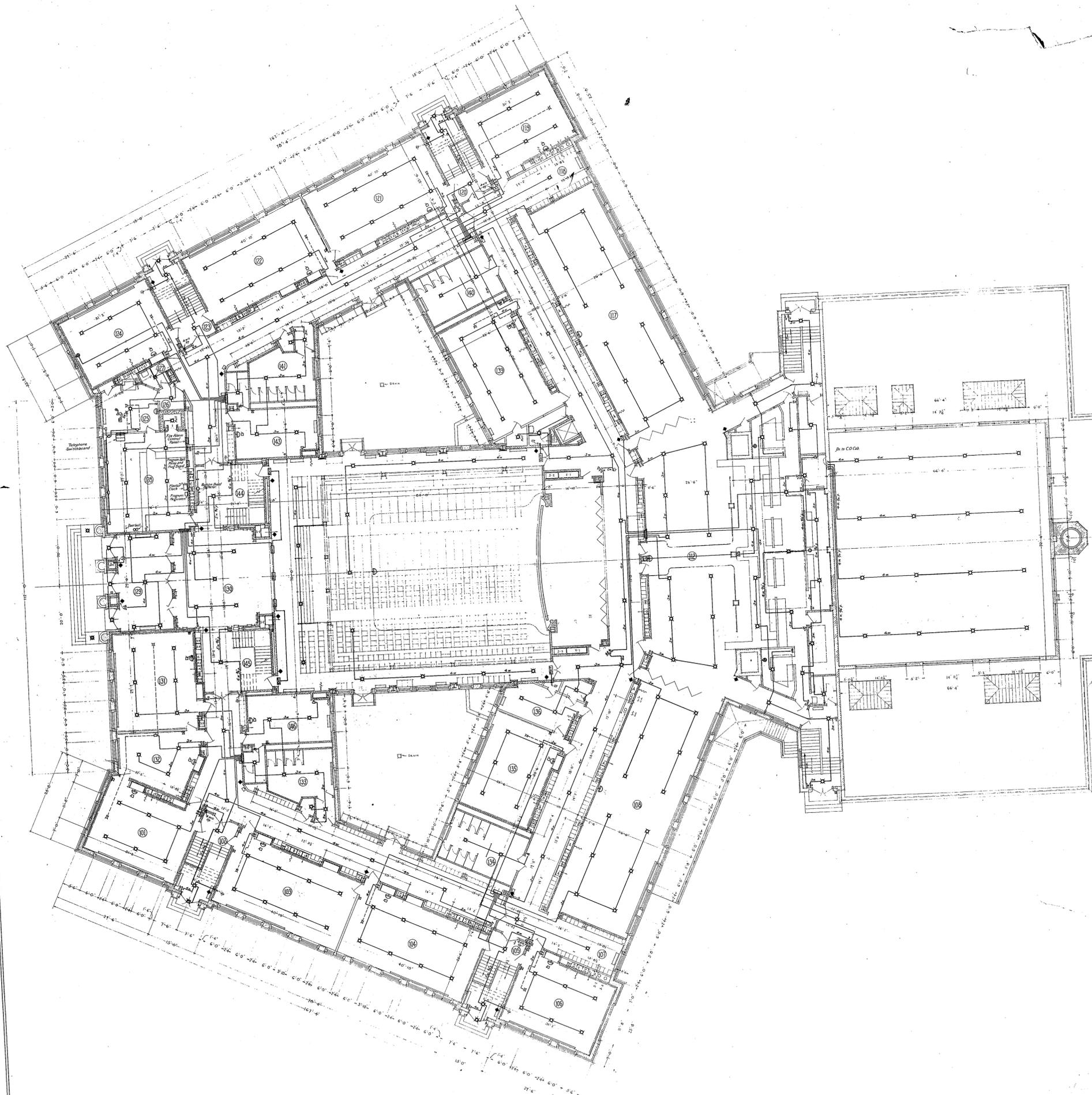


TYPICAL SECTION OF SIDE ENTRANCE

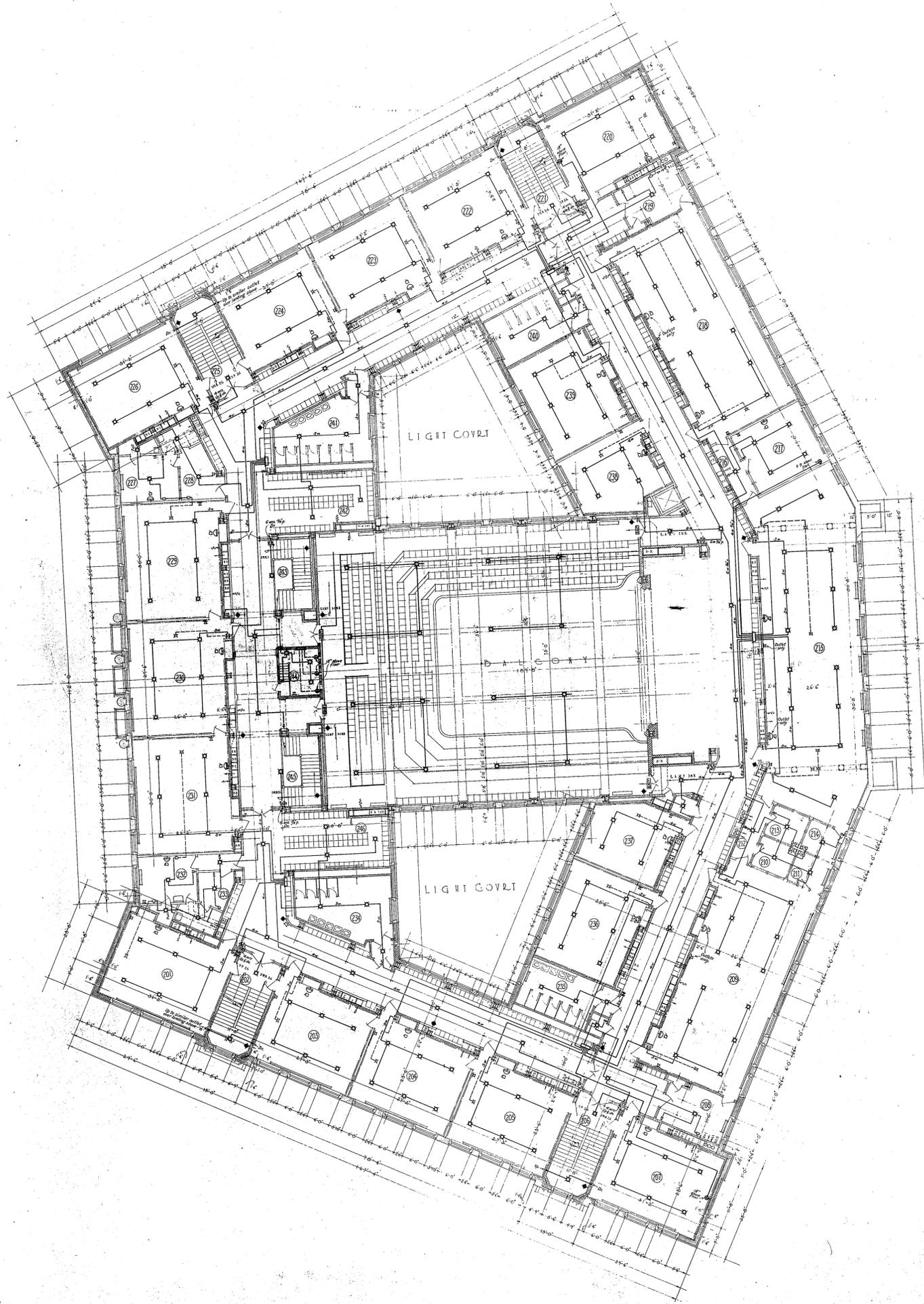
24 SCALE DETAILS OF SIDE ENTRANCE-TYPICAL SECTION 19
BEVERLY HIGH SCHOOL
 COR. SOhier RD. & COLON STS., BEVERLY, MASS.
 BEVERLY HIGH SCHOOL COMMISSION
 CHARLES E. OBER, CHAIRMAN
 HERMAN A. McDONALD, SECT.
 WILLIAM W. LAWS
 ADDEN & PARKER, ARCHITECTS, MADE BY
 87 STATE STREET, BOSTON, MASS. DATE



BASEMENT ELECTRICAL PLAN 20
BEVERLY HIGH SCHOOL
 CARE, SHERIDAN & LUDLOW STS., BEVERLY, MASS.
 BEVERLY HIGH SCHOOL, BEVERLY, MASS.
 HITCHCOCK & SONS, ARCHT. & ENGRS., WILMINGTON, MASS.
 WILMINGTON, MASS.

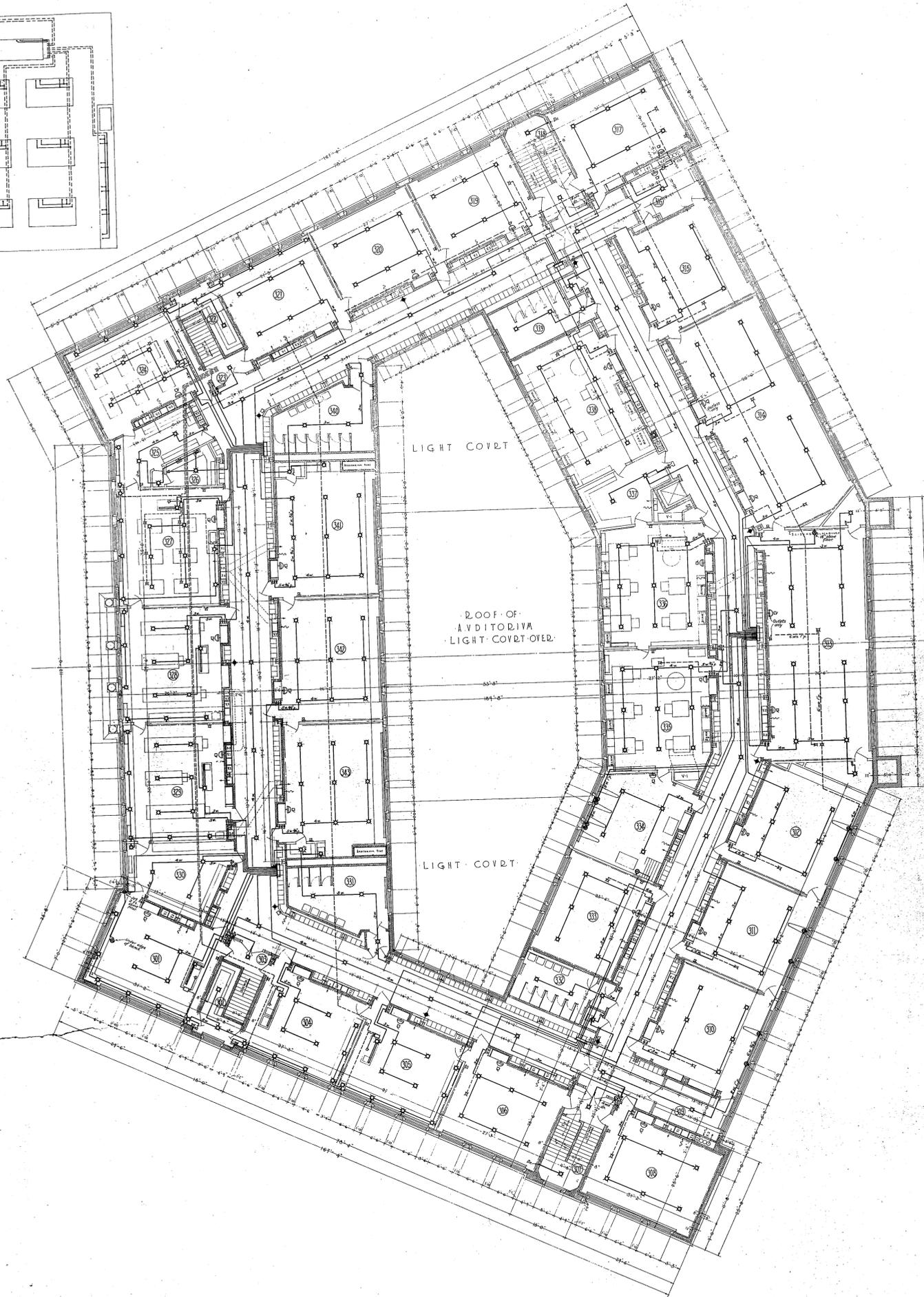
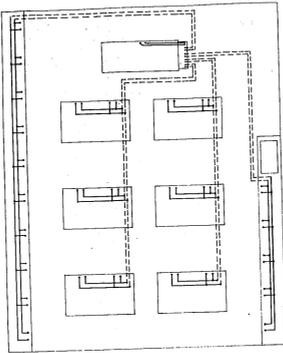


FIRST FLOOR ELECTRICAL PLAN 21
SCALE 1/8" = 1'-0"
BEVERLY HIGH SCHOOL
COR. SOMER RD. & GULON STS., BEVERLY, MASS.
BEVERLY HIGH SCHOOL COMMITTEE
CHARLES E. OBER, CHAIRMAN
HERMAN A. BRADSHAW, CLERK
WILLIAM W. LAW
ADGEN & PARKER, ARCHITECTS
107 STATE STREET, BOSTON, MASS.
MADE BY
DAVID

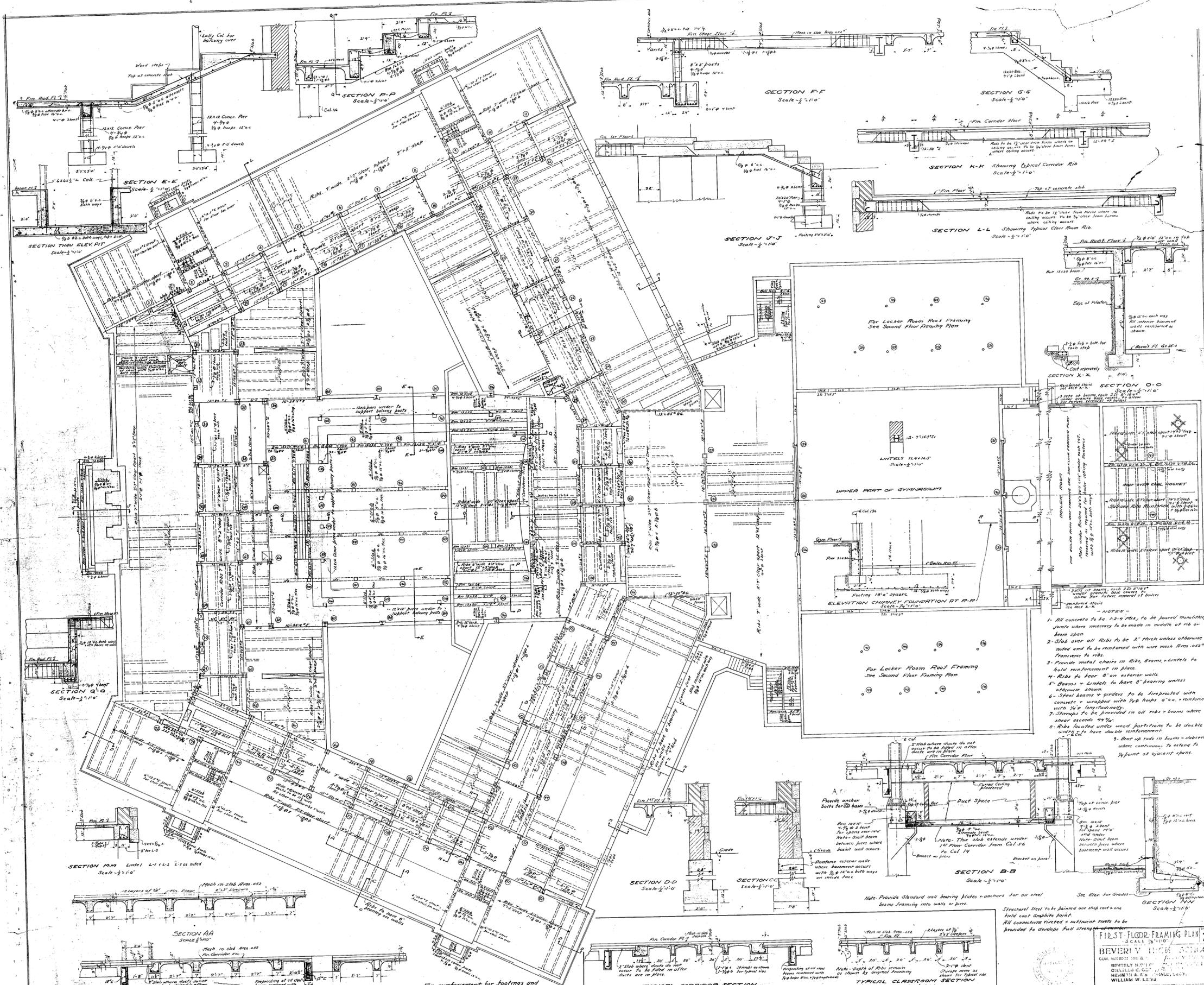


SECOND FLOOR ELECTRICAL PLAN 22
SCALE 1/8" = 1'-0"
BEVERLY HIGH SCHOOL
COR. BOWEN RD. & CULON STS., BEVERLY, MASS.
BEVERLY HIGH SCHOOL COMMISSION
CHARLES E. OBRIEN, CHAIRMAN
HERMAN A. DONOHUE, SECRETARY
WILLIAM W. LAWS
ADDEN & PARKER ARCHITECTS MADE BY
177 STATE STREET BOSTON, MASS. DATE

TYPICAL DIAGRAM OF TABLE CIRCUITS
IN ROOMS 324 AND 327



THIRD FLOOR ELECTRICAL PLAN 23
SCALE 1/8" = 1'-0"
BEVERLY HIGH SCHOOL
COR. SOHLEN RD. & CHLON STS., BEVERLY, MASS.
BEVERLY HIGH SCHOOL COMMISSION
CHARLES E. OBER, CHAIRMAN
HERMAN A. MACDONALD, SECY.
WILLIAM W. LAWS
ARCHITECTS
127 STATE STREET, BOSTON, MASS.



- NOTES**
1. All concrete to be 1:2:4 Max. to be poured monolithic, joints where necessary to be made in middle of rib or beam span.
 2. Slab over all ribs to be 2" thick unless otherwise noted and to be reinforced with wire mesh 1/4" x 6" @ 12" on center.
 3. Provide metal chairs in ribs, beams, lintels to hold reinforcement in place.
 4. Ribs to bear 8" on exterior walls.
 5. Beams & Lintels to have 8" bearing unless otherwise shown.
 6. Steel beams & girders to be fireprotected with concrete & wrapped with 2" x 2" strips @ 12" on center.
 7. Throughs to be provided in all ribs & beams where shear exceeds 4400 lbs.
 8. Ribs located under wood joist floors to be double reinforced.
 9. Bent up rods in beams & lintels where continuous to extend to 1/4 point of adjacent spans.

TYPICAL CORRIDOR SECTION
Scale 1/2" = 1'-0"

TYPICAL CLASSROOM SECTION
Scale 1/2" = 1'-0"

ALTERNATE FLOOR CONSTRUCTION USING 20" WIDE PANS.

FIRST FLOOR FRAMING PLAN
24

BEVERLY H. HIGGINS ARCHITECT
CORPORATION
Beverly Hills, California
1717 STATE STREET, BOSTON, MASS.

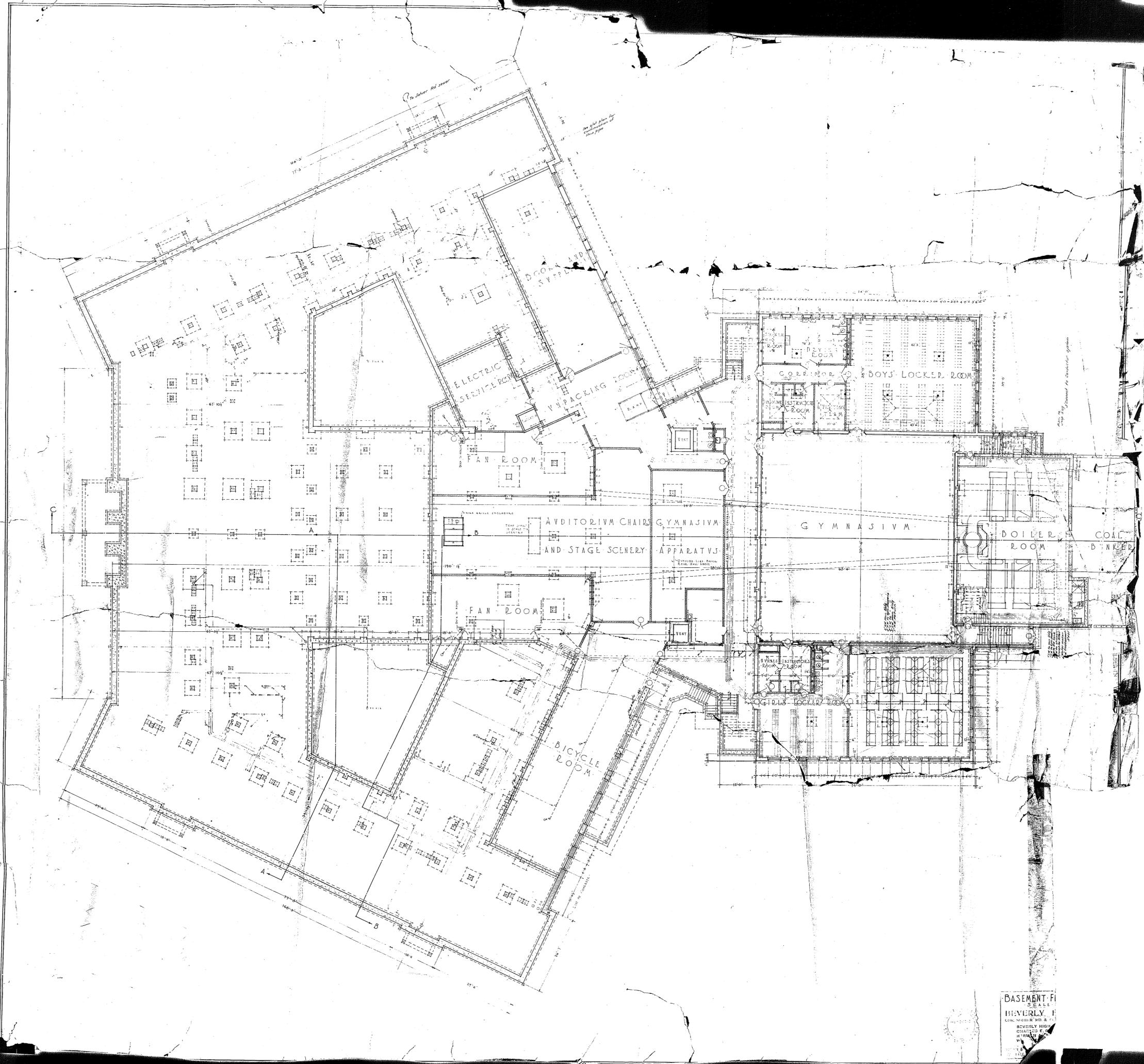
10.4

10.4

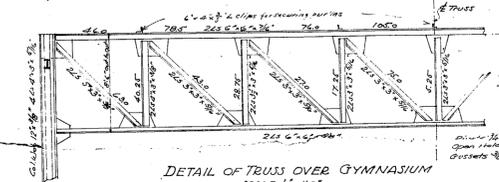
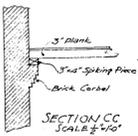
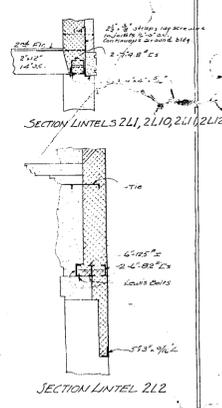
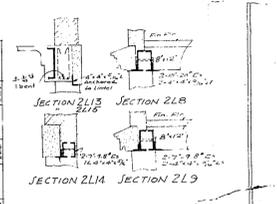
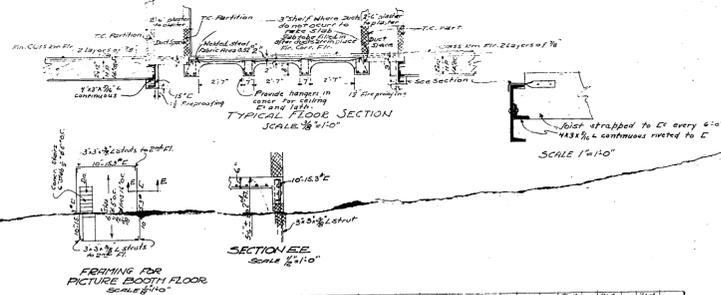
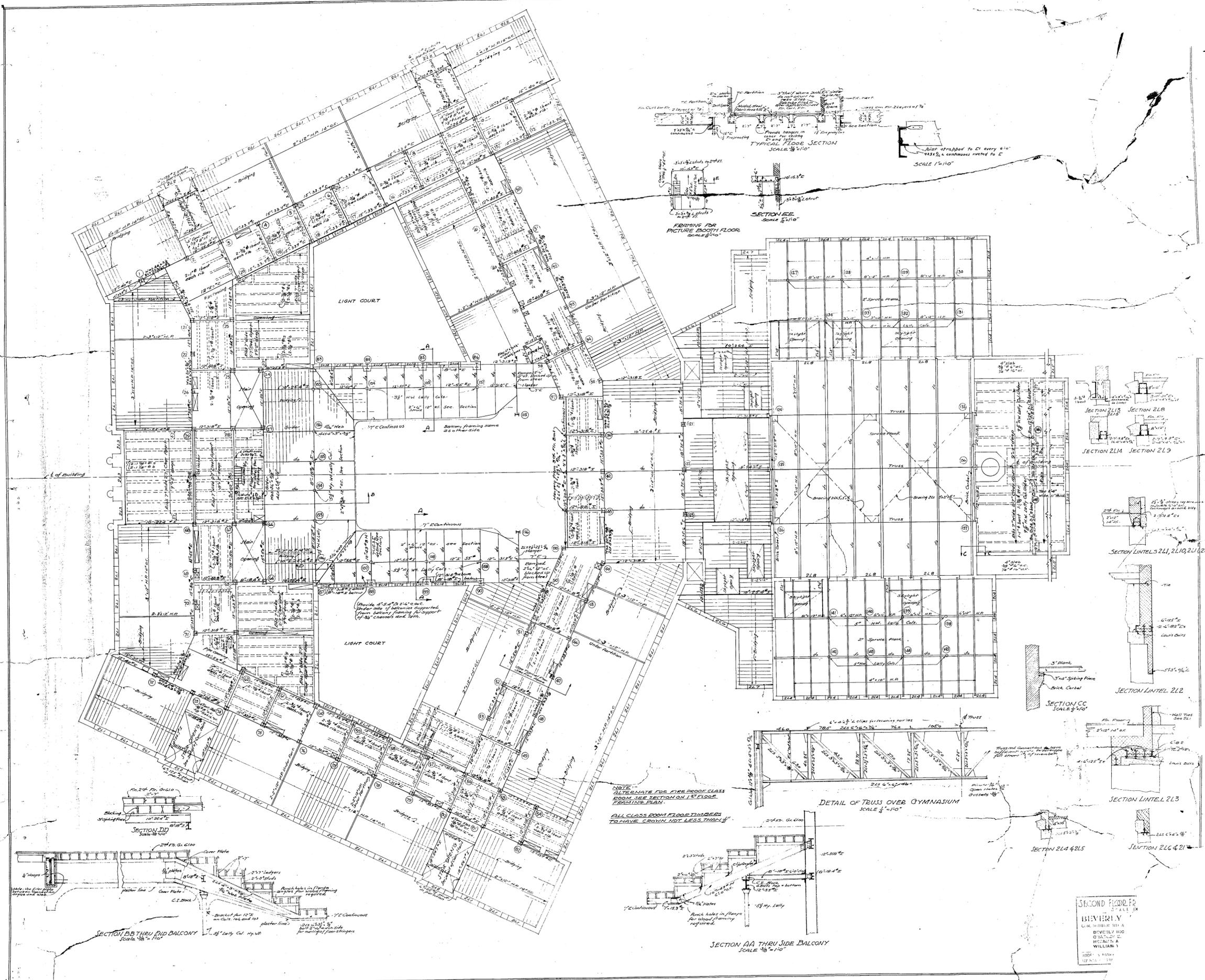
10.4

BASEMENT -
2nd Floor Frame

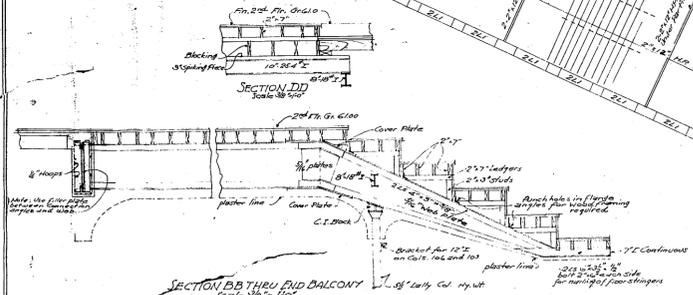
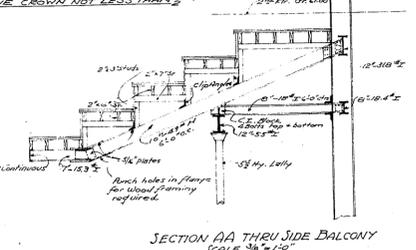
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- 23
- 24



BASEMENT - F1
SCALE
BEVERLY H. HOVEY
LIND. SMITH & CO.
BOSTON, MASS.
CHARLES E. HOVEY
ARCHT.
1914



NOTE:
ALTERNATE FOR FIRE PROOF CLASS ROOM - SEE SECTION ON 1ST FLOOR FRAMING PLAN.
ALL CLASS ROOM FLOOR TIMBERS TO HAVE CROWN NOT LESS THAN 1"

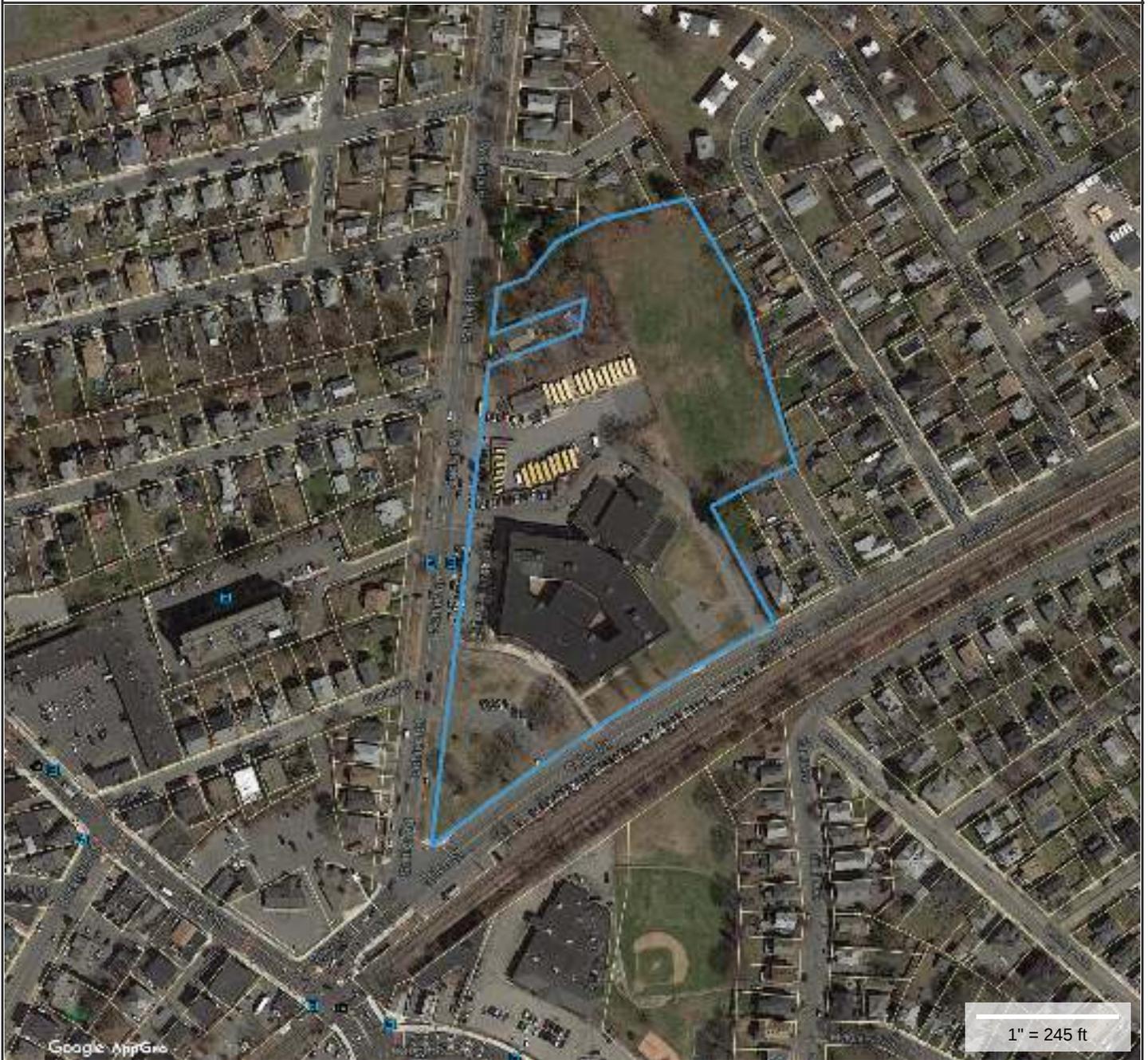


SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"

W. H. HERRIN
ARCHT. & ENGRS.
1015 BROADWAY
NEW YORK, N. Y.

APPENDIX B
GIS MAPS OF RFP PARCEL

Map 1: Aerial View



Property Information

Property ID 31-13
Location 7 SOHIER RD
Owner

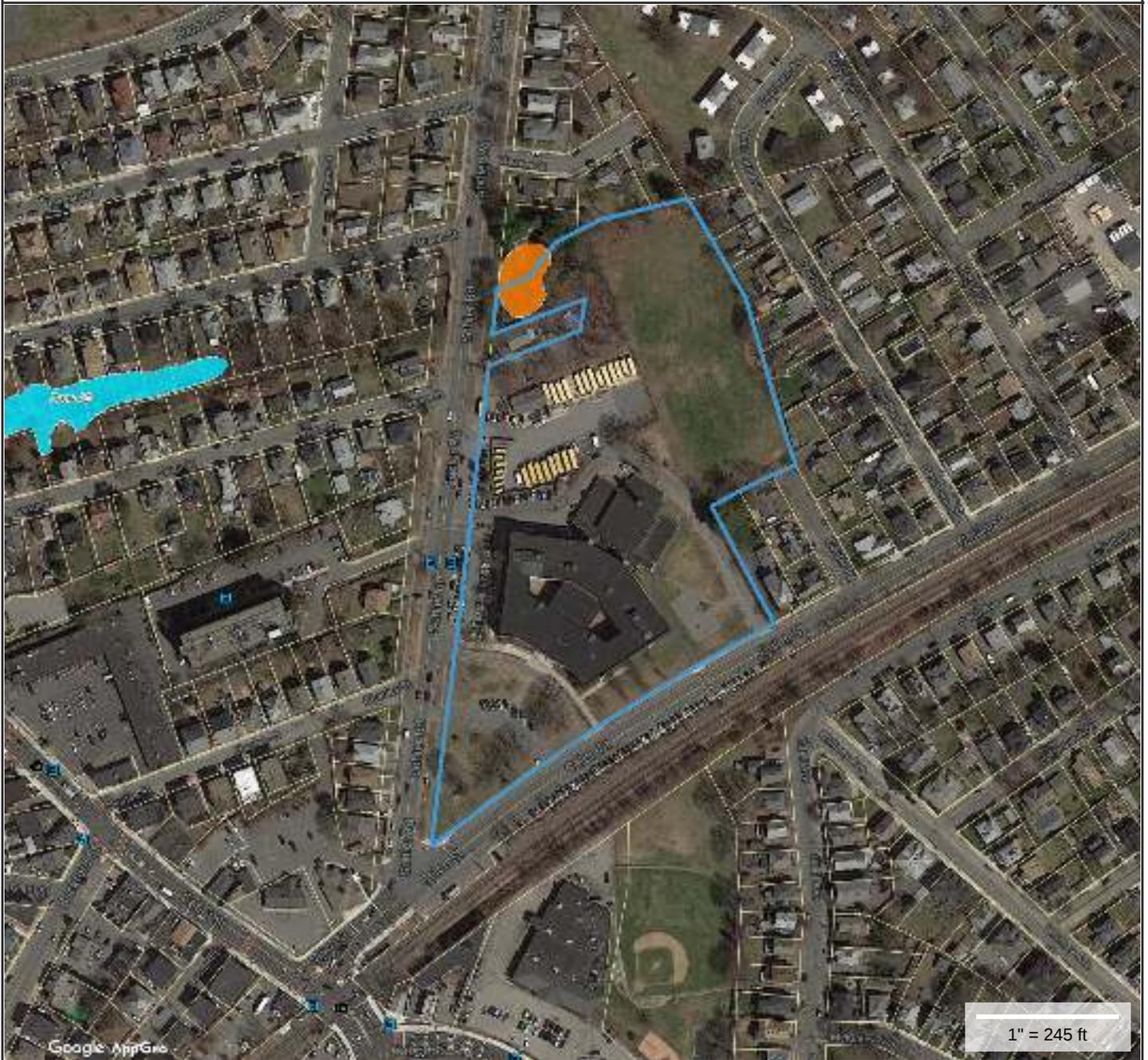


**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

City of Beverly, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 8/1/2018
Data updated 8/1/2018

Map 2: FEMA Flood Zones



Property Information

Property ID 31-13
Location 7 SOHIER RD
Owner



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

City of Beverly, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 8/1/2018
Data updated 8/1/2018

Map 3: Open Space Areas



Property Information

Property ID 31-13
Location 7 SOHIER RD
Owner CITY OF BEVERLY



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

City of Beverly, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 8/1/2018
Data updated 8/1/2018

Map Theme Legends

FEMA Flood Zones

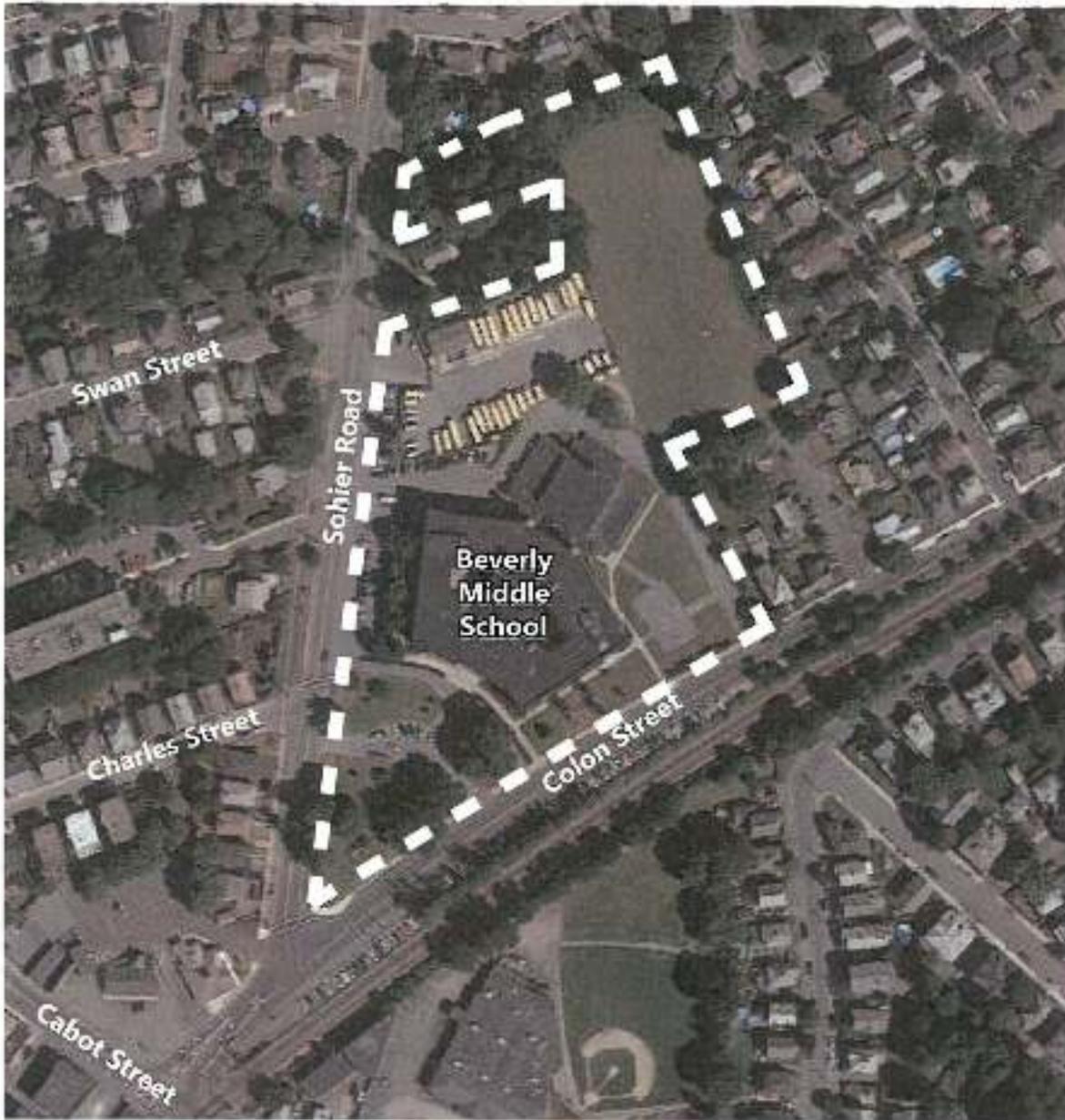
-  FIRM Panels
 -  Cross-Sections
 -  Coastal Transects
 -  Limit of Moderate Wave Action
 -  Coastal Barrier Resources System Area
 -  Base Flood Elevations
- Flood Hazard Zones
-  1% Annual Chance Flood Hazard
 -  Regulatory Floodway
 -  Special Floodway
 -  Area of Undetermined Flood Hazard
 -  0.2% Annual Chance Flood Hazard
 -  Future Conditions 1% Annual Chance Flood
 -  Area with Reduced Risk Due to Levee

FEMA Map Service Center - See FEMA FIRM Panels theme for Effective Date

APPENDIX C

BRISCOE FEASIBILITY STUDY

SITE PLAN



RECORD OF TITLE TO THE PROPERTY

364

RECORDS OF THE BOARD OF ALDERMEN.

1931.
Dec. 18.

Office of the Mayor.
December 18th, 1931.

To the Honorable Board of Aldermen,
City of Beverly.

Gentlemen:

Under provisions of Section 21 of the City Charter, I hereby recommend that the order for the appropriation of twenty five hundred dollars (\$2500.00) from unappropriated monies now in the hands of the City Treasurer for account Overseers of the Poor, item "Maintenance" take all of its several readings at this meeting of the Board.

Respectfully yours,
Frank D. Tuttle, Mayor.

Order took its second reading and final passage and was adopted by a "yea and nay" vote.

Hall-call
Yes-Aldermen Daley, Dragan, Hangers, Hayes, Leighton,
Lincoln, Marshall, J.F. McNitt and Marshall W.

Nay-None
Absent-None

887
Appro.
Poor Dept.
Item
Maintenance.

811
Transfer
of appro.
Inspector
of
Buildings.
Maintenance.

The Committee on Finance and Property to whom was referred the matter of transfer to Inspector of Buildings, have considered said matter and beg leave to submit the accompanying order and recommend its adoption.
Report accepted.

ORDERED:

That the sum of twenty five dollars (\$25.00) be and the same is hereby transferred, in accordance with the recommendation of His Honor the Mayor, from account Memorial Day, Veterans of Foreign Wars, to account Inspector of Buildings item "Maintenance".

Order read once, passed to a second reading, laid over under charter provisions.

847
Transfer
of Appro.
Fire
Dept. Maint.
to Depart-
mental
Apparatus.

The Committee on Finance and Property, to whom was referred the matter of transfer appropriation Fire Department account, Maintenance to Departmental Apparatus, have considered said matter and beg leave to submit the accompanying order and recommend its adoption.
Report accepted.

ORDERED:

That the sum of six hundred dollars (\$600.00) be and the same is hereby transferred, in accordance with the recommendation of His Honor the Mayor, from account Fire Department, item Maintenance, to item "Departmental Apparatus".

Order read once, passed to a second reading, laid over under charter provisions.

751
Removal
of tree,
Railroad
Avenue,
"Sullivan
van".

The Committee on Finance and Property, to whom was referred the matter of removal of tree, Sullivan, Railroad Avenue, have considered said matter and beg leave to recommend the adoption of the accompanying order.
Report accepted.

The order, (see page 359) was read once and adopted.

The Committee on Finance and Property to whom was referred the matter of acquiring of land on Schier Road and Colon Street for New High School Building (see page 360) have considered said matter and beg leave to recommend that the subject matter be referred to the next City Government.
Alderman McNitt dissents.

Alderman McNitt offered minority report.
By Alderman McNitt:

ORDERED:

79
Acquiring
land for
New High
School.

Whereas, the Board of Aldermen passed an order on July 18th, 1931, which was approved by His Honor, the Mayor, July 27th, 1931, that the City acquire by purchase or by right of eminent domain, land not exceeding seven (7) acres on Schier Road and Colon Street for the purpose of constructing and equipping a High School thereon as shown on a plan hereinafter referred to and for the purpose it is necessary to take certain parcels of land in Beverly belonging to or supposed to belong to Mary M. Kullaly 13476 square feet with dwelling thereon, Andrew M. Ober 21954 square feet, Solon Lovett 19180 square feet with garage thereon, Sarah J. Brooks, 4720 square feet with dwelling thereon, George P. Dowden 5000 square feet, Estate of Joshua S. Dodge, 1 acre and 4205 square feet, William W. Stambly 2 acres and 23587

RECORDS OF THE BOARD OF ALDERMEN

square feet Edward A. Standley 1 acre and 1945 square feet and James J. Welch 5854 square feet all as shown on a plan hereinafter referred to, to which reference should be made for a more accurate description of each parcel.

1931.
Dec. 16.

The property as a whole being bounded and described as follows: to wit:-

Beginning at a point marked A on a plan made by A. H. Richardson, City Engineer and entitled "Plan of Land on Colon Street & Schier Road for New High School Site, Beverly, Mass.," and dated December 8, 1931. (said plan may be referred to and hereby made a part of this order for all necessary purposes) thence running in a North-westerly direction along the North line of Colon Street and making an angle of 42° 30' with Soldier Road, a distance of 158.91 feet to point marked B on said plan, thence running in a slightly more westerly direction, along the North line of Colon Street, and making an angle of 174° 0' with line AB a distance of 286.85 feet to a point marked C on said plan, thence running in a more westerly direction, along the North line of Colon Street and making an angle of 179° 41' with line BC a distance of 243.35 feet to point marked D on said plan, thence turning and running in a Northerly direction by land belonging to Bertha E. Spear and making an angle of 89° with Colon Street a distance of 215.11 feet to a point marked E on said plan, thence running in an easterly direction along land belonging to Bertha E. Spear and George F. Fielder and making an angle of 276° 10' with line DE a distance of 187.2 feet to point marked F on said plan thence running in a Northerly direction by land belonging to George F. Fielder and D. Louise Gove a distance of 287.03 feet to point marked G on said plan, thence turning and running in a Westerly direction by land belonging to Edward A. Standley and making an angle of 91° 40' with line GK, a distance of 156.00 feet to point marked H on the easterly line of Schier Road, thence turning and running in a Southerly direction along the East line of Schier Road and making an angle of 103° 10' with line GH a distance of 100.0 feet to point marked I on said plan, thence turning and running in an easterly direction along Schier Road and making an angle of 116° 55' with line HI a distance of 28.96 feet to a point marked J on said plan, thence turning and running in a Southerly direction along the East line of Schier Road and making an angle of 243° 6' with line JK a distance of 632.35 feet to the point of beginning at Colon Street marked A on said plan. All trees upon said land are to be included in this taxing.

WHEREAS:- this Board on the 19th day of October 1931, ORDERED; that due notice be given to Edward A. Standley, William W. Standley, James J. Welch, Estate of Joshua S. Dodge, George P. Bowden, Sarah J. Brooks, Helen Lovett, Andrew M. Ober, Angela D. Mullaly and all others interested that this Board intends to construct and maintain a High School before mentioned and to take such portions of their land as may be necessary herefor as shown on a plan made by A. H. Richardson, City Engineer, which is on file in the office of the City Clerk of this City and that Monday the 21st day of October 1931, at 7.30 P. M. at the Board of Aldermen's Room, City Hall in Beverly is appointed as the time and place for public hearing in the matter.

Adopted October 17, 1931 and

WHEREAS, due notice has been given of the intention of this Board to take said parcel of land for the purpose of constructing and equipping a High School as appears by the return of the order of notice issued then and passed as aforesaid, and

WHEREAS, this Board did meet at the time and place appointed and notified as aforesaid and has heard all parties interested, claiming to be heard in the matter it is therefore

ORDERED AND DECIDED, that the parcel of land before described be and the same hereby is taken for the purpose aforesaid, according to said plan in the office of City Clerk, to which also reference may be had, and we have considered and estimated the damages sustained in their property by the owners aforesaid by the taking of said parcels of land for the purposes aforesaid as shown on said plan, and we determine and award the same as follows: Viz:-

To Mary R. Mullaly the sum of	\$4908
To Andrew M. Ober	1123
To Helen Lovett	905
To Sarah J. Brooks	2810
To George P. Bowden	541
To Estate of Joshua S. Dodge	
the sum of	376
To James J. Welch the sum of	527
To William W. Standley	525
To Edward A. Standley	250

and it is further

RECORDS OF THE BOARD OF ALDERMEN.

1931
Dec. 19.

ORDERED:

That in order to carry out the provisions of this order and to provide for the payment of the several sums of money as named in the awards aforesaid, the sum of twelve thousand six hundred sixty five dollars (\$12,865.00) be taken from and charged to account "Acquiring Land and Erection and Equipment of New High School Building"

By Alderman Hayes:

That minority report be substituted for the report of the Committee.

President Marshall withdrew and called Alderman McHutt to the Chair.

The minority report was substituted for report of committee.

The order was read once, passed to a second reading.

Office of the Mayor,
December 19th, 1931.

To the Honorable Board of Aldermen,
City of Beverly.

Gentlemen:

Under provisions of Section 21 of the City Charter, I hereby recommend that the order for the taking of the land on Schier Road and Colton Street for the proposed High School take all of its several readings at this meeting of the Board.

Respectfully yours,
Frank D. Tuttle, Mayor.

The order took its second reading and was adopted by a "yes and nay" vote.

Roll-call

Yes Aldermen Dragan, Hoppers, Hayes, Leighton, Lincoln,
Marshall, J.P., McHutt.

Nay-Aldermen Bailey and Marshall W. Jr.

Absent-None

At 8.00 o'clock on motion of Alderman Hayes a recess called in order at 9.07 P.M.

By Alderman Hayes:

That the motion taken on the order relating to acquiring of land on Schier Road and Colton Street for new High School Building be reconsidered.

The motion was not agreed to.

30
Appro. &
Loan.
Fire Sta.
Ward 2.

The Committee on Finance and Property to whom was referred the matter of Appropriation and Loan, Fire Station, Ward 2, have considered said matter and beg leave to recommend that the subject matter be referred to the next City Government.

Report accepted and recommendations adopted.

31
To con-
sider the
Purchase
Foster's
Ward.

The Committee on Finance and Property to whom was referred the matter to consider the purchase of Foster's Ward, have considered said matter and beg leave to recommend that the subject matter be referred to the next City Government.

Report accepted and recommendations adopted.

The Committee on Finance and Property, to whom was referred the matter of appropriation repairs Police Station, have considered said matter and beg leave to recommend that the subject matter be referred to the next City Government.

By Alderman Hayes:

That the original order be substituted for the report of the Committee. The motion was agreed to.

The order (see page 346) was read once and passed to a second reading.

Office of the Mayor,
December 19th, 1931.

32
Appro.
Police
Department
repairs
Police
Station.

To the Honorable Board of Aldermen,
City of Beverly.

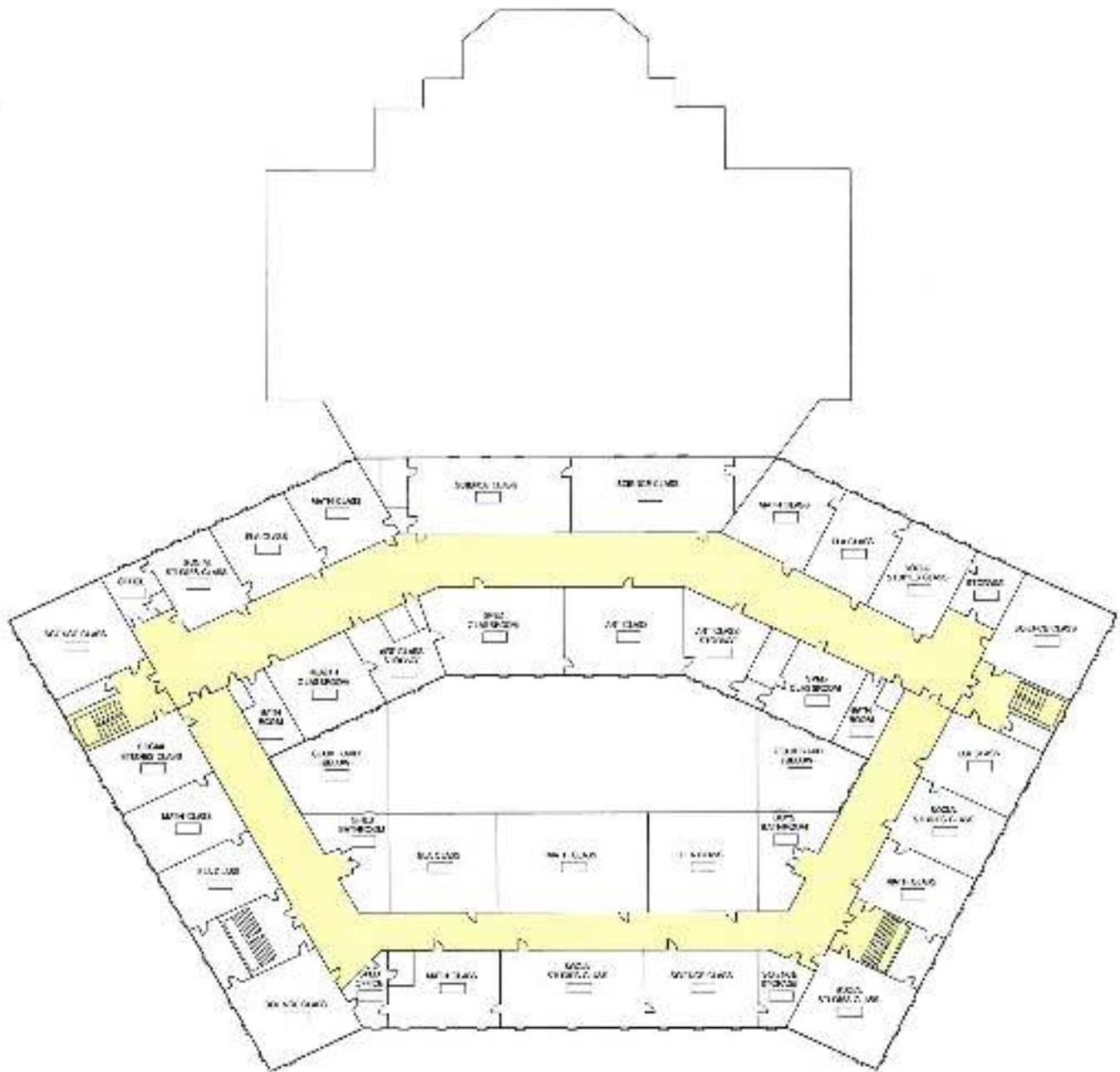
Gentlemen:

Under the provisions of Section 21 of the City Charter, I hereby recommend that the order for the appropriation of fifteen hundred dollars (\$1500.00) for repairs "Police Station" take all of its several readings at this meeting of the Board.

Respectfully yours,
Frank D. Tuttle, Mayor.

PROPERTY OR DEVELOPMENT CONSTRAINTS

The OPM contacted the local Building Official/Zoning Official to discuss the project and a potential construction project at the existing Beverly Middle School site. The official confirmed that the site is available for a project. The official further clarified there were no restrictions to the construction of an educational facility on the site.



EXISTING THIRD FLOOR PLAN

EXISTING CONDITIONS



OVERVIEW

The existing Beverly Middle School is located on an irregularly shaped 8.14 acre site and surrounded by property which is restricted from future development. This includes dense privately owned property and major roadways. The school site is located at 7 Sohier Road, Beverly, Massachusetts and contains the existing 144,349 square foot building, insufficient parking areas, a small unenclosed play area, a bus parking area, and a small play field in the rear. The school was originally constructed in 1923, with most of the 90+ year-old original building, layout, infrastructure, and features remaining identical to the way they were in 1923. It contains three main levels and a lower basement level. Classrooms are grossly undersized based on the current educational guidelines and requirements. The building's masonry load bearing structural system and 2x12 wood floor framing, combined with modern structural code requirements, make modifications (movement of walls) to its configuration cost-prohibitive.

The 91-year-old building was designed and constructed at a time when educational environments were much different than they are today. It is important to understand that it represents a 90-year-old approach to education and its infrastructure systems are well beyond their intended life expectancy and are failing. The poor condition of these systems is detailed in the included fire protection, heating, ventilation, plumbing, electrical, and structural analysis. The school was designed and constructed at a time when there was much less known about 1) educational plan organization; 2) exterior envelope and wall construction; 3) energy conservation; 4) environmental quality factors such as ventilation, lighting, etc.; and 5) ideal middle school learning environments. The classrooms are grossly undersized, as they were designed at a time when crowding many small desks into tightly formed orthogonal rows facing a single teacher was the norm. Today, middle school students work in groups and teams, completing projects and utilizing technology that could never have been imagined in 1923. Unfortunately, the classrooms created in 1923 are extremely inadequate in providing necessary space, amenities, technology, acoustics, lighting, and security found in a modern middle school classroom.

The building requires a comprehensive renovation of the building systems and components that have not been addressed to date, and such renovations would trigger full accessibility requirements throughout the building. The required comprehensive renovation at the school is a significant project, and extends well beyond a series of capital improvements.

The Beverly Middle School is a 144,349 square foot, four story facility serving grades 6-8. The physical size and available classrooms suggest that it has a capacity of approximately 700 students under current educational standards and the MSBA (Massachusetts School Building Authority) guidelines, but recent enrollment has been in the range of 930-950 students. The four story facility includes a Cafeteria, Library/Media Center, Gymnasium, 1,200 seat Auditorium, Administration, and Academic Spaces.

The current building plan does not reflect a modern approach to effective middle school organization and design. Beyond inadequate classroom size, the classrooms are not organized in a manner to allow students to be broken down into functional teams/academies of approximately 120 students. Research indicates that breaking students down into smaller teams/academies in this manner allows teachers and facilitators to work directly with their team members (students and other teachers), allowing them to more closely monitor and foster student development. It also shows that a team arrangement enables teachers to combine classrooms to facilitate cross discipline instruction, so that students can better understand the interwoven relationships between subjects like math and science. Students within a team/academy also collaborate on the development of hands-on projects, which allows them to understand the practical application of the subjects they are studying. It also allows students who are tactile learners, who have been failed by a visual learning approach in the past, to excel in their academic pursuits. These hands-on projects are often completed in "Academic Project Labs" where activities can proceed simultaneously to classroom interaction, which requires dedicated space for each team. Over the past 20 years, middle schools across the country have been migrating to this proven, successful model. Even schools that have poorly organized facilities like Beverly Middle School do the best they can to organize their students and teachers in teams in order to take advantage of the benefits of this approach. Unfortunately, schools like Beverly Middle School that are divided into multiple floors, where classrooms cannot be grouped in teams and no space is available for team projects, provide insurmountable challenges to a truly functional team organization. The teachers and administrators should be commended for their efforts, but truly functional middle school team organization cannot be accommodated within the physical limitations of the 90-year-old Beverly Middle School facility and its current layout.

The Beverly Middle School lacks many of the support spaces affiliated with a modern middle school environment, including areas for student exhibits, and student presentations. The school also lacks small group work, study, and testing areas. The faculty and administrators currently use any space that is available for these functions, but the results are greatly compromised. A modern 21st Century middle school would include these required support areas.

The Cafeteria is a long, narrow room located on the main level on the backside of the building with little acoustic treatment. This was a common approach 90 years ago, when the Cafeteria was viewed as a loud space where students were "herded" in and out as quickly as possible for daily meals. Today, student dining areas serve a much more comprehensive educational and social purpose, and are often made an integral and central part of dining, presentations, performances, parent and volunteer activities, social events, and numerous other school and Town activities. These spaces require an appropriate location, natural day-lighting,



view of existing Cafeteria

acoustics, multi-media presentation systems, and numerous other amenities so that they can be effectively utilized for multiple functions throughout the day, evening, and weekends.

The Library Media Center is located on the second floor, centrally located within the academic classrooms on that floor. This was also a popular approach 90 years ago, but today's Library Media Center seeks an even more central and convenient location for use by students, educators, parents, and the general public. Ninety years ago, the "Library" included several thousand volumes of hardcopy books and a card catalogue reference system. Today, it is a technology driven, data based, media retrieval center that promotes inquiry and research by teachers, students, parents, and the general public, with no limitations on subject matter or breadth of information. It is also a media and data distribution center where students create, direct, and broadcast information, presentations, and performances. In addition to being poorly located and lacking all modern amenities, the existing library is a quarter of the required program size of a modern middle school library.



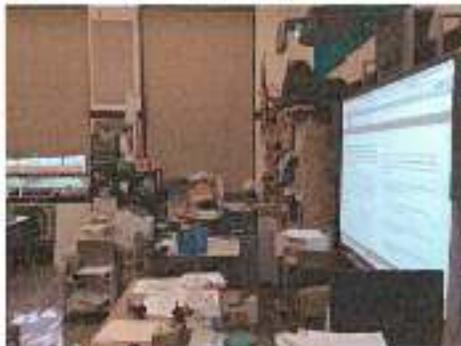
view of existing Library Media Center

The building's Administration area is centrally located within the academic wing on the main floor level, but its location away from the main entry doors does not provide the required observation and control of visitors entering the building. This was common 90 years ago, when school security was not an issue. Unfortunately, this has changed dramatically over the past ten years. Currently, the main office relies on a camera system for visual observation of the main entrance. This is a commendable effort considering the building's organizational challenges, but unfortunately potential security and safety hazards remain. Upon entering the building, visitors pass through a portion of the building's main circulation corridor to enter the Administrative office and have the potential to intermingle with staff and students prior to being greeted and checked in by the Main Office.



view of existing entry organization

The ideal middle school educational environment includes many key factors. Modern 21st Century middle schools include classrooms that utilize "Laboratories for Learning" where all of the necessary environmental factors, technology integration, and spatial configurations work to create "ideal" environments. These modern classrooms allow teachers to introduce



views of existing classroom

"real world" examples of instructional material through the seamless integration of video internet technology. They also allow students to present and facilitate with their peers, giving them invaluable exposure to learning, presentation, and collaboration skills. Technology can be energized quickly and efficiently through teacher facilitator stations. Lighting, ventilation, and carbon dioxide levels are all monitored and adjusted automatically to create ideal environmental conditions. Teachers have collaborative planning and work areas that allow them to share critical planning and development ideas for their coursework. Team teaching and presentation areas are integrated into the academic environment in a manner similar to that of a corporate planning and work environment. Core facilities such as Library Media Centers have become highly advanced media retrieval centers and are located in close proximity to all academic functions to allow for key sharing of valuable resources. Academic zones are organized for quiet separation from noisier zones such as cafeterias and gymnasiums. "Academic Project

Labs" are organized within smaller learning academies and indoor/outdoor educational connections to maximize hands-on project based learning opportunities. Their layouts and plan organizations are structured to allow flexible teaming and grade level configurations. Corridors and hallways are organized and designed to create "experience and exposure", in addition to providing functional movement patterns. Performing and practical arts facilities include highly advanced opportunities for students to explore their talents at a critical age when many of their future professional talents are evolving.

The Beverly Middle School is an old, "tired" building that has been well maintained. Capital expenditures at this facility have allowed it to exist in a usable condition for many years beyond its intended life expectancy. However the current building organization and layout of Beverly Middle School does not easily lend itself to conversion to a 21st Century middle school. Its walls cannot be efficiently relocated due to its inherent structural systems, and these same structural systems prohibit vertical expansion of the school. Additionally, its site layout does not allow for functional and effective expansion of the existing building.



view of existing corridor

Capacity at the middle school is calculated by multiplying the number of available general classrooms and support areas by the appropriate number of students in each classroom. The Beverly Middle School building has a calculated capacity of approximately 700 students under current educational standards, but recent enrollment has been in the range of 930-950 students for grades 6-8. The Beverly Middle School is obviously housing significantly more students than the calculated capacity based on modern educational standards. This has been achieved by converting spaces not originally intended as general classrooms into usable classroom space and overcrowding students in the current classrooms. It also requires that former storage rooms and closets be utilized as spaces for small group instruction, testing, and counseling. This creates a very stressful environment for students and educators, where it is difficult to deliver a modern educational program.

In addition to being overcrowded, the following conditions exist:

Main Office / Entrance

The Main Office currently sits down a corridor from the main lobby. Allowing visitors to enter the school and to directly interact with students prior to being physically greeted and checked in by the Main Office staff creates a security and safety issue.

Library Media Center

The Library Media Center is located on the second floor and is not centrally located. It is significantly undersized and lacks the modern amenities associated with a 21st Century education resource.

Computer Lab

The Computer Lab is located on the second floor. This space is a converted classroom that does not have adequate cooling and is insufficiently sized. Equipment and devices within the lab are outdated.



view of existing computer lab

Special Education

The current Special Education Program is extremely undersized and is utilizing inadequate space for instructional, tutorial, and testing areas. The program and associated spaces do not meet current state recommendations and guidelines.

General Classrooms

The existing Beverly Middle School does not have an adequate quantity of classroom spaces. The current instructional classrooms are all significantly undersized compared to current educational space standards. In an attempt to address the lack of classroom space, "larger" classrooms (larger, meaning, as compared to the typical classroom size of approximately 650 square feet) have been broken into two smaller, undersized classrooms. A portion of the Cafeteria was broken up and converted into a classroom space. This classroom space opens directly into the Cafeteria and during the lunch periods presents a significant acoustical distraction.



view of existing classroom



view of science classroom

Science Classrooms

The current science classrooms have limited plumbing (no hot water) and do not provide an adequate space for learning and science experiments. The existing spaces do not allow for a flexible learning environment to maximize hands-on small group / instructional educational activities. The plumbing in the classrooms is exposed and unprotected.

Gymnasium

The undersized and poorly ventilated Gymnasium is divided into two separate spaces by a movable partition. The Gymnasium is "underground" and does not provide any natural daylighting. Half of the gymnasium is used as traditional gymnasium space. The other half has been retrofitted with rubber floor and exercise equipment.

The overall space of the Gymnasium is undersized in comparison to current state recommendations and guidelines. Access to the gymnasium from the rest of the school is through the Cafeteria.

Specialized Instruction (Art/Music)

Specialized instructional areas like art and music are located in spaces that have been converted from general classrooms. The school does not have any culinary spaces and has limited vocational spaces.

Planning Space

Due to the significant shortage of available educational space, spaces that would normally be available for planning and storage rooms have become smaller instructional classrooms. The school has no dedicated conference rooms and one undersized teachers' work room.

Receiving & Storage

The receiving area for the school is serviced by a double door with no direct access to grade, making regular deliveries difficult. Storage space in the school is extremely limited.



view of existing Gymnasium



view of existing receiving area

ARCHITECTURAL REVIEW

Foundation

The exterior poured concrete foundation walls appear to be in good condition with only minor cracking at a few locations. (Refer to structural evaluation for additional information.)



view of rotting window infills

Walls

The exterior envelope (exterior masonry wall construction) of the building is a 91-year-old envelope. It appears that mortar joint re-pointing has occurred over time. Additional re-pointing (majority of the exterior brick surface around the building), combined with masonry renovation would be required in order to prevent deterioration of the masonry exterior. Moisture penetration of the exterior veneer is visible. Based on review of the original construction drawings, it does not appear the building contains any insulation.

Window openings on the rear of the building have been infilled with painted plywood panels. Wood rot and cracking is visible.

The exterior detailing of the building including the precast cornices, door surrounds, sills and headers have significant deterioration and require replacement and / or restoration in many locations.

Roof

The building's roof consists of a black EPDM roof membrane. The roof membrane was installed in 1993. Overall, the roof appears to be in fair condition. Patching has occurred since the install to repair leaks. Additional patching is required. The roof system is beyond its warranty period and has approached its intended life-expectancy.

Windows

In 1995, the exterior windows of the building were replaced with a double pane aluminum window system. On the surface, the window systems appear to be in fair condition, but looking into them with greater detail, the years of exposure are apparent. A majority of the windows are inoperable due to failed spring balances. In 2009, spring balances were repaired/replaced in select window openings to allow at least one window in each classroom



view of deteriorating exterior detailing



view of window being held open due to inoperable balances

to be operable for ventilation purposes. The windows at the Auditorium have not been replaced and are assumed to be original to the construction of the building.

The caulking around the window system has been periodically maintained. However, the deterioration of the caulking in many locations results in significant heat loss and air and water infiltration.

Doors

A majority of the exterior doors for the building appear to have been replaced over the years. Overall the door systems are in fair condition.

There are a couple below grade doors that sit in wells. There is a potential for flooding of the wells and subsequent water infiltration at the doors during heavy rain events.



view of exterior door well

ADDITIONAL EXTERIOR DOCUMENTATION



Floors

There are numerous floor materials throughout the building. These finishes include the following: Vinyl Composition Tile (VCT), Hardwood, Painted Concrete, Carpet, Porcelain Tile and Vinyl Asbestos Tile (VAT) in the main lobby, corridors, classrooms, Cafeteria, Auditorium and Gymnasium. The floors in the toilet rooms are ceramic tile. The floors in the kitchen are quarry tile.

The corridor and classroom floors are primarily VAT and VCT. Various locations have been patched with VCT. Select classrooms floors are hardwood. The floors in the corridor are in good condition and maintained. The floors in the classrooms are in poor condition and are damaged in numerous locations. The floor on the lower level is painted concrete and shows significant wear.

The wood flooring in the Gymnasium visually appears to be in fair condition, but closer examination reveals there are numerous "dead spots" in the floor, buckling, and signs of wear. The flooring system has exceeded its life expectancy.

The toilet room floors are ceramic and are in fair condition. There is minor damage from wear and tear. New ceramic tile has been installed in the gang toilet rooms.

The warming kitchen floor is quarry tile. This floor is in good condition and remains serviceable.



examples of flooring



example of moisture damage

Walls

The majority of the walls within the classrooms are painted plaster with a wood chair rail and wood base. The age of the walls is apparent as modern retrofitted amenities are all exposed including wiring for power, light switches, technology, and interactive whiteboards. Many of the walls are damaged and in disrepair due to moisture damage from leaking windows and roof. Paint is also peeling from the wall due to the moisture damage.

The corridors contain plaster walls with wood base, but have a tile and/or locker base in various locations.

The walls within the Cafeteria are plaster with wood chair rail and wood base. They currently do not incorporate any acoustical treatment for absorbing sound in the space.

The walls in the Gymnasium are painted masonry. The moveable partition is used as a

permanent partition separating the gym space from a fitness area. The walls of the space do not have any acoustical treatment for absorbing or reflecting sound in the space.

The walls in the Auditorium are plaster with wood detailing. There is no acoustical treatment on the walls for absorbing or reflecting sound in the space.

Doors

The interior wood doors and wood frames throughout the school are in very poor condition. Many of them are scratched and gouged. The wood frames of the doors are worn, weathered, dented, chipped, etc. The doors to classrooms have half glass window with clerestory lights above them. These do not provide a good acoustical separation between the corridor and classroom under current construction standards. The doors from the corridor to the egress stairs do not provide the necessary fire rating and contain excess glazing within the sidelights and a transom. These violate current fire separation requirements (based on the type of door frames and glazing installed).

Most door hardware appears to have been replaced over time. Although the hardware has been replaced, some of the door hardware remains non-compliant and is further discussed in the handicap accessibility portion of this report.

Ceilings

The building contains hard plaster ceilings, 2x4 acoustic ceiling tile and asbestos ceiling tiles. Water damage is apparent due to flaking of ceiling paint and bubbling of the plaster (punky).



damaged wood detailing



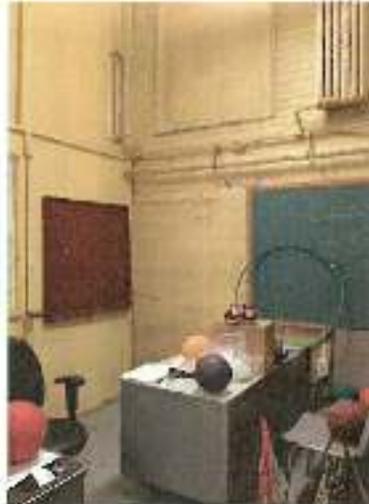
non-code compliant guardrail and handrails at stairs

Stairs

The egress stairs do not have an appropriate height guardrail (32") on the open side of the stair and the handrails are not continuous. One stair does not have the code required ceiling height clearance at the intermediate landing.

Elevator

The building does contain an elevator, but the elevator does not meet current elevator code. A medical stretcher would not be able to fit inside the cab during a medical emergency. The elevator does not meet current ADA standards.



RECENT CAPITAL IMPROVEMENTS

Roof

The roof was replaced in 1993 and has reached its intended 20 year life expectancy.

Masonry

Repointing of the exterior brick occurred in 1995.

Windows

Exterior windows were replaced in 1995. A majority of the windows are not operational at this time.

Door Hardware (where applicable)

Lever door hardware has been installed within the last ten years.



ADDITIONAL DOCUMENTATION OF EXISTING CONDITIONS

STRUCTURAL REVIEW

PURPOSE AND SCOPE

The purpose of this report is to describe, in broad terms, the structure of the existing building; to comment on the condition of the existing building; and on the feasibility of renovation and expansion of the school.

The scope includes:

1. Description of existing structure.
2. Comments on the existing condition.
3. Comments on the feasibility of renovation and expansion.

Basis of the Report

This report is based on our visual observations during our site visit on September 15, 2014 and a review of the available drawings of the original construction prepared by Adden and Parker Architects. The drawings were only a partial set of drawings of the original construction document set and were not dated.

During our site visit, we did not remove any finishes or take measurements, so our understanding of the structure is limited to the available drawings and observations of the exposed structure and the exterior facade.

The school is located on Sohler Road in Beverly, Massachusetts and was constructed in the 1920's. No major renovations or additions have been constructed since the original construction. The school is arranged in the shape of a pentagon, with a centrally located auditorium and two interior light wells. The gymnasium is located at the stage end of the auditorium.

The structure is supported on traditional reinforced concrete foundations. The lowest level slab in the partial basement area is a concrete slab on grade. The first floor slab above the basement and the crawl space above the remainder of the footprint of the structure is a reinforced concrete slab spanning between reinforced concrete beams, girders and columns. The upper level floors are either one way reinforced concrete ribbed slabs spanning between reinforced concrete beams supported on masonry walls and steel columns or wood floors supported on wood joists spanning between steel beams and exterior masonry walls. The auditorium balcony is wood framed structure supported on cantilevered steel beams and columns. The typical roof is wood framed with joists spanning between steel beams and masonry walls. The roof of the gymnasium and auditorium is wood planking supported on wood joists spanning between structural steel trusses spanning between steel columns.

Existing Conditions

Based on our observations, the school structure is functioning well. We observed signs of water leaks at a couple of locations. We observed signs of past repairs to the exterior facade. We did not observe any signs of foundation settlement. We did not observe or perceive any undue vibrations due to footfall on the floor slab. We did not observe any moisture related damage to the concrete structure above the crawl space.

BUILDING DESCRIPTION

Depending on the scope of the renovations to the school, it may be feasible to make modifications to the existing structure without requiring full compliance with the code requirements for new construction. We would recommend that any additions, if planned, be separated from the existing structure by way of expansion joints.

If any repairs, renovations, additions or change of occupancy or use are made to the existing structures, a check for compliance with 780 CMR, Chapter 34 "Existing Structures" (Massachusetts Amendments to The International Existing Building Code 2009) of the Massachusetts Amendments to the International Building Code 2009 (IBC 2009) and reference code "International Existing Building Code 2009" (IEBC 2009) is required. The intent of the IEBC and the related Massachusetts Amendments to IEBC is to provide alternative approaches to alterations, repairs, additions and/or a change of occupancy or use without requiring full compliance with the code requirements for new construction.

The IEBC provides three compliance methods for the repair, alteration, change of use or additions to an existing structure. Compliance is required with only one of the three compliance alternatives. Once the compliance alternative is selected, the project will have to comply with all requirements of that particular method. The requirements from the three compliance alternatives cannot be applied in combination with each other.

The three compliance methods are as follows:

1. Prescription Compliance Method.
2. Work Area Compliance Method.
3. Performance Compliance Method.

Comment

The approach is to evaluate the compliance requirements for each of the three methods and select the method that would yield the most cost effective solution for the structural scope of the project. The selection of the compliance method may have to be re-evaluated after the impact of the selected method is understood and after analyzing the compliance requirements of the other disciplines, Architectural, Mechanical, Fire Protection, Electrical and Plumbing.

Since the existing building contains un-reinforced masonry wall structures, the analysis and reinforcement of the existing structure would be governed by the requirements of Appendix A1 "Seismic Strengthening Provisions for Un-reinforced Masonry Bearing Wall Buildings" in the IEBC.

Prescriptive Compliance Method

In this method, compliance with Chapter 3 of the IEBC is required. As part of the scope of this report, the extent of the compliance requirements identified are limited to the structural requirements of this chapter.

Additions

Based on the project scope, the following structural issues have to be addressed:

- All additions should comply with the code requirements for new construction in the IBC.
- For additions that are not structurally independent of an existing structure, the existing structure and its addition, acting as a single structure, shall meet the requirements of the code for new construction for resisting lateral loads, except for the existing lateral load carrying structural elements whose demand-capacity ratio is not increased by more than 10 percent, these elements can remain unaltered.
- Any existing gravity, load-carrying structural element for which an addition or its related alterations causes an increase in the design gravity load of more than 5 percent shall be strengthened, supplemented or replaced.

Alterations

- Any existing gravity, load-carrying structural element for which an addition or its related alterations causes an increase in the design gravity load of more than 5 percent shall be strengthened, supplemented or replaced.
- For alterations that would increase the design lateral loads or cause a structural irregularity or decrease the capacity of any lateral load carrying structural element, the structure of the altered building shall meet the requirements of the code for new construction, except for the existing lateral load carrying structural elements whose demand-capacity ratio is not increased by more than 10 percent, these elements can remain unaltered.

Work Area Compliance Method

In this method, compliance with Chapter 4 through 12 of the IEBC is required. As part of the scope of this report, the extent of the compliance requirements identified are limited to the structural requirements of these chapters.

In this method, the extent of alterations has to be classified into LEVELS OF WORK based on the scope and extent of the alterations to the existing structure. The LEVEL OF WORK can be classified into LEVEL 1, LEVEL 2 or LEVEL 3 Alterations. In addition, there are requirements that have to be satisfied for additions to the existing structure.

The extent of the renovations (includes Architectural, FP and MEP renovations) for this project will exceed 50 percent of the aggregate area of the building, thus the LEVEL OF WORK for this project would be classified as LEVEL 3 Alterations. This would require compliance with provision of Chapter 6, 7 and 8 of the IEBC. If the scope of the project includes new additions to the existing structure; this would trigger compliance with provisions in Chapter 10 of the IEBC.

Level 3 Alterations

- Any existing gravity, load-carrying structural element for which an alteration causes an increase in the design gravity load of more than 5 percent shall be strengthened, supplemented or replaced.
- For alterations where more than 30 percent of the total floor area and roof areas of a building or structure have been or proposed to be involved in structural alterations within a 12 month period, the evaluation and analysis shall demonstrate that the altered building complies with the full design wind loads as per the code requirements for new construction and with reduced IBC level seismic forces.
- For alterations where not more than 30 percent of the total floor and roof areas of a building are involved in structural alterations within a 12 month period, the evaluation and analysis shall demonstrate that the altered building or structure complies with the loads at the time of the original construction or the most recent substantial alteration (more than 30 percent of total floor and roof area). If these alterations increase the seismic demand-capacity ratio on any structural element by more than 10 percent, that particular structural element shall comply with reduced IBC level seismic forces.
- For alterations that involve structural alterations to more than 30 percent of the total floor and roof area of a building within a 12 month period, the evaluation and analysis shall demonstrate that the altered building structure complies with IBC for wind loading and with reduced IBC level seismic forces.
- For alterations where more than 25 percent of the roof is replaced for buildings assigned to seismic design category B, C, D, E or F, all un-reinforced masonry walls shall be anchored to the roof structure and un-reinforced masonry parapets shall be braced to the roof structure.

Additions

- All additions shall comply with the requirements for the code for new construction in the IBC.
- Any existing gravity, load-carrying structural element for which an addition or its related alterations cause an increase in design gravity load of more than 5 percent shall be strengthened, supplemented or replaced.
- For additions that are not structurally independent of any existing structures, the existing structure and its additions, acting as a single structure, shall meet the requirements of the code for new construction in the IBC for resisting wind loads and IBC Level Seismic Forces (may be lower than loads from the Code for New Construction in the IBC), except for small additions that would not increase the lateral force story shear in any story by more than 10 percent cumulative. In this case, the existing lateral load resisting system can remain unaltered.

Performance Compliance Method

Following the requirements of this method for the alterations and additions may be onerous on the project because this method requires that the altered existing structure and the additions meet the requirements for the code for new construction in the IBC.

For this project, in order to meet compliance with one of the two compliance methods "Prescriptive Compliance Method" or the "Work Area Compliance Method", we have to address the following:

Prescriptive Compliance Method

Additions

The proposed additions would be designed structurally independent of the existing structures, thus, would not impart any additional lateral loads on the existing structure.

If the proposed alterations are such that the alterations increase the design lateral loads on the existing building or cause any structural irregularity or decrease the lateral load carrying capacity of the building, the structure of the altered building shall meet the requirements of the Code for New Construction in the IBC.

If the proposed additions increase the design gravity load on portions of the existing roof members, these members would have to be reinforced and this incidental structural alteration of the existing structures would have to be accounted for in the scope of the alterations to the existing schools and would trigger requirements for alterations.

Alterations

Alterations that would increase the design gravity loads by more than 5 percent on any structural members would have to be reinforced.

If the proposed alterations of the structures increase the effective seismic weight on the existing structures due to the greater snow loads from the drifted snow against any proposed additions, or, by addition of equipment on the roof, the increase of the effective seismic weight from the drifted snow and the equipment would require that the existing lateral load resisting system comply with the requirements of the code for new construction in the IBC and it would increase the demand-capacity ratio on certain structural elements of the existing lateral load resisting system.

Work Area Compliance Method

Level 3 Alterations

If the proposed structural alterations of an existing structure are less than 30 percent of the total floor and roof areas of the existing structure, we have to demonstrate that the altered structure complies with the loads applicable at the time of the original construction and that the seismic demand-capacity ratio is not increased by more than 10 percent on any existing structural element. Those structural elements whose seismic demand-capacity ratio is increased by more than 10 percent shall comply with reduced IBC level seismic forces. The percentage increase in seismic demand-capacity ratio on any particular structural element from the added snowdrift load against the proposed addition would be fairly low, thus, this would not have any major impact on the existing lateral load resisting system, though we would have to verify that the increase in seismic demand-capacity ratio on any of those particular structural elements is not greater than 10 percent.

If the proposed structural alterations of an existing structure exceed 30 percent of the total floor and roof areas of an existing structure, we have to demonstrate that the altered structure complies with the IBC for wind loading and with reduced IBC level seismic forces.

The seismic design category (SDC) of the existing structures is 'B'; thus, the replacement of the existing roofs would trigger anchorage of un-reinforced masonry walls to the roof structures and bracing of un-reinforced masonry parapets to the roof structures. All un-reinforced masonry walls in the existing schools will have to be identified. These un-reinforced masonry walls are required to be anchored to the roof structures. Since there are no existing un-reinforced masonry parapets, this requirement does not have any impact on the structural scope of the project.

Additions

The proposed additions would be designed structurally independent of the existing structures, thus, they would not impart any additional lateral loads on the existing structures.

Comment

The compliance requirements of the two methods, in most respects, are very similar. The Work Area Compliance Method would trigger anchorage of un-reinforced masonry walls, if re-roofing of the existing structures is included as part of the scope for this project. The Prescriptive Compliance Method would require that the existing lateral load resisting systems meet the requirements of the code for new construction of the IBC, even for small increases of design lateral loads. We are required to comply with requirements of Appendix A1 of IEBC for either method, which requires anchorage of all existing masonry walls. Based on this, we would recommend the Work Area Compliance Method for the project.

The existing school structure appears to be performing well. All of the structural components that are visible appear in sound condition.

Any proposed renovations and additions would likely require that the structure be updated to meet the requirements for code for new construction. This may require addition of some shear walls, connecting the floor and roof diaphragms to the existing masonry walls and the clipping of non-structural masonry walls to the structure. All of the existing masonry walls would have to be adequately connected to the roof and floor structure.

FIRE PROTECTION REVIEW

EXISTING SYSTEM SUMMARY

There is no sprinkler or standpipe system in this building. A combined, wet-pipe sprinkler and standpipe system should be installed to protect all areas of the building.

PLUMBING REVIEW

EXISTING SYSTEM SUMMARY

The building has a 6" domestic water service which runs to a 3" flange and then reduces to a 2" meter. The water pressure entering the building is 90 psi and it is reduced down to 75 psi through a 2½" pressure reducing valve. The piping beyond the service entrance is primarily threaded brass pipe which is original from 1923. The only copper piping in the building is where additions and alternations have been made such as the boiler room backflow preventer and science room improvements. The domestic water piping in the school is a constant source of leaks and is in need of a complete replacement.

Domestic hot water is generated by two (2) "Ever-Hot" tankless heaters. Both of these heaters are energized by steam from a separate boiler dedicated just to serve the tankless heaters. This boiler is a H.B. Smith 25 Mils unit with an input of 800 MBH. This hot water system serves only the kitchen and locker/shower areas. This system is recirculated with a 1¼ line having a pump. There is very little insulation of this hot water piping. The lavatories in the toilet rooms did not originally have hot water. Electric hot water heaters have been added in all toilet rooms where handicapped fixtures have been installed.

The sanitary, waste and vent system of this building flows by gravity to the municipal sewer system. This system is primarily of extra-heavy cast iron pipe with hub joints. This system is virtually all original, from 1923, and is close to reaching the end of it's useful life.

The kitchen area has a single interior grease interceptor which is reported to receive the flow from all the fixtures and drains in that space. The unit appears to have a capacity of approximately 50 gallons which is far too small for all the items connected to it.

The school had several toilet rooms upgraded with handicapped fixtures, approximately 10 to 15 years ago. All the other plumbing fixtures in the school are original from 1923. All the original fixtures are inefficient in water usage for flushing and hand washing and should be replaced. The newer handicapped fixtures meet current minimum standards, but still use more water than current LEED type fixtures.



Gas to the school enters at two (2) locations. One (1) in the boiler room, the other in the wood shop. The gas into the boiler room runs through an Eclipse gas booster and feeds the boilers. The other gas service has an interior meter and regulator. This service supplies the kitchen and science rooms.

The storm drainage of this building is via roof drains with interior rain leader drops combining on the lower levels and connecting to the municipal system. This piping is all of extra heavy cast iron pipe.

MECHANICAL REVIEW

EXISTING SYSTEMS SUMMARY

Boiler Plant

The Beverly Middle School is heated by steam which is produced by two (2) low pressure firetube boilers manufactured by Burnham, Model BSM 150 and installed in 1955.

- Each boiler has a capacity of 150 Boiler Horsepower (BHP).
- Each boiler has been retrofitted with an Industrial Combustion burner firing on natural gas. The boilers were originally designed for oil but have now been converted to natural gas only.
- These boilers have been in continuous service since 1955, have been re-tubed multiple times and now suffer tube sheet stress issues as a result, which will prevent future re-tubing.
- Both boilers are required to fire on cold, near design days, which leaves no back-up or redundancy should a boiler failure occur.
- The Burnham boilers have far outlived their useful service life.



Boiler control is maintained by a dedicated control panel as manufactured by Heat Timer, Model MPC Platinum. This panel is fully functional.

The school also has two original 1923 vintage low pressure steam boilers which have been effectively abandoned in place and could not be put back in service to provide back-up to the Burnham boilers.

Steam condensate returns to the boiler room via gravity where it's collected in a Jennings condensate boiler feed system. The condensate receiver appears to be original vintage while the feed pumps appear to have been replaced sometime within the last twenty (20) years. The condensate boiler feed system and pumps have exceeded their service-life and should be replaced.

The boiler makeup air is accomplished through a large intake louver on the side wall. There are no automatic damper controls to close the damper when the boiler is not in operation.

Controls

The heating system has minimal operational controls. The control system is pneumatic. An Emglo duplex air compressor has been installed to replace the previous compressor. This unit is fairly new and is in excellent condition. The controls system is problematic and requires regular maintenance to locate air leaks and repair system components. The entire controls system has outlived its useful service life.

Heating System

The school is heated by a variety of cabinet heaters, exposed radiators, and fin-tube radiation of various configurations served by a system of steam distribution piping. This type of system is ancient, inefficient and hard to control. It should also be noted that exposed piping and radiators could be a burn hazard to the students.

For the most part, the existing steam and condensate distribution piping is original and dates back to 1923 and very susceptible to leaks.

Ventilation Systems

The school was originally constructed with two (2) large central fan rooms each featuring a large steam coil and fan that drew in outside air from the courtyard and distributed supply air through a system of ductwork and chases. This system has since been decommissioned and abandoned in place thus leaving the entire school with no ventilation system, which is in violation of current ventilation codes. Operable windows currently provide ventilation, which is not only impractical but also energy inefficient in the winter months.

General exhaust was accomplished by a combination of gravity vents and exhaust fans. The exhaust fans were installed when the school was constructed and have since been decommissioned and abandoned in place. The gravity vents are still present but not functional due to failed and rusted dampers.



Bathroom Exhaust Systems

The original bathroom exhaust fans installed when the school was built are no longer operational and the bathrooms have since been retrofitted with sidewall propeller fans, which are ineffective for use in school bathrooms.

Air Conditioning Systems

The original base building did not incorporate general space air-conditioning.

Some specific classrooms and offices have been furnished with dedicated window air-conditioning units. Window air conditioners typically generate excessive noise and vibration as well as being a source of drafts and leaks in the winter.

Summary

Based on the current condition and age of the HVAC systems present at the Beverly Middle School, it is our professional opinion that none of the existing HVAC systems are suitable for use or re-use in a modern educational setting where thermal comfort, indoor air quality and energy efficiency are important components of an effective school.

ELECTRICAL REVIEW

EXISTING SYSTEMS SUMMARY

The building's 1600 amp, 120/208 volt, three phase, four wire switchboard, as manufactured by Kelek Company, is located in the Basement and is fed by an underground electric service off of an electric utility co. pole located Sohier Road, via electric utility co. owned transformer in the Transformer Room. Transformer rooms within buildings are a hazard and electric utility companies are moving away from this type of installation. The electric service appears to be original to the building, is at the end of its life expectancy, and should be replaced with a new larger service to accommodate the Electrical needs of today's schools. The electric service appears to be in poor condition.

The 1600 amp pressure contact switch within the switchboard acts as the main disconnect switch for the building. The switchboard feeds panelboards throughout the building. The power distribution appears to be original to the building, is at the end of its life expectancy, and should be replaced with a new. The power distribution appears to be in poor condition.

The building does not have an emergency generator. Emergency lighting is provided by exit signs with battery back-up, emergency battery units with integral light heads, combination emergency battery units/exit signs, and remote emergency light heads. Deficiencies include no emergency lighting outside of egress doors, emergency lighting not working, insufficient emergency lighting coverage, and insufficient exit signage marking paths of egress. The emergency lighting appears to be in poor condition.



The addressable Fire Lite MS-4 fire alarm control panel is located in the Main Office and appears to call the Fire Department via municipal master box. The system is limited to some pull stations and horns. A Knox box is located adjacent to the Main Entrance to the building. Deficiencies of the fire alarm system include no heat detector coverage or sprinklers (full coverage is required throughout the building), points of egress without pull stations, pull stations not at ADA heights, no annunciator at the Main Entrance to the building, no smoke detector at the fire alarm control panel for survivability, no speaker/strobes as required for voice evacuation throughout the building, and no strobes in Toilet, Conference rooms, or public spaces. The fire alarm system appears to be original to the building, is at the end of its life expectancy, and should be replaced with new. The fire alarm system appears to be in poor condition.

Interior lighting is mostly made up of wraparounds, 1'x4' surface lighting fixtures, traditional high bays, luminous bowls, linear pendants with baffles, porcelain sockets, RLM's, and striplights. The interior lighting appears to be in poor condition and should be replaced with new.

Exterior lighting is mostly made up of wall packs, surface ceiling lighting fixtures, electric utility co. owned flood lights on utility poles, and pole mounted globes by the Main Entrance to the building. The parking lots also appear to rely on electric utility co. owned cobra heads to light parking lots. The exterior lighting appears to be in poor condition and should be replaced with new.

Receptacles, switches, and wall plates are of various finishes and colors. Receptacles are ground type. Receptacles have been added over the years through the use of tele-power poles, conduit, plugmold, and wiremold. Receptacles and switches appear to be in poor condition and should be replaced with new. Automatic shutoff should be provided through use of occupancy sensors and lighting control panels to meet International Energy Code requirements. Additional receptacles to accommodate computers should be provided to meet the needs to today's Classrooms.

The building does not have a lightning protection system.

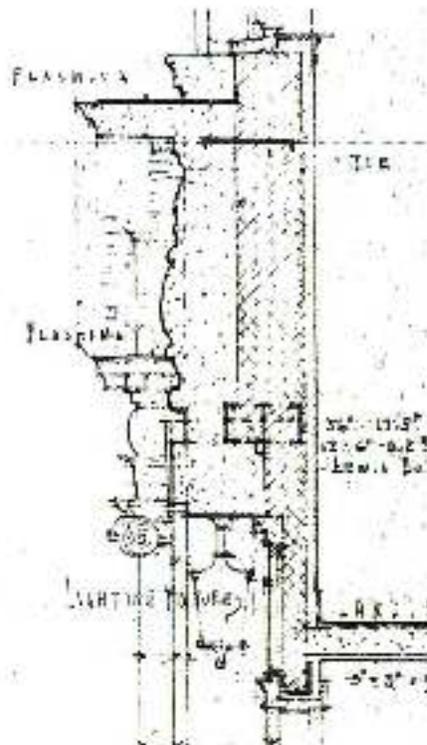


BUILDING CODE ANALYSIS

MASSACHUSETTS STATE BUILDING CODE

The Massachusetts State Building Code (780 CMR) has been updated and amended a number of times since the construction of the building. The State Board of Building Regulations and Standards regularly updates and amends its regulations. Based on these regulations, we found the following items to be in non-compliance:

- Occupied spaces (classrooms and offices) currently provide an entrance from within an egress stairway.
- Egress stairway enclosures, including door assemblies, require a minimum two-hour fire separation assembly.
- Boiler room does not have a one-hour rated fire separation assembly due to size of room and boilers.
- Two means of egress from spaces having an occupant load of greater than 50.
- Fire extinguishers.
- Fire separation assembly between Use Group E (Educational) and Use Group A-3 (Assembly – Cafeteria, Gymnasium, Auditorium) (one-hour fire separation required).
- Handrail and guardrail at egress stairways.
- Wood floor structure not allowed in building of this type and size.
- No sprinkler system.



The Beverly Middle School was constructed in 1923, which was prior to the historic energy shortages of the 1970s and escalating oil prices of 2005. The emergence of a new energy code in 2000, which promoted an increased knowledge of exterior building envelope construction techniques and materials, has dramatically changed the way in which buildings respond to energy efficiency issues. The Beverly Middle School building does not include a single component, including the replacement windows (exterior walls, roof, etc.) that would meet the current energy code or any of the typical guidelines for conscientious energy consumption.

ENERGY CONSERVATION

HANDICAP ACCESSIBILITY REVIEW

HANDICAP ACCESSIBILITY REVIEW (AAB & ADA)

Requirements for handicap accessibility in building planning and design were non-existent in 1923 when this building was originally designed. However, on January 26, 1992, the Department of Justice implemented Title III of the Americans with Disabilities Act (ADA) into Public Law. Additionally, on September 1, 1996, the Commonwealth of Massachusetts developed its own accessibility regulations, 521 CMR Architectural Access Board (AAB), which in some instances is more restrictive than ADA guidelines. The ADA and AAB regularly update and amend their regulations.

These regulations "prohibit discrimination on the basis of disability by private entities in places of public accommodation." The regulations require all new places of public accommodation, including schools, to be designed and constructed so as to be readily accessible to and usable by persons with disabilities. Existing structures being renovated that exceed 30% of the equitized assessment of the building or its replacement value must fully comply with the regulations for new construction.

Beverly Middle School's assessed building value is \$5,376,500, therefore any renovations or additions to the existing school that exceed the cost of \$1,612,950 would require full compliance with the regulations for new construction. Beverly Middle School is identified as 20 Colon Street on the City of Beverly's assessors database.

Based on these regulations, we found the following items to be in non-compliance or not accessible to the disabled:

- Doors leading to rooms in the school including classrooms, Auditorium, Gymnasium, Library, Administration, etc. Non-conforming knob-type hardware currently exist. Lever handles are required.
- The main public entrance to the building is not accessible.
- Exterior egress doors not accessible.
- All entries into classrooms require clear floor space adjacent to latch side of the door for entry and exit.
- Check-in counter at Administration Office.
- Lack of proper interior building signage (braille).
- Toilet rooms.
- Water fountains.
- Access to stage from the main floor within the Auditorium.
- Wheelchair and companion seating in the Auditorium.
- Library Circulation Desk.
- Accessible sink where provided.



- Ramps must be reconfigured for proper handicap slope and handrails.
- Floor level changes.
- All stairs (handrails and nosing).
- Alarms and strobes within classrooms.

Each of the inaccessible features listed above has an impact on the ability of disabled students or members of the community to access various spaces throughout the school independently. Disabled persons may include students with permanent handicap conditions, students that are temporarily disabled from athletic activity, and parents, staff or other visitors that could have any form of disability. Any future plans should incorporate as many items as possible to accommodate disabled people to the fullest extent possible.



HISTORICAL ANALYSIS

HISTORICAL ANALYSIS

Beverly Middle School is not currently listed on the National Register of Historic Places and does not appear in the Massachusetts Cultural Resource Information System.

Although the property is not listed on either of these databases, it may not preclude it from a review by the Massachusetts Historical Commission.

Per 950 CMR 71.00, any project that is undertaken by a local government that seeks the provision of financial assistance by a state body (MSBA) is required to submit a "Project Notification Form."

As part of this process, either the state body or the local government is required to provide notice to the Massachusetts Historical Commission (MHC) of the project. After receipt of notice, the MHC will review any adverse effects, direct or indirect, from the proposed project on any property listed in the State Register of Historic Places. If the MHC determines that a project will have an adverse effect on a State Register property, then the MHS, the state body, and the local government will consult to discuss ways to eliminate, minimize, or mitigate the adverse effects. The local government must adopt all prudent and feasible means to eliminate, minimize, or mitigate the adverse effects.



APPENDIX D

**HISTORIC SURVEY and DETERMINATION OF ELIGIBILITY FOR THE NATIONAL
REGISTER OF HISTORIC PLACES BY THE MASSACHUSETTS HISTORICAL
COMMISSION**



The Commonwealth of Massachusetts
William Francis Galvin, Secretary of the Commonwealth
Massachusetts Historical Commission

March 22, 2019

Emily Hutchings
Associate Planner
Beverly Planning Department
City of Beverly
191 Cabot St.
Beverly, MA 01915

RE: Beverly High School/Briscoe Middle School

Dear Ms. Hutchings:

At your request, the staff of the Massachusetts Historical Commission have evaluated the Beverly High School/Briscoe Middle School, 7 Sohier Road, to see whether, in our opinion, it meets the criteria for listing in the National Register of Historic Places. Based on the inventory form prepared for the property in 2016 (BEV.1132) and additional photographs and plans that you provided, I am happy to be able to inform you that the property in our opinion is eligible for listing, fulfilling National Register criteria A and C at the local level.

The Classical Revival-style Beverly High School/Briscoe Middle School, erected in 1923, is a well-preserved and well-detailed example of ambitious, early 20th century civic design in Beverly. It occupies a prominent location at the fork formed by Sohier Road and Colon Street, and is sited in the middle of a 6+ acre flat site, presently fronted by lawn. The building is notable for its imposing size, innovative floor plan with trapezoidal main block and rear wing containing a gymnasium centered off the back, extensive exterior fenestration and interior lightwells to bring in ample light, ornamental trim, and formal, classically decorated three-bay entry frontispiece. The building's architects were Adden & Parker, known for institutional and residential buildings throughout the greater Boston area in the early decades of the 20th century—this is their only known Beverly project.

The school, Beverly's second high school (the first was at 3 Essex Street, BEV.113, and built in 1873), was erected at a time of enormous growth in the city following the arrival of the United Shoe Machinery Company in 1903. Built at a cost of more than one million dollars, and incorporating features such as Guastavino tiles, extensive interior trim, and the latest in mechanical systems, the new high school's construction reflected the city's new prosperity and investment in its future. (Original plans showed a landscaped "turf bowl" in the front lawn, "experimental gardens" along one side, and both girls' and boys' playgrounds, but it is not yet known whether those design elements were implemented.) It remained the city's high school until 1965, when it became first the junior high, and then the Briscoe Middle School.

With this opinion, preparation of a National Register nomination can now commence. As you know, MHC recommends that a professional preservation consultant familiar with the highly technical requirements of the program prepare the nomination materials. The nomination will place the high school building in context and discuss its eligibility in terms of the National Register criteria and areas of significance. It will describe the building both exterior and interior, will address changes it may have undergone over time, and will also examine the integrity of the building's setting and landscape features, a topic that needs further exploration. The nomination will also discuss its neighborhood context, its school population, and how that population may have changed from the first years after its construction to its closure as a high school in the 1960s, and will address as well its use as a junior high and middle school.

Once the consultant writes the nomination and compiles the supporting documentation, MHC National Register staff review it carefully to ensure that it meets the standards of the National Park Service/National Register program. Once complete, the nomination is submitted first to the State Review Board of the Massachusetts Historical Commission for their vote, and then to the National Register in Washington, D.C. Because of the strong interest in the program across the state, the process of listing a completed nomination generally takes about eighteen months.

I am enclosing some general information about the National Register program. If you have any questions, please do not hesitate to contact me again. We look forward to working with the city of Beverly in securing National Register recognition for this important historic resource.

Sincerely,



Betsy Friedberg
National Register Director
Massachusetts Historical Commission

Enclosures

Cc: William Finch, Chairperson, Beverly Historical Commission

FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Assessor's Number USGS Quad Area(s) Form Number

31-13	Salem		BEV.1132
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Photograph



Southwest (façade) and southeast (Colon Street) elevations

Locus Map (north at top)



Recorded by: Wendy Frontiero and Pamela Hartford
Organization: Beverly Historic District Commission
Date (month / year): September 2016

Town/City: Beverly

Place: (*neighborhood or village*):
Gloucester Crossing

Address: 7 Sohier Road

Historic Name: Beverly High School /
Briscoe Middle School

Uses: Present: school

Original: school

Date of Construction: 1923-25

Source: dedication program, municipal documents

Style/Form: Classical Revival

Architect/Builder: Adden & Parker, architects;
William H. Cann, contractor

Exterior Material:

Foundation: not visible (concrete?)

Wall/Trim: brick with cast stone trim

Roof: tar and gravel

Outbuildings/Secondary Structures:

Office shed (late 20th c)

Major Alterations (with dates):

Demolition of original shop building (late 20th c?)

Condition: good

Moved: no yes **Date:**

Acreage: 6.5 acres

Setting: Faces small commercial node of Gloucester Crossing to south (at intersection of Colon, Cabot, and Rantoul streets). Densely built residential neighborhoods (mostly late 19th to early 20th centuries) surround the site on the east and west; mid-20th century public housing development to the north.

INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

BEVERLY

7 SOHIER ROAD

Area(s) Form No.

	BEV.1132
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Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Beverly High School/Briscoe Middle School occupies a large, mostly flat site at the intersection of Sohier Road and Colon Street. The building occupies the middle portion of the parcel. The triangular front yard and Colon Street setback are maintained in lawn; regularly spaced street trees line both the street edges. Most of the remainder of the lot is covered with asphalt pavement for surface parking. The building consists of a monumental, pentagonal-shaped main block and a rear wing composed of multiple lower volumes centered on the back (northeast) elevation.

Measuring 175 feet across the front and 165 along the street sides, the massive main block has a formal façade with canted end bays that set up the angled side elevations, which parallel Sohier Road and Colon Street. The building rises three stories above a raised basement (which has windows only on the rear elevation) to a flat roof. The rear elevation is shaped by three angled walls and provides a connection for the gymnasium wing that projects towards the back of the lot. Exterior walls are clad with waterstruck brick (American common bond with header courses every fifth row); the street elevations also feature a base of concrete scored to look like stone block. Walls are trimmed with cast stone quoins at the corners, a cast stone cornice, and a brick parapet with balustraded panels in the entrance bays and at the outer bays of the facade. Windows typically have large, 12/12 double-hung sash and cast stone sills and lintels. Molded sills are continuous at the first and third floor levels; and the three street-facing elevations have decorative cast stone lintels, with rectangular panels and decorative keystones at the first floor and plain flared lintels and keystones on the second floor. The rear elevation has plain rectangular lintels on the lower two floors.

The southwest façade contains two angled end bays, a three-bay frontispiece for the main entrance, and four bays to each side of the entrance. The main entrance features two-story high, engaged columns framing recessed double-leaf doors with bracketed hoods; they support a full entablature on which the school's name is lettered (it originally read "Beverly High School" and now says "Briscoe Middle School".) Flat pilasters embellish the top floor of the entrance frontispiece, and the roof parapet steps up at these three bays, decorated with a solid concrete panel in the center flanked by balustraded openings. The angled outer bays of the façade each have a first floor window with a pedimented and bracketed entablature and scrolled side pieces, a decorative plaque high on the second story, and quoined concrete trim at the third story window. The entrance is accessed by a modern concrete ramp and broad stone steps with what appear to be original lamps on the side plinths.

The symmetrical Sohier Road and Colon Street elevations each contain 17 window bays, each with three bays on the outer ends and two secondary entrance pavilions. The elaborate entrance pavilions on these elevations display a double-leaf doorway with Ionic pilasters and a semi-circular pediment at the first floor, a second story window with scrolled side pieces and heavily molded casing, and a third floor window with quoined concrete trim. The more utilitarian rear (northeast) elevation has ten bays of windows on each of its long sides, six in the center, and a pair of tall, square towers that likely function for ventilation. The assemblage of brick volumes that projects from the rear of the building has a two-story core (containing the gymnasium) surrounded by one-story extensions for locker rooms and the heating plant. A corridor extending across the interior end of this wing has decorative entrances facing southeast and northeast, consisting of double leaf doors with quoined trim and a lintel scored to look like flared stone.

The floor plan of the building is distinguished by the auditorium centered in the middle of the structure, with large light courts to each side. The northern edge of the site was originally lined by a high brick shop building that measured 52 feet wide by 206 feet long. It has been replaced by a much smaller, utilitarian wood-frame building that is used for offices.

INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

BEVERLY

7 SOHIER ROAD

Area(s) Form No.

	BEV.1132
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In the triangular space in front of the building, there is an open lawn with both deciduous and evergreen trees, planted in a random order. Between the lawn and the building, a curved two-way vehicular drive that mirrors the curve of the building's front elevation allows cars to enter in front of the building from either Sohier or Colon streets. The road widens toward the center of the curve closest to the building, allowing parking spaces for ten cars. A planting bed filled with low boxwoods creates a separation between the road and a pedestrian walkway that passes along the front of the building. Connecting the center of the parking area to the front steps of the building is a modern concrete ramp, planted on either side with two pairs of Kousa dogwoods.

From the Sohier Road entrance, cars may also turn left and drive along the west side of the building and park. At the northwest border of the property, a lot has been created for school bus parking, surrounded by a high chain link fence. Adjacent to the parking area, at the very back of the property is a large open grassed area, which provides open space for informal play and field sports.

On the east side of the building, a wide concrete walkway runs parallel the building, with panels of grass on either side and planted with rows of young elm trees. The path leads to an open area adjacent to the gymnasium that contains an asphalt basketball court. A vehicle entrance from Colon Street enters to the northeast corner of the school property and parallels the basketball court, connecting to the parking area on the west side of the building.

Well preserved, the Briscoe Middle School is an excellent example of ambitious, early 20th century civic design in Beverly. The building is notable for its large size, innovative floor plan, extensive fenestration, ornamental trim, and formal, classically-decorated entrance bays.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Presently known as Briscoe Middle School, the Beverly High School was built in 1923-25 to address overcrowding at its site on Essex Street (3 Essex Street; 1878; BEV.113). Enrollment at the high school had increased by more than 50% in the previous 12 years. Planning for the construction of a new high school began in 1912. In 1921, the land on Sohier Road was acquired and a building program was developed by the school committee. The committee explained the early need for an architectural program as follows:

“This was a very important piece of work, for upon the foundations planned at that time would depend in large measure the usefulness and adaptability of the building to the needs, not only of the present, but what is of more importance, to those of the future” (*Municipal Documents*, 1923: 239).

Prior to this process, an undated and unattributed booklet promoted a new *junior* high school building for a public vote. Interestingly, it contains a rendering of a three-story building much like the building that was eventually constructed. The proposal's accompanying floor plans were prepared by Little & Browne, Architects, of Boston, with Lester S. Couch listed as associate architect. More research is merited to investigate the connection between this proposal and subsequent design work.

In 1922, a construction bond was issued for \$750,000 and a competition was held to select an architect. Three firms were invited to participate, and the contract was awarded to Adden & Parker of Boston, architects; William H. Cann of Beverly, contractor; and Ingalls & Kendriken, engineers. The drawings were completed in 1922, after review by a nationally-known school building architect, William B. Ittner of St. Louis. Construction began in 1923 and was completed in 1925, when the building was dedicated.

The commanding new high school featured such impressive building components as tile by the R. Gustavino Co. of Boston and New York, Payne elevators, a Spencer Turbine Vacuum Cleaning System, and Holtzer-Cabot telephones, fire alarms, and doorbells. The dedication program provides a lengthy description of the interior and exterior design of the building. It is complemented by a list of 26 “features which especially interest visitors” that was submitted by the School Committee in its report for 1925, ranging from aesthetic to functional to mechanical (*Municipal Documents*, 1925: 287). The total cost of the Beverly High School, including buildings, furnishing, systems, and landscape, was \$1,146,000.

INVENTORY FORM B CONTINUATION SHEETMASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

BEVERLY

7 SOHIER ROAD

Area(s) Form No.

BEV.1132

Beverly High School became the Briscoe Junior High School in 1965, housing grades 7 through 9, and eventually became Briscoe Middle School, with grades 6 – 8.

The architectural firm of Adden & Parker was comprised of Willard P. Adden and Winthrop D Parker, who formed a partnership in 1905. Parker (d. 1955) studied architecture at and was graduated from MIT in 1895; he worked with the prominent Boston firm of Wheelwright and Haven in 1903-04. Adden worked as a draftsman for Charles Brigham, another leading Boston architect, from approximately 1891 to 1895 and collaborated with Brigham until about 1903. (They designed together the James Library and the James Mercantile Building in Madison, New Jersey [both, 1899] and reportedly the Atlantic Avenue Station of the East Boston tunnel.) MACRIS identifies 20 properties associated with Adden & Parker. Constructed throughout eastern Massachusetts, mostly between 1906 and 1927, they include houses, banks, a library, church, and several schools. The firm also designed five significant buildings in the Shawsheen Village area of Andover for the American Woolen Company (administration offices, restaurant, commercial building, and two garages).

The original drawings for the Beverly High School indicates a landscaped "turf bowl" in the triangular front lawn and a girls' playground at the back of the building along Colon Street, which is presently occupied by a basketball court. The open area at the back of the property was designated as a boys' playground. Along Sohier Road, a series of rectilinear beds were designated as "Experimental Gardens." The organization of the grounds around the school was highly formal, suggesting they were part of an overall concept put forth by the architecture firm. Further research into the history of the school - perhaps through the visual record in school yearbooks - would help determine the extent to which the original landscape design was realized.

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220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

BEVERLY

7 SOHIER ROAD

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SUPPLEMENTARY IMAGES



Southeast (Colon Street) elevation



Gymnasium wing on northeast elevation



Northeast and northwest (Sohier Road) elevations



Detail of main entrance on southwest (façade) elevation

INVENTORY FORM B CONTINUATION SHEET

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BEVERLY

7 SOHIER ROAD

Area(s) Form No.

National Register of Historic Places Criteria Statement Form

Check all that apply:

- Individually eligible Eligible **only** in a historic district
- Contributing to a potential historic district Potential historic district

Criteria: **A** **B** **C** **D**

Criteria Considerations: **A** **B** **C** **D** **E** **F** **G**

Statement of Significance by Wendy Frontiero

The criteria that are checked in the above sections must be justified here.

Beverly High School/Briscoe Middle School is one of Beverly's major municipal buildings. Well preserved, the school is an excellent example of ambitious, early 20th century civic design in Beverly. The building is notable for its large size, innovative floor plan, extensive fenestration, ornamental trim, and formal, classically-decorated entrance bays. Historically, the property represents a period of enormous growth and new prosperity in Beverly following the arrival of the United Shoe Machinery Company in 1903, and a flowering of civic pride and idealism. Retaining integrity of location, design, setting, materials, workmanship, feeling, and association, the Beverly High School/Briscoe Middle School is recommended for listing in the National Register with significance at the local level under Criteria A and C.

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TOWN

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SUPPLEMENTARY IMAGES, EXTERIOR



Primary (southwest) façade



Detail on primary (southwest) façade



Detail of southeast (Colon Street) elevation



Southeast/northeast elevations

INVENTORY FORM CONTINUATION SHEET

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SUPPLEMENTARY IMAGES, EXTERIOR



Rear (north) elevation with gymnasium



North/northwest elevation, with gymnasium entrance



West (Sohier Road) elevation, showing gymnasium



West (Sohier Road) elevation

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SUPPLEMENTARY IMAGES, INTERIOR



Front foyer, east side



Front foyer, west side



Main foyer, east side



Main foyer, west side

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SUPPLEMENTARY IMAGES, INTERIOR



Auditorium, main stage



Auditorium, side view



Auditorium, window and side detail



Auditorium, view from stage

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SUPPLEMENTARY IMAGES, INTERIOR



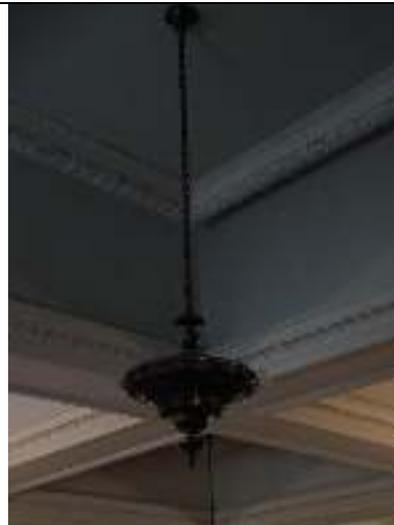
Auditorium, view from balcony



Auditorium, ceiling and lighting detail



Auditorium, seating detail



Auditorium lighting detail

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SUPPLEMENTARY IMAGES, INTERIOR



Cafeteria, west side



Cafeteria, center



Cafeteria, center and east side



Library

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SUPPLEMENTARY IMAGES, INTERIOR



Library, door detail



Library, interior window detail



Gymnasium, east side



Gymnasium, west side

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SUPPLEMENTARY IMAGES, INTERIOR



Main left stair, first floor



Main right stair, first floor



Main left stair, second floor



First floor hallway, west side

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SUPPLEMENTARY IMAGES, INTERIOR



First floor hallway, rear



First floor hallway, doorway detail



First floor classroom, west side



First floor classroom, rear

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SUPPLEMENTARY IMAGES, INTERIOR



First floor classroom, east side



Second floor hallway, west side



Second floor hallway, rear west corner



Second floor hallway, front

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SUPPLEMENTARY IMAGES, INTERIOR



Second floor classroom, east side



Second floor classroom, rear



Third floor hallway, front



Third floor hallway, west side

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SUPPLEMENTARY IMAGES, INTERIOR



Third floor classroom door detail



Third floor classroom, front



Third floor classroom, front (2)



Third floor classroom, west side

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SUPPLEMENTARY IMAGES, INTERIOR



Boilers, basement



Boilers, basement (2)

INVENTORY FORM CONTINUATION SHEET

TOWN

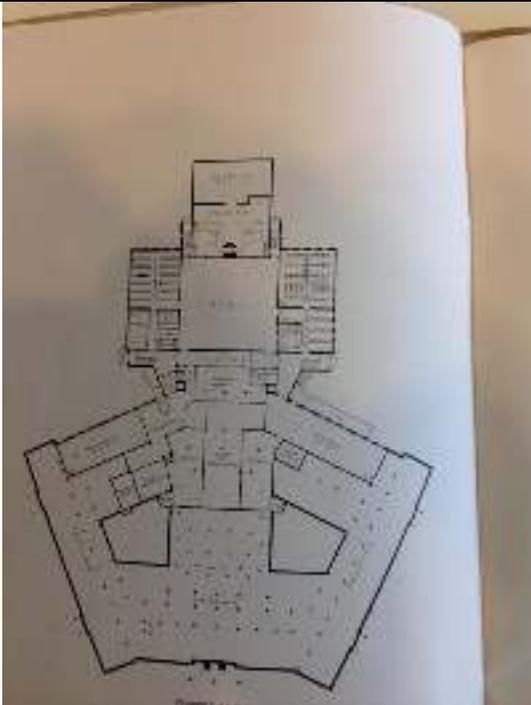
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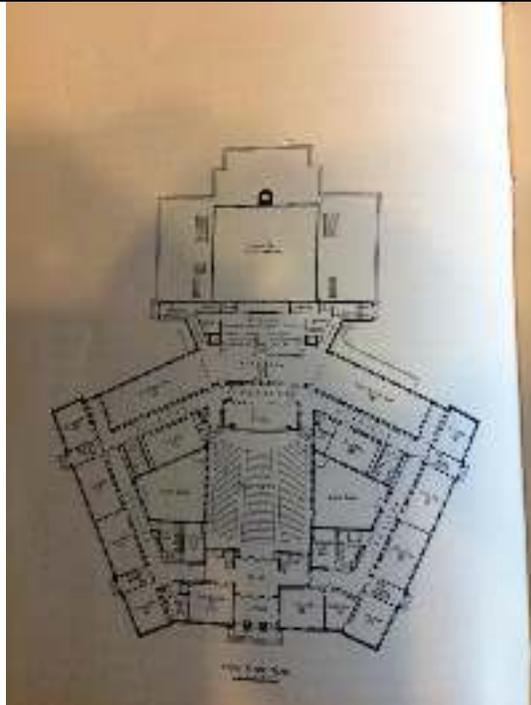
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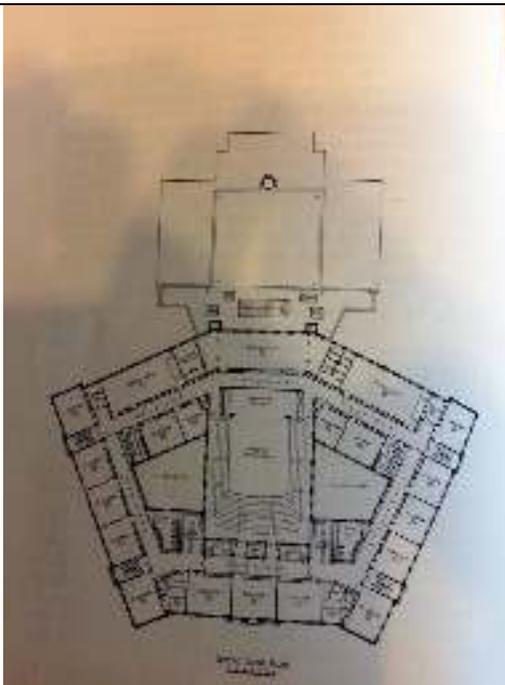
HISTORICAL IMAGES



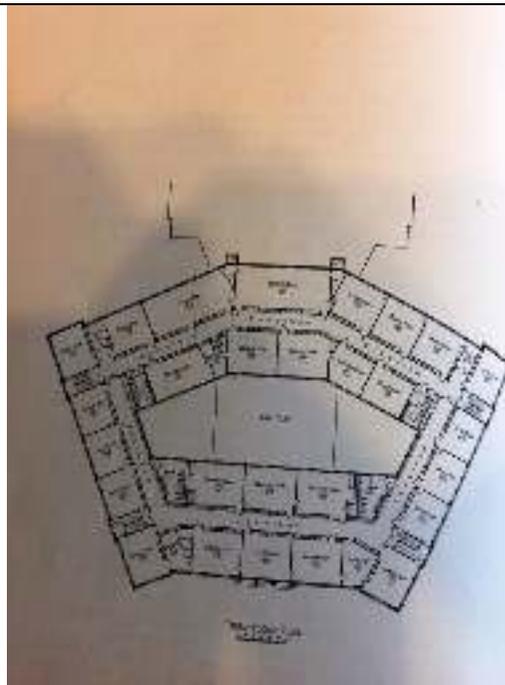
Basement Floor Plan (Dedication Programme of the Beverly High School, 1925)



First Floor Plan (Dedication Programme of the Beverly High School, 1925)



Second Floor Plan (Dedication Programme of the Beverly High School, 1925)



Second Floor Plan (Dedication Programme of the Beverly High School, 1925)

INVENTORY FORM CONTINUATION SHEET

TOWN

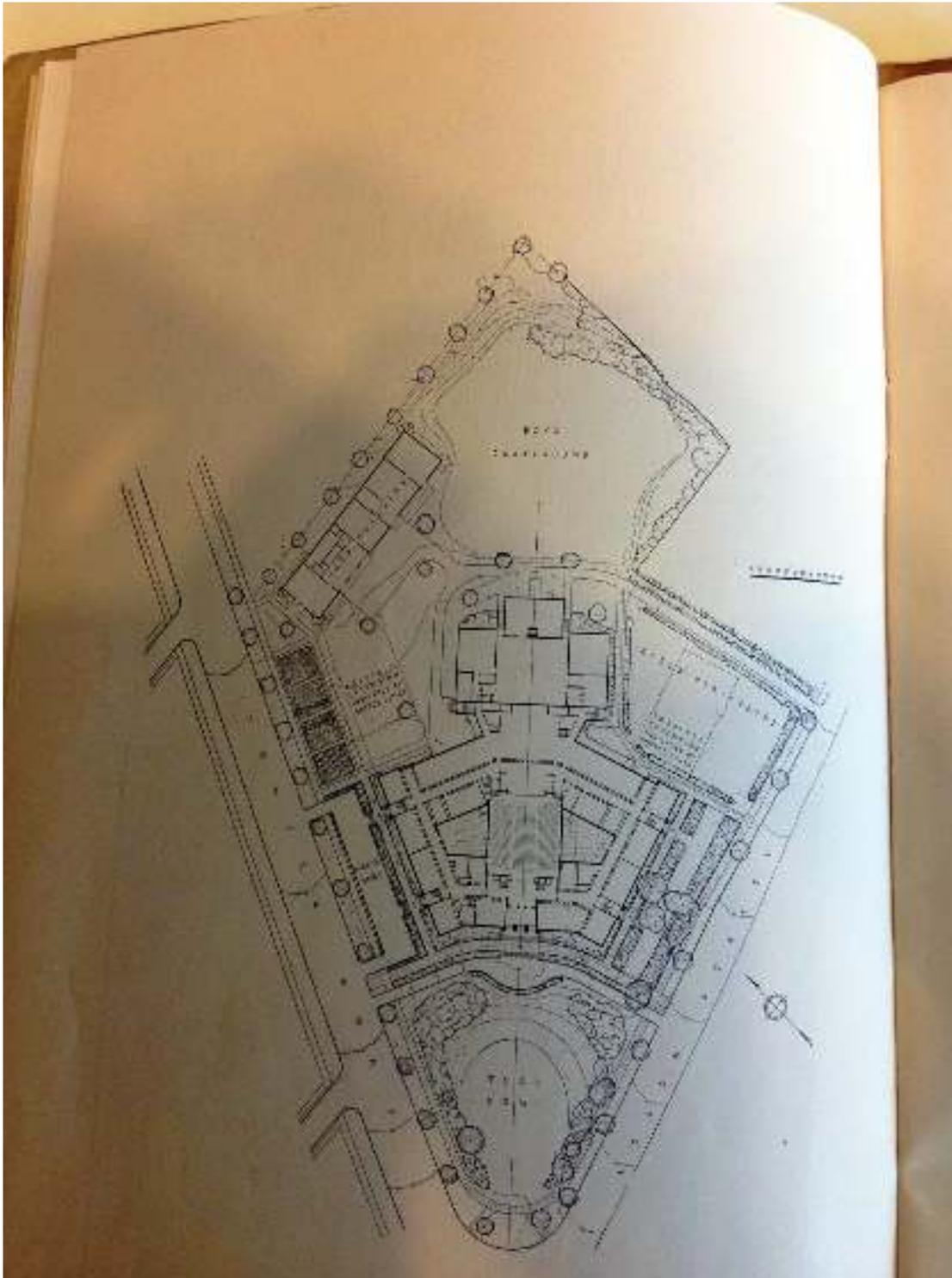
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HISTORICAL IMAGES



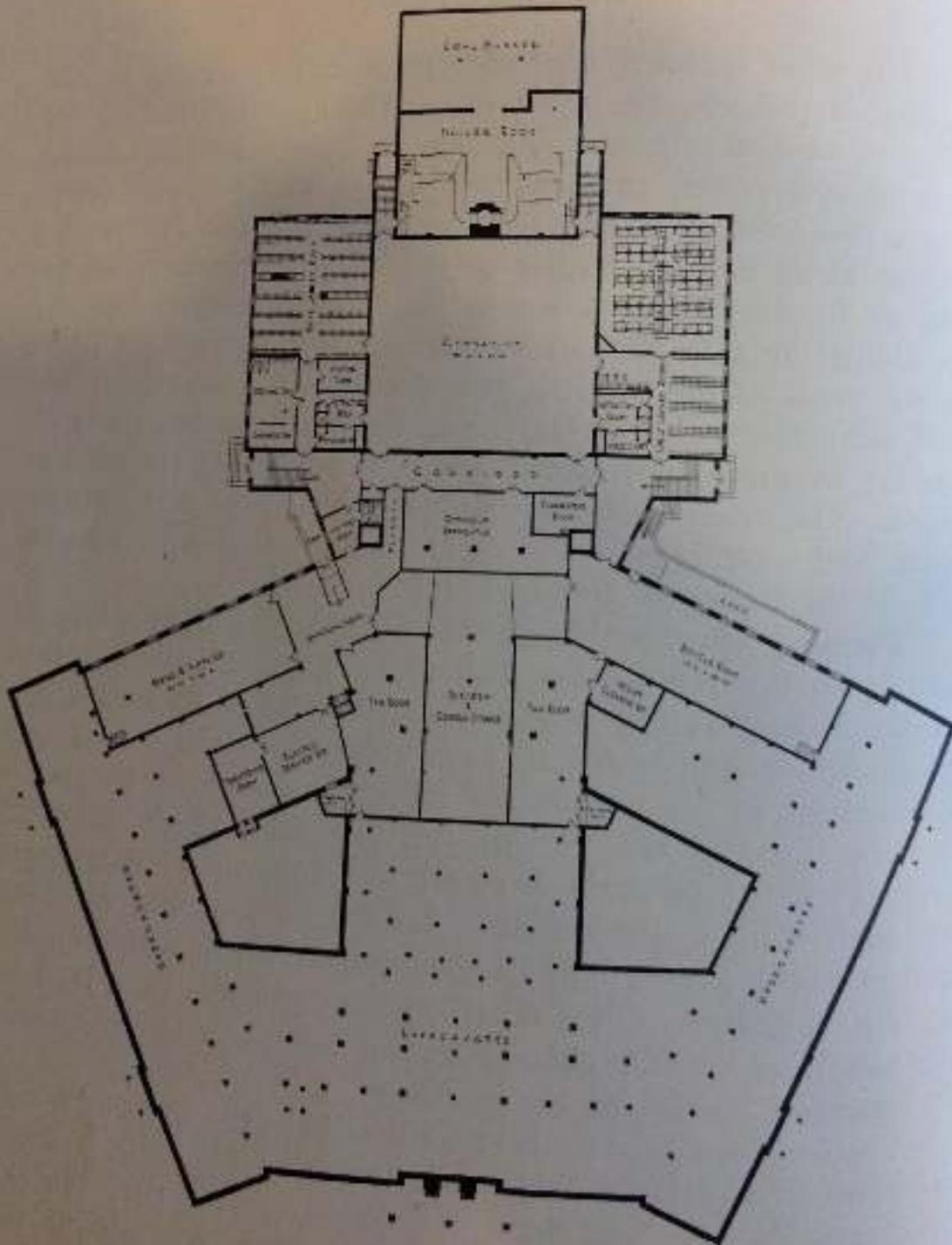
Site Plan (Dedication Programme of the Beverly High School, 1925)

APPENDIX E

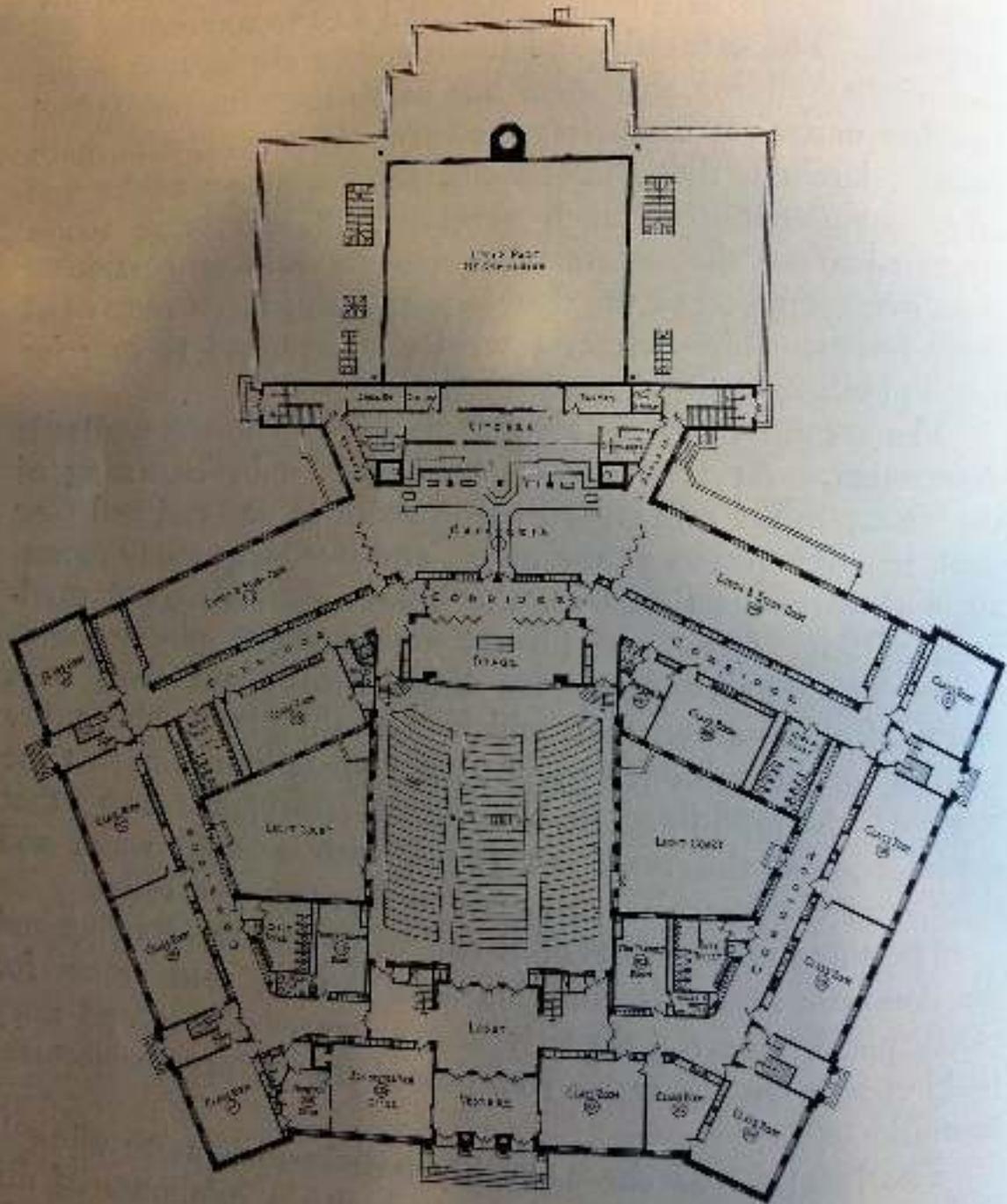
**DEDICATION PROGRAMME OF THE BEVERLY HIGH SCHOOL (BRISCOE MIDDLE SCHOOL),
1925**

DEDICATION PROGRAMME
of the
BEVERLY HIGH SCHOOL
Beverly, Massachusetts
NINETEEN HUNDRED AND TWENTY-FIVE

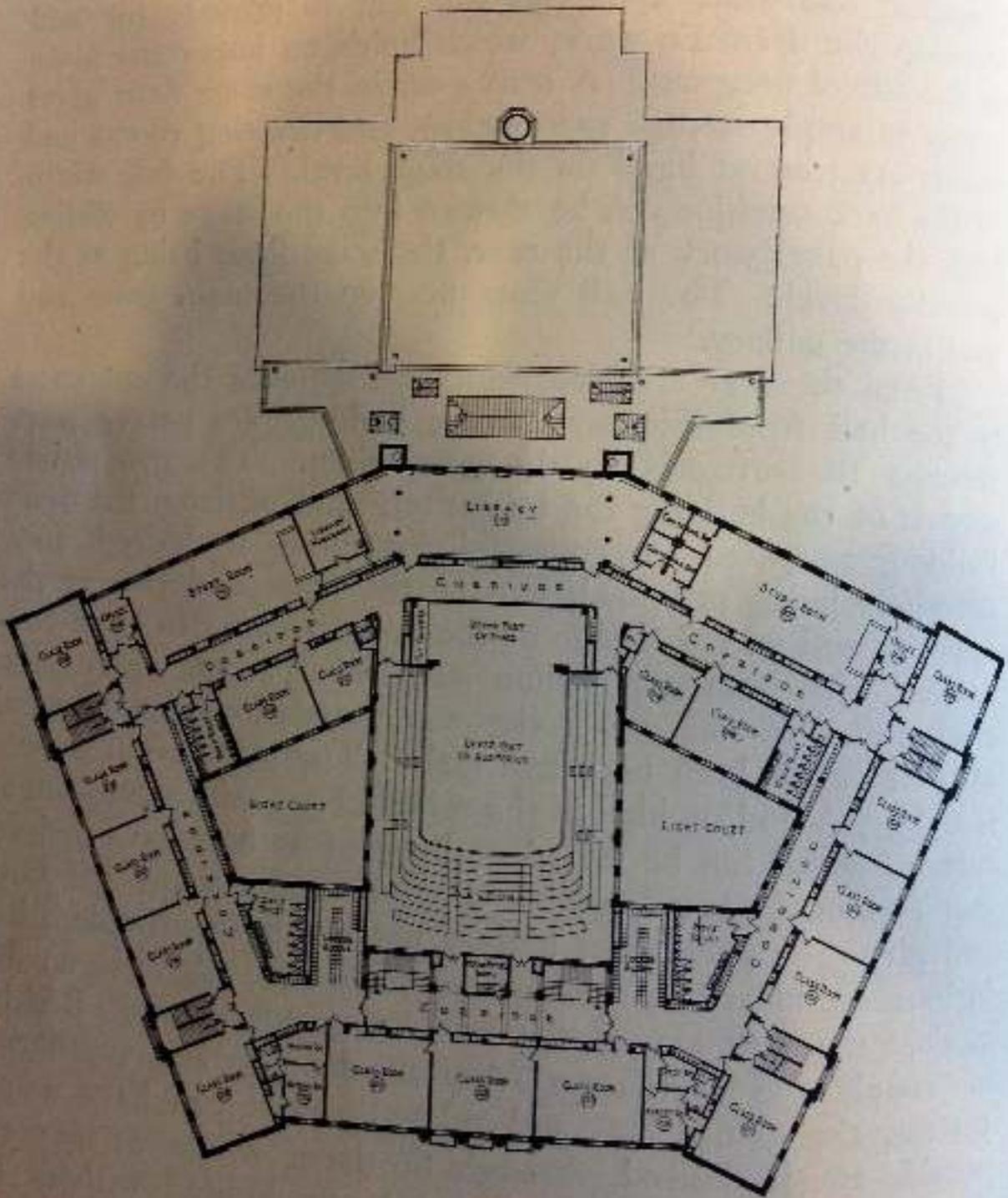




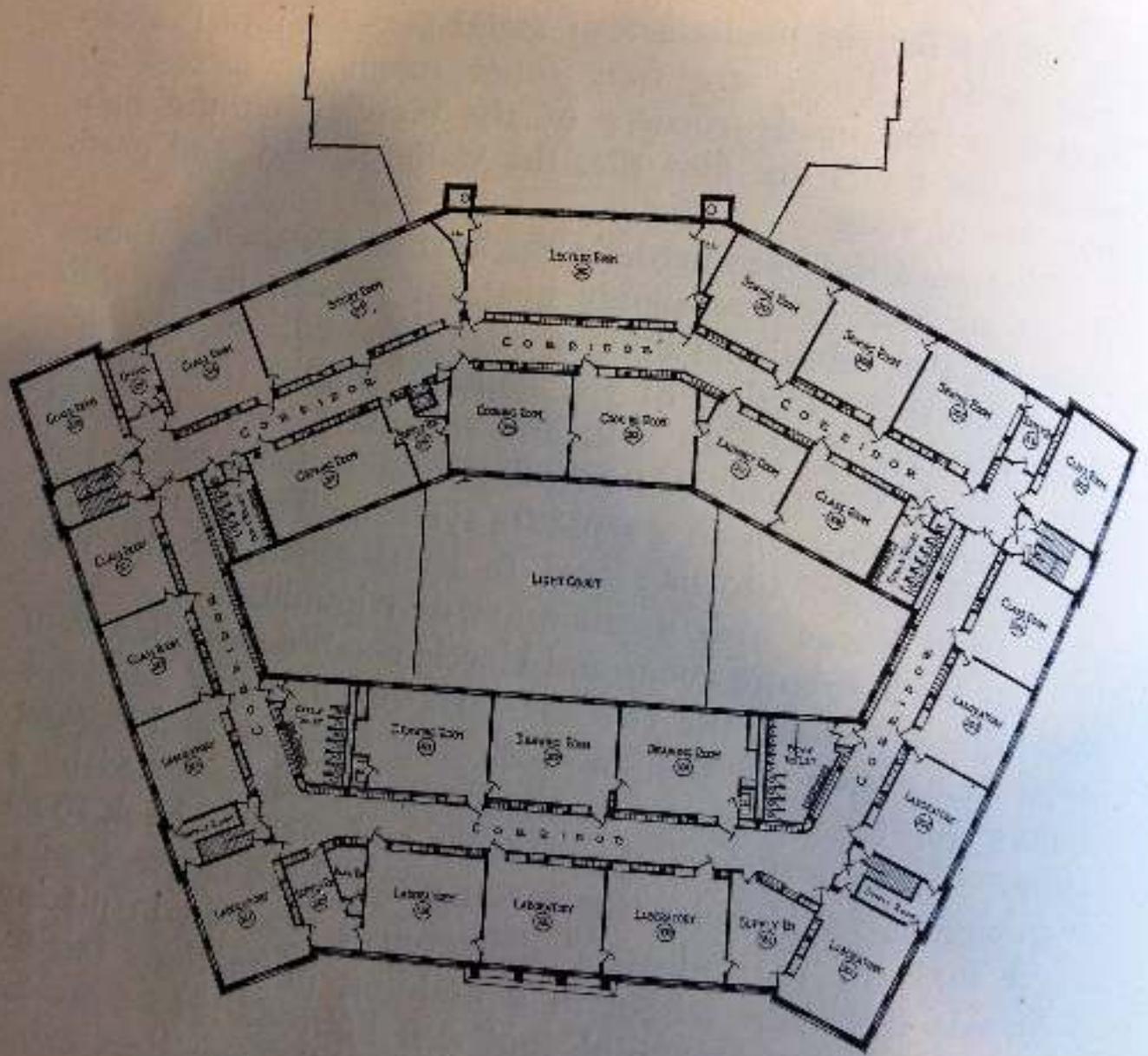
Basement Floor Plan



FIRST FLOOR PLAN
 1:100



SECOND FLOOR PLAN



THIRD FLOOR PLAN

DISCUSSION AND FULFILLMENT

The need for a new high school building first came to public attention in 1911, and was discussed with varying degrees of intensity until 1921. From 1911 on the school was overcrowded, matters reaching a crisis in 1915. They were allowed to drift, however, on account of the war and of the still greater need of another grade school. After the war discussion grew again and reached a climax in 1921.

In the Municipal Report of 1922 we read, "Meeting of City Council to discuss High School proposition with the School Committee held April 25, 1921. On May 4 a petition for loan was filed with Legislature. On May 27 bill authorizing city to borrow \$750,000 outside debt limit to erect new High School building, furnishing the same and providing site, was signed by Governor Cox. On July 18 Aldermen voted to take Sohier Road land for site. On October 17 Commission was named by Mayor Frank D. Tuttle."

The site purchased is located at the junction of Sohier Road and Colon Street, and contains a little over seven acres. The Beverly High School Commission appointed by Mayor Tuttle to take charge of the undertaking was an unpaid board composed of Charles E. Ober, Herman A. MacDonald, and William W. Laws.

In an endeavor to obtain the best architectural services available for the project, the Commission issued a questionnaire to aid them in making their decision, subsequently interviewing some forty architects; from these architects three firms were selected to submit drawings in competition, the winner to be retained as architect. The Commission then engaged the services of Mr. Lester S. Couch, Architect, of Boston, as professional adviser, and with his aid arranged a competition in accordance with the rules of the American Institute of Architects.

The program of the competition was given to the three competitors on March 22, 1922, and the finished drawings were delivered in sealed packages and unmarked by names or other distinguishing device, at the office of the professional



3600



3601

In the interest of consultation with the professional advice, three Boston Architects had been appointed by the President of the Boston Chapter of the American Institute of Architects, in consultation with the professional advice, to serve as a jury of award.

On May 3 the jury met and devoted two days to examination and study of the drawings and reached a unanimous decision. Up to this time the sealed envelope, which had been enclosed with each set of drawings and containing the name of the architect, had remained unopened in the possession of the professional adviser.

The Commission unanimously accepted the decision of the jury and upon opening the envelope enclosed with the winning drawings found the architect to be Adler & Parker, 177 South Street, Boston, who were formally awarded the appointment as architect of the building.

Unlike the charter of the City of Beverly, however, it was necessary to secure the approval of the plan by the School Committee before the working drawings could be started, and they were accordingly presented to the Committee for study. Here some difficulty was encountered. In making up the program for the new building, the Commission was faced by the difficult problem of obtaining a building which could be built for the amount of money appropriated and at the same time be large enough to meet the requirements of the School Committee. In attempting to solve this problem, the Commission had tentatively the requirements given to them by the Committee in a degree which resulted in plans which the School Committee unanimously felt they could not approve, but a series of conferences between the Board of Aldermen, School Committee and Commission resulted in the difference of opinion, the plans of the building were revised.

Before giving their final approval, however, the School Committee sent the revised drawings to William B. Linnar, architect of St. Louis, for his criticism. Mr. Linnar being one of the highest authorities in the country upon schoolhouse planning and construction.

His criticisms applied principally to certain portions of the plan which he considered too small, and his recommendations contemplated enlarging them even beyond the limits already suggested by the School Committee in the revised plans. On



174 - Corridor, West Wing

amount of the further additional expense entailed these suggestions of Mr. Lane were not adopted.

After considering Mr. Lane's report the School Committee approved the revised drawings, the working drawings were completed, and on December 15, 1944, were sent out for bids.

The bids were publicly opened and read on December 29, 1944, in the State House Chamber, City Hall, and out of the twelve bidders for the general contract, William H. Carr of Beverly was the low bidder; James S. Casady of Cambridge was the low bidder for the heating and ventilating; and Keller, Robertson Company of Beverly for the plumbing. Contracts with these firms were subsequently signed.

The minutes resolutions of the School Committee 59

increased the size of the undertaking that a further appropriation of \$221,000 became necessary before contracts could be signed, and it was February 12, 1945, before this appropriation was passed by the Board of Aldermen. The contracts were signed on February 15, 1945, and the work at the site started late in the following month. Early in 1945 the Commission called for bids on furniture, equipment, and finish grading. It was found, however, in the problem developed, that the amounts originally allotted were not sufficient to do this work properly, and an additional appropriation of \$15,000 was accordingly voted by the Board of Aldermen on May 13, 1945.

Such, in brief, is the record of events leading to the completion and dedication of an educational unit of which Beverly feels justly proud. The striving of all those who have had its construction in charge has been to turn over to the city a workshop for its youth embodying in itself honesty of craftsmanship and enduring materials, and with a regard for economy which has not hesitated to call for the best wherever by so doing it would further the development of those who are to use it, or reduce the cost of maintenance.



175 - Shop Room

DESCRIPTION

The main building conforms to a certain extent to the outline of the site, the front facing the apex formed by the junction of Colon Street and Sohier Road, the sides being parallel respectively to these two streets, and the rear forming a connecting link between the sides and the gymnasium section which projects to the north. It is particularly adaptable to future expansion with a minimum of disturbance, by extending the side sections to the rear. A large light court in the center of the building provides light for interior rooms and auditorium. Extending along the northern boundary of the lot on the Sohier Road side is the building devoted to shops. The exteriors of both buildings are of red water-struck brick, with cast stone trimmings, designed in simple adaptation of the Georgian Colonial style.

The main entrance is marked by a broad flight of steps leading to three doorways flanked by engaged columns two stories in height; cut in the stone over these doorways are inscriptions giving historical facts relating to the school and a statement of its purpose. Upon the frieze of the main entrance feature are the words, "Beverly High School." Supplementing the main entrance are four other entrances: two each from Colon Street and Sohier Road, and four entrances to the gymnasium section, two of which connect with the main building. Two other entrances in the rear lead to the bicycle room and unpacking and book storage rooms in the basement section of the building.

The main entrance leads into a vestibule, the walls of which are rusticated cast stone of a warm gray color, with a dark-green marble base and floor of colored cement tile. In the center of the end walls are bronze tablets, one giving the principal facts concerning the authorization and completion of the building, the names of the Commission having it in charge, and those of the architects and contractors; the other inscribed with quotations from Washington and Lincoln. Opening from the vestibule is the lobby, the central distributing point of the building. From it open the auditorium, gal-

lery staircases and corridors leading to other parts of the building; close at hand are the administrative office, principal's office and teachers' retiring rooms. The lobby is generous in size, with walls panelled in plain oak and treated with pilasters; the floor is of the same tile used in the vestibule. With the exception of the rooms mentioned and the cafeteria, the remainder of the first floor is devoted to the commercial department. The cafeteria and lunch rooms are located in the rear of the building and form one of its most interesting and complete units. It comprises the cafeteria proper, with lunch counter, kitchen, dietitian's room, ranges, steam tables and other equipment for lunch service, and two large rooms separated from the cafeteria proper by folding partitions; these two rooms serve the double purpose of lunch rooms and study rooms. The cafeteria service is arranged to care for 1,500 pupils in a short space of time.

The second story, in general, is devoted to the academic department. At the rear is the library unit, consisting of the library in the center, with workroom at one end and four small research rooms at the other, and two large study rooms, all in close connection with the library through short corridors. Study rooms and library accommodate ninety pupils each. The library walls are lined with bookshelves to a height of about seven feet, which, with the plaster above, are painted an old-fashioned green; the floor is linoleum. At the front of the building, in the second story, are two other special rooms, the matron's room, with waiting room and toilet, and the nurse's room, with rest room and toilet.

The third story is devoted chiefly to science, drawing and the domestic arts. It contains also another study room for ninety pupils, located directly above one of the second story study rooms, and a large room over the library for lectures or music.

The location of the assembly hall is such as to allow it to be used for community purposes with a minimum of disturbance to the remainder of the building. From the main lobby, the floor slopes to the front of the stage; dances and other school functions requiring free floor space are to be held in the gymnasium. The floor of the auditorium is granolithic, painted with cement coating. A few steps at right and left of the stage lead to the rear cross corridor, cafeteria and gymnasium. Doors beneath the gallery on the

side walls open to the light courts and thence to the side corridors. The courts at the side are in reality parts of one large interior court, as the auditorium is not the full height of the rest of the building. The gallery floor is of wood on a steel frame, and in the rear is a projection booth for moving pictures; the stage is equipped with fly gallery and electrical and other apparatus sufficient to provide for and develop the dramatic work, which holds an important place in the school program. A trap door in the stage floor gives access to ample storage space below, and dressing rooms and toilets are near at hand on the stage level. The full width of the back corridor can be thrown into the stage by sliding back the panel work at the rear, the stage floor being at the corridor level. The hall seats 800 on the main floor and 500 in the gallery.

From the rear cross corridor and opposite the entrances to the hall from this part of the building are passageways through the cafeteria to the gymnasium. The gymnasium section of the building can be entirely shut off from the main building and used for community purposes if desired, four entrances being provided, two at the front and two at the opposite end on either side of the boiler room. In close connection with both gymnasium and locker rooms are offices, examination rooms and toilet accommodations for physical instructors for both boys and girls. The gymnasium proper is 65' x 70', and divided in the middle by a reinforced canvas curtain, which can be raised or lowered as occasion requires, and forming, when lowered, separate gymnasiums for boys and girls. A permanent gallery has not been provided, but in its place bleachers are to be used, which will raise up flat against the wall out of the way when not in use. Besides air supply and ventilation from the heating and ventilating system, the gymnasium and related rooms can have ample outside air, if desired, through the large windows; they are also, except in minor cases, abundantly lighted without recourse to skylights.

The first floor throughout is of reinforced concrete construction; all stairs are of steel or concrete and enclosed with metal and glass smoke screens; corridors throughout the building and the auditorium stage are of fireproof construction and the stage also has an asbestos curtain. As an additional safety precaution practically all rooms connect together, and thereby with the staircases, so that should the remote possi-

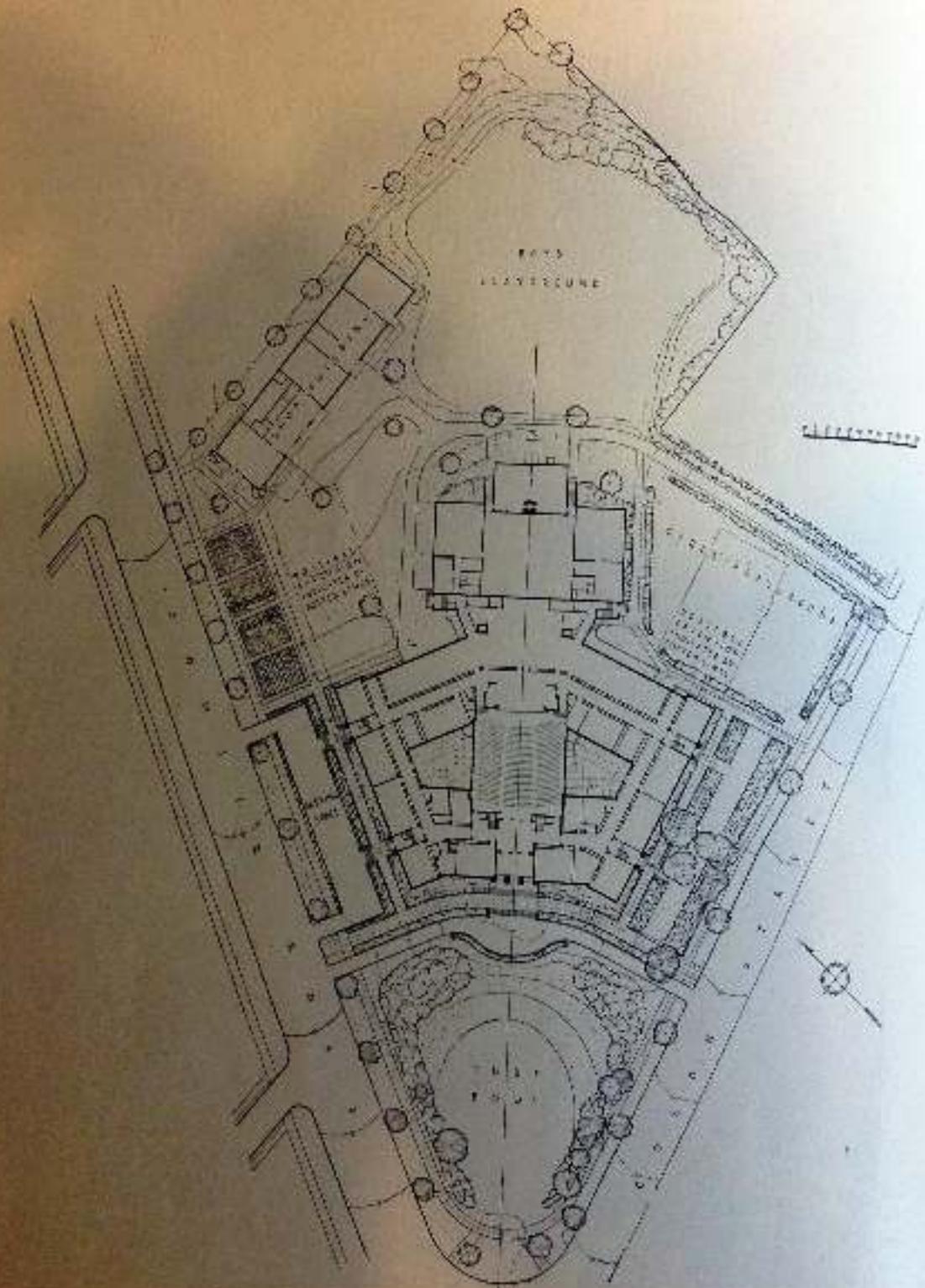
bility of corridors becoming filled with smoke occur, escape would still be possible by way of the rooms. One of the drawbacks of the so-called compact type of building, of which this is one form, is the difficulty of obtaining a sufficient amount of daylight in the interior. This building, however, is notably well lighted throughout, even in the darker months of the year. The first story corridors and the walls of the main staircases have tile dados, elsewhere they are of canvas; corridor floors are linoleum, classroom floors are wood; clothing lockers for the pupils are of metal recessed into the corridor walls. There are four toilet rooms on each floor, located at the inside corners of the building on the light courts; the floors are flint tile, the walls painted, and partitions are of slate.

Allowance has been made in the heating system for future expansion; four boilers supply heat for present needs, with room for two additional boilers when required. Supply fans under the stage section of the building supply fresh air to classrooms and assembly hall, and exhaust fans on the roof take foul air from classrooms, toilet rooms, fume hoods and corridor lockers, each on a separate system. The coal bunkers are below grade, allowing coal to be dropped directly into them from trucks with a minimum of trimming.

The book storage room and bicycle room occupy basement space directly under the two cafeteria lunch rooms, the book room being side of the entrance for supplies and freight matter; the bicycle room, on the opposite side, reached by a ramp. Opposite the freight entrance and near the book room is an electric freight elevator serving the three upper stories.

A study of the industrial department resulted in placing it outside the main school in a building of modern factory construction 52' x 206', high and well lighted. Here are accommodations for woodworking, automobile repairing, painting, printing, toilet rooms and instructors' quarters.

Including the land, shops, heating, plumbing and electric work, equipment, grading and planting, the cost of the complete undertaking was \$1,146,000.



APPENDIX F

SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION

The Secretary of the Interior's Standards for Rehabilitation

The Standards (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

APPENDIX G

**SUMMARY OR PRICE PROPOSAL FORM
THIS FORM IS NOT SUBMITTED SEPARATELY**

Name of Respondent: _____

This RFP response proposes to purchase the property advertised in the RFP issued by the City of Beverly entitled "Request for Proposals #19-020 Sale of Former Briscoe Middle School" and published on June 5, 2019.

PROPOSED PURCHASE PRICE

\$ _____

Written in Words

Signature of Respondent: _____

Date: _____

In the event there is a discrepancy in the numeral amount and written amount, the higher amount shall prevail.

APPENDIX H

**DISCLOSURE OF BENEFICIAL INTEREST IN REAL ESTATE PROPERTY
TRANSACTION**

**DISCLOSURE STATEMENT FOR
TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY
M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)**

INSTRUCTION SHEET

NOTE: The Division of Capital Asset Management and Maintenance (DCAMM) shall have no responsibility for insuring that the Disclosure Statement has been properly completed as required by law. Acceptance by DCAMM of a Disclosure Statement for filing does not constitute DCAMM's approval of this Disclosure Statement or the information contained therein. Please carefully read M.G.L. c. 7C, s. 38 which is reprinted in Section 8 of this Disclosure Statement.

Section (1): Identify the real property, including its street address, and city or town. If there is no street address then identify the property in some other manner such as the nearest cross street and its tax assessors' parcel number.

Section (2): Identify the type of transaction to which this Disclosure Statement pertains --such as a sale, purchase, lease, etc.

Section (3): Insert the exact legal name of the Public Agency participating in this Transaction with the Disclosing Party. The Public Agency may be a Department of the Commonwealth of Massachusetts, or some other public entity. Please do not abbreviate.

Section (4): Insert the exact legal name of the Disclosing Party. Indicate whether the Disclosing Party is an individual, tenants in common, tenants by the entirety, corporation, general partnership, limited partnership, LLC, or other entity. If the Disclosing Party is the trustees of a trust then identify the trustees by name, indicate that they are trustees, and add the name of the trust.

Section (5): Indicate the role of the Disclosing Party in the transaction by checking one of the blanks. If the Disclosing Party's role in the transaction is not covered by one of the listed roles then describe the role in words.

Section (6): List the names and addresses of **every** legal entity and **every** natural person that has or will have a **direct or indirect** beneficial interest in the real property. The only exceptions are those stated in the first paragraph of the statute that is reprinted in Section 8 of this Disclosure Statement. If the Disclosing Party is another public entity such as a city or town, insert "inhabitants of the (name of public entity)." If the Disclosing Party is a non-profit with no individual persons having any beneficial interest then indicate the purpose or type of the non-profit entity. If additional space is needed, please attach a separate sheet and incorporate it by reference into Section 6.

Section (7): Write "none" in the blank if none of the persons mentioned in Section 6 is employed by DCAMM. Otherwise list any parties disclosed in Section 6 that are employees of DCAMM.

Section (8): The individual signing this statement on behalf of the Disclosing Party acknowledges that he/she has read the included provisions of Chapter 7C, Section 38 (formerly Chapter 7, Section 40J) of the General Laws of Massachusetts.

Section (9): Make sure that this Disclosure Statement is signed by the correct person. If the Disclosing Party is a corporation, please make sure that this Disclosure Statement is signed by a duly authorized officer of the corporation as required by the statute reprinted in Section 8 of this Disclosure Statement.

This completed and signed Disclosure Statement should be mailed or otherwise delivered to:

Deputy Commissioner for Real Estate
Division of Capital Asset Management and Maintenance
One Ashburton Place, 15th Floor, Boston, MA 02108

**DISCLOSURE STATEMENT FOR
TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY
M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)**

The undersigned party to a real property transaction with a public agency hereby discloses and certifies, under pains and penalties of perjury, the following information as required by law:

- (1) REAL PROPERTY:

- (2) TYPE OF TRANSACTION, AGREEMENT, or DOCUMENT:

- (3) PUBLIC AGENCY PARTICIPATING in TRANSACTION:

- (4) DISCLOSING PARTY'S NAME AND TYPE OF ENTITY (IF NOT AN INDIVIDUAL):

- (5) ROLE OF DISCLOSING PARTY (Check appropriate role):

<input type="checkbox"/> Lessor/Landlord	<input type="checkbox"/> Lessee/Tenant
<input type="checkbox"/> Seller/Grantor	<input type="checkbox"/> Buyer/Grantee
<input type="checkbox"/> Other (Please describe): _____	

- (6) The names and addresses of all persons and individuals who have or will have a direct or indirect beneficial interest in the real property excluding only 1) a stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation or 2) an owner of a time share that has an interest in a leasehold condominium meeting all of the conditions specified in M.G.L. c. 7C, s. 38, are hereby disclosed as follows (attach additional pages if necessary):

<u>NAME</u>	<u>RESIDENCE</u>
-------------	------------------

- (7) None of the above- named persons is an employee of the Division of Capital Asset Management and Maintenance or an official elected to public office in the Commonwealth of Massachusetts, except as listed below (insert "none" if none):

- (8) The individual signing this statement on behalf of the above-named party acknowledges that he/she has read the following provisions of Chapter 7C, Section 38 (formerly Chapter 7, Section 40J) of the General Laws of Massachusetts:

No agreement to rent or to sell real property to or to rent or purchase real property from a public agency, and no renewal or extension of such agreement, shall be valid and no payment shall be made to the lessor or seller of such property unless a statement, signed, under the penalties of perjury, has been

**DISCLOSURE STATEMENT FOR
TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY
M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)**

filed by the lessor, lessee, seller or purchaser, and in the case of a corporation by a duly authorized officer thereof giving the true names and addresses of all persons who have or will have a direct or indirect beneficial interest in said property with the commissioner of capital asset management and maintenance. The provisions of this section shall not apply to any stockholder of a corporation the stock of which is listed for sale to the general public with the Securities and Exchange Commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation. In the case of an agreement to rent property from a public agency where the lessee's interest is held by the organization of unit owners of a leasehold condominium created under chapter one hundred and eighty-three A, and time-shares are created in the leasehold condominium under chapter one hundred and eighty-three B, the provisions of this section shall not apply to an owner of a time-share in the leasehold condominium who (i) acquires the time-share on or after a bona fide arm's length transfer of such time-share made after the rental agreement with the public agency is executed and (ii) who holds less than three percent of the votes entitled to vote at the annual meeting of such organization of unit owners. A disclosure statement shall also be made in writing, under penalty of perjury, during the term of a rental agreement in case of any change of interest in such property, as provided for above, within thirty days of such change.

Any official elected to public office in the commonwealth, or any employee of the division of capital asset management and maintenance disclosing beneficial interest in real property pursuant to this section, shall identify his position as part of the disclosure statement. The commissioner shall notify the state ethics commission of such names, and shall make copies of any and all disclosure statements received available to the state ethics commission upon request.

The commissioner shall keep a copy of each disclosure statement received available for public inspection during regular business hours.

- (9) This Disclosure Statement is hereby signed under penalties of perjury.

PRINT NAME OF DISCLOSING PARTY (from Section 4, above)

AUTHORIZED SIGNATURE of DISCLOSING PARTY DATE (MM / DD / YYYY)

PRINT NAME & TITLE of AUTHORIZED SIGNER

APPENDIX I

NON-COLLUSION / TAX CERTIFICATION FORM

Non-Collusion / Tax Certification Form

Complete this page by signing in the space below and return with completed pricing pages.

As required under Chapter 233 and 701 of the Mass. Acts and Resolves of 1983 and Chapter 30B of Massachusetts General Laws, when returning the City's solicitation documents, certification must be made to the following by signing in the space indicated below.

Failure to offer such signature will result in rejection of the proposal.

1. *"The undersigned certifies under the penalties of perjury that this proposal has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the word person shall mean any natural person, business, partnership, corporation, union, committee, club or their organization, entity, or group or individuals" and,*
2. *"Pursuant to M.G.L. c.62C, §49A, I hereby certify, under penalties of perjury that to my best knowledge and belief the undersigned bidder has complied with all laws of the Commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting child support."*

This bid is submitted by:

(Complete name of firm to be given here)

Signature: _____

Contract Person: _____

Business Address: _____

Email Address: _____

Telephone: _____ Employer I.D. # _____

SAMPLE PURCHASE AND SALE AGREEMENT

Dated October __, 2019

1 PARTIES AND MAILING ADDRESSES

THE CITY OF BEVERLY, a municipal corporation, having an address of 191 Cabot Street, Beverly, MA 01915,

hereinafter called the SELLER, agrees to SELL and

EXAMPLE FIRM, LLC, a Massachusetts limited liability company, having an address of 123 Example Street, Beverly, MA 01915

hereinafter called the BUYER, agrees to BUY, upon the terms hereinafter set forth, the following described premises:

2 DESCRIPTION

The land, together with the improvements thereon, known as and numbered 7 Sohier Road, City of Beverly, Essex County Massachusetts, commonly known as the Briscoe Middle School consisting of approximately 6.5 acres, more or less (the "Premises"). For SELLER's title, reference is made to the deed dated December 29, 1921, recorded with the Essex South Registry of Deeds in Book 2504, Page 392,.

3 BUILDINGS, STRUCTURES, IMPROVEMENTS, FIXTURES

Included in the sale as part of said Premises are the buildings, structures and improvements now thereon, and the fixtures belonging to the SELLER and used in connection therewith including, if any, all wall-to-wall carpeting, drapery rods, automatic garage door openers, Venetian blinds, window shades, screens, screen doors, storm windows and doors, awnings, shutters, furnaces, heaters, heating equipment, stoves, ranges, oil and gas burners and fixtures appurtenant thereto, hot water heaters, plumbing and bathroom fixtures, garbage disposers, electric and other lighting fixtures, mantels, outside television antennas, fences, gates, trees, shrubs, and plants.

4 TITLE DEED

Said Premises are to be conveyed by good and sufficient quitclaim deed running to the BUYER, or to the nominee designated by the BUYER by written notice to the SELLER at least seven (7) days before the deed is to be delivered as herein provided, and said deed shall convey a good and clear record and marketable title thereto, from encumbrances, except

- (a) Provisions of existing building and zoning laws;
- (b) Existing rights and obligations in party walls which are not the subject of written agreement;
- (c) Such taxes for the then current fiscal year that are not due and payable on the date of the delivery of such deed;
- (d) Any liens for municipal betterments assessed after the date of this agreement; and
- (e) Easements, restrictions and reservations of record, if any, so long as the same do not prohibit or unreasonably interfere with the BUYER's development of said Premises for the Project defined in Paragraph 27 below.

5. **PLANS**

If said deed refers to a plan necessary to be recorded therewith the SELLER shall deliver such plan with the deed in form adequate for recording or registration.

6. **REGISTERED TITLE**

In addition to the foregoing, if the title to said Premises is registered, said deed shall be in form sufficient to entitle the BUYER to a Certificate of Title of said Premises, and the SELLER shall deliver with said deed all instruments, if any, necessary to enable the BUYER to obtain such Certificate of Title.

7. **PURCHASE PRICE**

The agreed purchase price for said Premises is _____ 00/100 DOLLARS (\$ _____), of which

\$ _____ have been previously paid as a submission deposit with BUYER's proposal for the Premises in response to City of Beverly RFP # 19-xxx;

\$ _____ have been paid as a deposit this day;

\$ _____ are to be paid at the time of delivery of the deed in cash, or by certified, cashier's, treasurer's or bank check(s).

\$ _____ TOTAL

8. **TIME FOR PERFORMANCE; DELIVERY OF DEED**

Such deed is to be delivered on the thirtieth (30th) day (or the next business day after the 30th day if the Registry of Deeds is not open on the 30th day)

after all Approvals (as defined in Paragraph 27 below) have been issued and all appeal periods regarding such Approvals have lapsed with no adverse appeals having been taken, or, if appeals have been taken, then within thirty (30) days after all appeals as to the Approvals have been disposed of in the Buyer's favor and to the Buyer's reasonable satisfaction. The BUYER shall use diligent efforts to pursue or defend any such appeal. Notwithstanding the foregoing, the BUYER shall have the right to accelerate the Closing Date and to close sooner, at the BUYER's option, on thirty (30) days' written notice to the SELLER. The closing shall be held at the Essex County South District Registry of Deeds, unless otherwise agreed in writing between the parties. It is agreed that time is of the essence of this agreement.

9. **POSSESSION AND AS-IS CONDITION OF PREMISES**

Full possession of said Premises free of all tenants and occupants, except as herein provided, is to be delivered at the time of delivery of the deed, said Premises to be then (a) in the same condition as they now are, reasonable use and wear thereof expected, and (b) not in violation of said building and zoning laws, and (c) in compliance with provisions of any instrument referred to in Paragraph 4 hereof. Seller shall remove all school related furniture and other personal property and debris from the Premises prior to the closing. The BUYER shall be entitled personally to inspect said Premises prior to the delivery of the deed in order to determine whether the condition thereof

complies with the terms of this clause.

Notwithstanding anything contained herein to the contrary, the BUYER is satisfied with the condition of the Premises and the BUYER is purchasing the Premises in an "AS IS" condition, without warranty of any kind, either express or implied; and that the SELLER has made no warranty or representations whatsoever concerning the condition of the Premises or any other matter relating to the Premises on which the BUYER has relied except as may be expressly set forth in this Agreement. The provisions of this Paragraph shall survive the delivery of the Deed.

10 EXTENSION TO PERFECT TITLE OR MAKE PREMISES CONFORM

If the SELLER shall be unable to give title or to make conveyance, or to deliver possession of the Premises, all as herein stipulated, or if at the time of the delivery of the deed the Premises do not conform with the provisions hereof, then the SELLER shall use reasonable efforts to remove any defects in title, or to deliver possession as provided herein, or to make said Premises conform to the provisions hereof, as the case may be, in which event the SELLER shall give written notice thereof to the BUYER at or before the time for performance hereunder, and thereupon the time for performance hereof shall be extended for a period of up to sixty (60) days.

For the purpose of this Paragraph, "reasonable efforts" shall mean the expenditure of all amounts necessary to discharge all liens voluntarily placed on the Premises and all governmental liens.

11 FAILURE TO PERFECT TITLE OR MAKE PREMISES CONFORM, etc.

If at the expiration of the extended time the SELLER shall have failed so to remove any defects in title, deliver possession, or make the Premises conform, as the case may be, all as herein agreed, or if at any time during the period of this agreement or any extension thereof, the holder of a mortgage on said Premises shall refuse to permit the insurance proceeds, if any, to be used for such purposes, then unless Buyer acts in accordance with Paragraph 12 below, any payments made under this agreement shall be forthwith refunded and all other obligations of the parties hereto shall cease and this agreement shall be void without recourse to the parties hereto.

12 BUYER'S ELECTION TO ACCEPT TITLE

The BUYER shall have the election, at either the original or any extended time for performance, to accept such title as the SELLER can deliver to said Premises in their then condition and to pay therefore the purchase price without deduction, in which case the SELLER shall convey such title, except that in the event of such conveyance in accord with the provisions of this clause, if the said premises shall have been damaged by fire or casualty insured against, then the SELLER shall, unless the SELLER has previously restored the Premises to their former condition, pay over or assign to the BUYER, on delivery of the deed, all amounts recovered or recoverable on account of such insurance, less any amounts reasonably expended by the SELLER for any partial restoration.

13 ACCEPTANCE OF DEED

The acceptance and recording of a deed by the BUYER or its nominee as the case may be, shall be deemed to be a full performance and discharge of every agreement and obligation herein contained or expressed, except such as are, by the terms hereof, to be performed after the delivery of said deed.

14 USE OF MONEY TO CLEAR TITLE

To enable the SELLER to make conveyance as herein provided, the SELLER may, at the time of delivery of the deed, use the purchase money or any portion thereof to clear the title of any or all encumbrances or interests, provided that all instruments so procured are recorded simultaneously with the delivery of said deed, or that provision for the prompt recording thereof is made at the time of closing in accordance with customary conveyancing practice and at Sellers' cost.

15 INSURANCE

Until the delivery of the deed, the SELLER shall maintain insurance on said Premises as follows:

Type of insurance	Amount of coverage
Fire and Extended Coverage	at least 80% of the purchase price

All risk of loss, damage and destruction remains on the SELLER until the deed is recorded and the full purchase price is paid.

16 ADJUSTMENTS

Water and sewer use charges shall be adjusted, as of the day of performance of this agreement and the net amount thereof shall be added to or deducted from as the case may be, the purchase price payable by the BUYER at the time of delivery of the deed.

17 REAL ESTATE TAXES

BUYER shall make the payment required by Massachusetts General Laws Chapter 44, Section 63A at the time for performance. The deed shall recite that there has been full compliance with the provisions of said Chapter 44, Section 63A.

18 DEPOSIT

All deposits made hereunder shall be held in a non-interest bearing escrow account by the SELLER subject to the terms of this agreement and shall be duly accounted for at the time for performance of this agreement. In the event of any disagreement between the parties, the SELLER shall retain all deposits made under this agreement pending instructions mutually given by the SELLER and the BUYER or by Order of a court of competent jurisdiction, beyond any applicable appeal period.

19 BUYER'S DEFAULT; DAMAGES

If the BUYER shall fail to perform the BUYER's agreements herein, all deposits made hereunder by the BUYER shall be retained by the SELLER as liquidated damages, together with the right to obtain all copies of Buyer's plans, permits, reports and studies performed on the Premises without recourse to BUYER as to the contents thereof and subject to use limitations imposed and copyright obligations in favor of the issuers, and the foregoing shall be the SELLER's sole remedy at law and in equity.

20 NO LIABILITY OF INDIVIDUALS

The persons signing this agreement on behalf of the SELLER and BUYER do so in a representative or fiduciary capacity, and only the principal or the estate represented shall be bound, and neither the person so executing, nor any official, member or manager of the Seller or Buyer or any shareholder or beneficiary of any trust, shall be personally liable for any obligation, express or implied, hereunder.

71 WARRANTIES AND REPRESENTATIONS

The BUYER acknowledges that the BUYER has not been influenced to enter into this transaction nor has he/she relied upon any warranties or representations not set forth or incorporated in this agreement or previously made in writing, except for the following additional warranties and representations, if any, made by either the SELLER: **NONE**.

72 CONSTRUCTION OF AGREEMENT

This instrument, executed in multiple counterparts, is to be construed as a Massachusetts contract, is to take effect as a sealed instrument, sets forth the entire contract between the parties, is binding upon and inures to the benefit of the parties hereto and their respective heirs, devisees, executors, administrators, successors and assigns, and may be cancelled, modified or amended only by a written instrument executed by both the SELLER and the BUYER. The captions and marginal notes are used only as a matter of convenience and are not to be considered a part of this agreement or to be used in determining the intent of the parties to it.

73 LEAD PAINT LAW

The parties acknowledge that, under Massachusetts law, whenever a child or children under six years of age resides in any residential premises in which any paint, plaster or other accessible material contains dangerous levels of lead, the owner of said premises must remove or cover said paint, plaster or other material so as to make it inaccessible to children under six years of age.

74 NOTICE

Whenever notice is given or required to be given by either of the parties hereto to the other, it shall be deemed to have been given when in writing and mailed by certified mail, return receipt requested, by express mail, hand-delivered, or by email transmission, addressed as follows:

if to the SELLER to: Michael P. Cahill, Mayor
City of Beverly
191 Cabot Street
Beverly, MA 01915
mayor@beverlyma.gov

with a copy to: Stephanie M. Williams, Esq.
City Solicitor
191 Cabot Street
Beverly, MA 01915
swilliams@beverlyma.gov

and to: Aaron Clausen, City Planner

191 Cabot Street
Beverly, MA 01915
aclausen@beverlyma.gov

if to the BUYER to:

with a copy to:

or to such other address as either party shall have last designated by like notice in writing. Notices given hereunder shall be effective upon receipt in the case of notices given by hand or e-mail transmission, and the earlier of the date of receipt or the first attempted delivery in the case of notices given by certified mail or express mail.

75 NO BROKER

Each of the BUYER and the SELLER hereby warrant and represent to the other that neither has dealt with any real estate broker or other person entitled to a commission in connection with the purchase of the Premises or in connection with this Agreement and the BUYER hereby agrees to indemnify and hold the SELLER other harmless from any loss, cost, damage and expense, including reasonable attorney's fees, incurred in connection with any claim for a broker's commission or finder's fee resulting from a failure of this warranty. The provisions of this Paragraph shall survive delivery of the Deed.

76 PERMITS AND APPROVALS

The BUYER is responsible for acquiring at its expense all necessary waivers, approvals and permits from appropriate regulatory agencies that may be needed for the Project defined below, including but not limited to the Beverly Zoning Board of Appeals, City Council, Conservation Commission and Planning Board, the Historic District Commission, various City departments and the State's Department of Environmental Protection. The BUYER shall file all permit applications needed for the Project as soon as possible, and not later than 120 days, following execution of this Agreement. BUYER shall be obligated to proceed with due diligence in obtaining necessary permits and approvals and a Building Permit.

BUYER intends to develop the Premises into a _____ project with related parking and site improvements, all as more particularly described in the BUYER's Response to the City of Beverly RFP #19-xxx, dated _____, 2019 (collectively, the "Project"). The BUYER's obligations under this Agreement shall be contingent upon the BUYER's ability to obtain any and all final permit and approvals (collectively, the "Approvals") required for the BUYER's Project including, without limitation, a Building Permit and the following items:

77 TERMINATION

(a) If, despite BUYER's diligent efforts, any of the Approvals necessary to proceed with the Project in substantially the same manner as depicted and described in the BUYER's proposal in response to RFP 19-xxx or appeals thereof are pending without a final, favorable decision on _____, 2019, then the BUYER shall have the right to terminate this Agreement by written notice to SELLER whereupon all deposits hereunder shall be refunded to the BUYER and this Agreement shall be void and without further recourse to the parties hereto.

(b) Either party may terminate this agreement if the BUYER has not obtained the aforementioned Approvals within three (3) years of the date of execution of this Agreement; provided that if any of the Approvals have been issued favorably to BUYER but are the subject of ongoing appeal, then the SELLER shall not have the right to terminate so long as the BUYER diligently opposes such appeal. In such case, the SELLER has the right to opt to cease to prosecute or defend any appeal. In the event of termination under this subparagraph, all deposits hereunder shall be refunded to the BUYER and this Agreement shall be void and without further recourse to the parties hereto.
[DEDICATION OF OPEN SPACE] (ACCESS; SELLER COOPERATION

The SELLER hereby grants permission to the BUYER and the BUYER's agents, consultants and designees to enter upon the Premises during the term of this Agreement to conduct such surveys, inspections, soil and percolation and other tests that the BUYER may elect to perform in connection with its due diligence review and permitting efforts, or otherwise. All such tests, inspections and access shall be at the BUYER's sole risk, cost, expense and liability and the BUYER agrees to indemnify, defend and hold the SELLER harmless from any claim, liability or expense arising out of same, and to promptly restore the Premises to its former condition after completion of such tests. BUYER shall not be liable, however, for the costs and expenses for existing conditions or to clean up or otherwise remove any hazardous materials which have been disclosed by BUYER's due diligence. The SELLER further agrees to furnish BUYER with any and all instruments, documents and other written data and materials pertaining to the Premises, if any, that the BUYER from time to time may reasonably request in connection with its due diligence review, including without limitation plans and surveys, archeological reports, environmental assessments, title instruments and documentation relating to any existing permit requirements applicable to the Premises.

78 SELLER'S REPRESENTATIONS

SELLER hereby represents that it has the authority to enter into this agreement and perform without the need for approval from any other person, entity, court or government, or in the alternative has received such approval.

79 BUYER'S AUTHORITY

The BUYER hereby represents that: (a) the BUYER is a duly organized legally existing Massachusetts limited liability company with full legal authority to enter into this transaction and to fulfill its obligations hereunder; (b) the person executing this Agreement on behalf of BUYER is an authorized signatory of the BUYER and has been duly authorized by all necessary action of BUYER; and (c) the BUYER and the persons signing on its behalf have been authorized by all necessary persons to enter into and deliver this Agreement and carry out the transaction

contemplated hereby. No person whose consent is required for BUYER's execution of this Agreement or for BUYER to fulfill its obligations hereunder is under any legal disability.

70 NON-ASSIGNABILITY

This Agreement may not be assigned by the BUYER without the prior written consent of the SELLER and any purported assignment in violation of this provision shall be null and void. If the BUYER purports to assign this Agreement, then, at the Seller's option, this Agreement shall terminate and all deposits hereunder shall be paid to the SELLER and become the SELLER's property as liquidated damages, which shall be the SELLER's sole and exclusive remedy except as otherwise specifically set forth in this Agreement. This provision is not in derogation of the BUYER's rights under Paragraph 4 hereof to designate a nominee to take title. Notwithstanding the foregoing, the SELLER shall not withhold consent to an assignment of this Agreement by the BUYER to any parent, affiliate or subsidiary of the Borrower.

71 AGREEMENT NOT TO BE RECORDED

If the BUYER records this Agreement or a copy hereof, this Agreement shall, at the SELLER's option, terminate and all deposits hereunder shall be paid to the SELLER and become the SELLER's property as liquidated damages, which shall be the SELLER's sole and exclusive remedy, except as otherwise specifically set forth in this Agreement.

72 AUTHORIZATION TO SIGN MODIFICATIONS AND NOTICES

In order to facilitate the execution and delivery of certain documents contemplated hereby, the SELLER and BUYER grant to their respective lawyers the actual authority to execute and deliver on each party's behalf any (a) agreement modifying the time for the performance of any event hereunder, or (b) any notice that may be given under this agreement, and the parties may rely upon the signature of such lawyers (including faxed or email signatures) unless they have actual knowledge that a party has disclaimed the authority granted herein.

73 COUNTERPARTS AND FACSIMILE

This Agreement may be executed in several counterpart copies, each of which shall be deemed an original but all of which shall constitute one and the same instrument. In addition, this Agreement may contain more than one counterpart of the signatures of each of the parties to one such counterpart signature page. All of such counterpart signature pages shall be read as though one, and they shall have the same force and effect as though all of the signers had signed a single signature page and facsimile signature pages followed by mailed copies of the originals are sufficient.

74 DISCLOSURE

BUYER has filed a disclosure statement with the Commissioner of Capital Asset Management and Maintenance pursuant to Massachusetts General Laws Chapter 7, Section 40J.

75 RFP DOCUMENTS

The parties agree that they intend to be bound in accordance with the terms set forth herein. Additionally, the BUYER agrees to develop the Project in a manner that is substantially in

accordance with RFP 19-xxx and its proposal in response thereto dated _____, 2019, subject to the BUYER's ability to obtain the required Approvals for the same on terms and conditions reasonably consistent with those outlined in RFP 19-xxx and BUYER's proposal in response. BUYER's failure to use diligent efforts to obtain the Approvals for a project that is consistent with the terms of said RFP 19-xxx and BUYER's proposal, and/or the declaration of bankruptcy by or insolvency of the BUYER, shall constitute a default under this Agreement and SELLER shall be entitled to terminate this Agreement if BUYER has not cured such default within sixty (60) days following notice thereof by SELLER. The BUYER'S duty to diligently and effectively pursue the permitting and construction phases of the Project shall survive the delivery of the deed.

76 AFFORDABLE HOUSING (EXAMPLE, SUBJECT TO REVISION)

A minimum of 12% of dwelling units shall be reserved for purchase by households whose gross annual income is equal to or below eighty (80%) of the area median household income for the Boston PMSA, adjusted for household size (hereinafter, the affordable units) in accordance with the terms of the Special Permit approval for the Project and a Regulatory Agreement between the BUYER, SELLER and the Massachusetts Department of Housing and Community Development.

77 DEED EXCISE STAMPS

The SELLER is exempt from the payment of Deed Excise stamps at the time of the recording of the Deed.

SAMPLE
[Signatures follow on next page.]

EXECUTED under seal as of the day and year first above written.

SELLER

BUYER

CITY OF BEVERLY, a
Massachusetts municipal corporation

EXAMPLE FIRM, LLC, a
Massachusetts limited liability company

By: _____
Michael P. Cahill, Mayor
Duly authorized

By: _____
U. N. Owen, Manager,
Duly authorized

SAMPLE

APPENDIX K

CITY'S GENERAL CONDITIONS AND INSTRUCTIONS



David Gelineau
Purchasing Agent
Connie Linscott
Assistant Purchasing Agent

CITY OF BEVERLY
DEPARTMENT OF
PROCUREMENT & CONTRACT ADMINISTRATION

191 Cabot Street
Beverly, Massachusetts 01915

(978) 921-6000
Telephone
(978) 921-8301
Facsimile

Purchasing Office
Beverly City Hall
191 Cabot Street, Beverly, MA 01915

GENERAL CONDITIONS AND INSTRUCTIONS

- 1) The City of Beverly reserves the right to reject any or all proposals, accept any proposal, as deemed in the best interest of the City of Beverly, or to waive any informality in proposals.
- 2) Each proposal should give the full business address of the proposer and be signed by him/her with his/her usual signature. Proposals by partnerships should be signed with the partnership name by one of the members of the partnership, followed by the signature and designation of the person signing. Proposals by corporation should be signed with the name of the corporation followed by the signature of the person authorized to bind the matter.
- 3) Erasures or other changes in the proposal must be explained or noted over the signature of the proposer.
- 4) Proposals must be enclosed in a sealed envelope(s) marked to identify the proposal on the outside per this solicitation, and filed in the office of the of Purchasing Agent on or before the time and place stipulated in the proposal, at which time they will be publicly opened and recorded.
- 5) A proposer has the right to withdraw his/her proposal anytime prior to the time fixed for opening.
- 6) Proposals must be submitted on this form, unless otherwise specified or will be considered informal.
- 7) It is agreed that if this proposal be accepted and the proposer fails to comply with the terms of his/her proposal or shall fail to contract as required within the time limit specified, the City of Beverly may, at its option, determine that the proposer has abandoned his/her proposal, and thereupon this proposal and acceptance thereof shall become null and void.
- 8) *Minority Business Enterprises:* Minority business enterprises have full opportunity to submit proposals in response to this Advertisement and will not be discriminated against on the grounds of race, color, sex, religion or national origin in consideration for an award. All requirements of the Beverly Equal Opportunity Policy are in effect for this agreement. Policy is available for viewing at the Office of the Purchasing Agent.
- 9) *Rule for Award* - The most advantageous proposal from a responsible and responsive proposer, taking into consideration price and all other evaluation criteria set forth in the RFP, will be selected.