



**AGENDA PACKET**

**REGULAR MEETING OF THE CITY COUNCIL  
MONDAY, MAY 08, 2023 7:00 PM**

**EVERETT CITY HALL, 484 BROADWAY, CITY COUNCIL CHAMBERS, 3RD FLOOR  
EVERETT, MA 02149**

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## AGENDA

### REGULAR MEETING OF THE CITY COUNCIL MONDAY, MAY 08, 2023 7:00 PM

EVERETT CITY HALL, 484 BROADWAY, CITY COUNCIL CHAMBERS, 3RD FLOOR  
EVERETT, MA 02149

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#### ROLL CALL

#### PLEDGE OF ALLEGIANCE

#### PUBLIC PARTICIPATION

#### APPROVAL OF MINUTES OF THE PREVIOUS MEETING

Minutes of the Regular Meeting of the City Council of April 24, 2023

#### COMMUNICATIONS FROM HIS HONOR THE MAYOR

**1. C0139-23** Order/s/ Councilor Michael K. Marchese, as President

An order recommending the acceptance of a donation in the amount of \$200.00 from Albanese Bros Inc. for the Summer Jobs Program

**2. C0140-23** Order/s/ Councilor Michael K. Marchese, as President

An order recommending the acceptance of a donation in the amount of \$1,500.00 from Mintz Levin for the Summer Jobs Program

**3. C0141-23** Order/s/ Councilor Michael K. Marchese, as President

An order recommending the acceptance of a donation in the amount of \$25,000.00 from Greystar for the Summer Jobs Program

**4. C0142-23** Order/s/ Councilor Michael K. Marchese, as President

An order recommending the acceptance of a donation of 30 pizzas with a total dollar value of \$589.69 from Fuentes Kitchen to the Canciones y Comida event in Everett.

**5. C0144-23** Order/s/ Councilor Michael K. Marchese, as President

An order requesting the confirmation of the appointments of the following individuals to

the Everett Police Department: Nicholas Maloof, John Comeford, Brittany Bolduc, Sandra Rivas.

**6. C0145-23** Order/s/ Councilor Michael K. Marchese, as President

An order requesting the confirmation on the re-appointment of William Hart as a member of the Board of Assessors for a term of three (3) years, expiring May 31, 2026

**7. C0146-23** Order/s/ Councilor Michael K. Marchese, as President

An order recommending approval to accept and expend donations totaling \$1,250.00 from Malden Transportation \$1,000.00, & Weston & Sampson \$250.00, for the Summer Jobs program

**8. C0149-23** Order/s/ Councilor Michael K. Marchese, as President

An order recommending approval to accept and expend a Local Food Policy Council Grant from the Massachusetts Department of Agricultural Resources (MDAR) in the amount of \$17,991.00

**9. C0150-23** Appointment/s/ Councilor Michael K. Marchese, as President

An order recommending the confirmation of the appointments of the individuals on the attached list as Sworn Weighers for Exelon Generation at 18 Rover Street, for an unpaid term of one year, expiring June 8, 2024

**10. C0151-23** Ordinance/s/ Councilor Michael K. Marchese, as President

An ordinance establishing revolving funds in the City of Everett

**11. C0152-23** Order/s/ Councilor Michael K. Marchese, as President

An order requesting the approval of an appropriation of \$307,552 from Receipts Reserved for Appropriation – Bond Premiums and \$178,448 from Receipts Reserved for Appropriation – Parking for a total of \$486,000 to fund the replacement of parking kiosks around the city

**12. C0153-23** Order/s/ Councilor Michael K. Marchese, as President

An order recommending approval to accept and expend a donation from Mundo Infantil Child Care in the amount of \$300.00 for the Canciones y Comida event.

## **UNFINISHED BUSINESS**

**13. C0058-23** Ordinance/s/ Councilor Stephanie Martins

An Ordinance Amending Section 32 B 1 of the Zoning Ordinances: Inclusionary Zoning

**14. C0098-23** Resolution/s/ Councilor Stephanie Martins

That the ARPA panel consider engaging with the Everett Public Schools for feedback and a wider public reach

- 15. C0120-23** Resolution/s/ Councilor Michael K. Marchese, Councilor Darren M. Costa  
A resolution requesting that the Mayor's Office provides the City Council with a copy of the 2019 School Space Study from the Mount Vernon Group
- 16. C0124-23** Order/s/ Councilor Michael K. Marchese, as President  
An order recommending the creation of a new special purpose stabilization fund, to be known as the Opioid Settlement Stabilization Fund and further, to appropriate \$193,152.27 from the Budgetary Fund Balance ("Free Cash") to establish said fund, such amount being equal to that received by the city from opioid litigation settlements..
- 17. C0125-23** Order/s/ Councilor Michael K. Marchese, as President  
An order recommending the adoption of the last paragraph MGL Chapter 40, Section 5B and dedicate to said Opioid Settlement Stabilization Fund, without further appropriation, 100% of the opioid litigation settlement funds received by the city
- 18. C0129-23** Resolution/s/ Councilor Darren M. Costa  
A resolution requesting that the Administration provide a high-level cost analysis for their vision of the construction of a new high school building and its operations.

## **NEW BUSINESS**

- 19. C0134-23** Resolution/s/ Councilor Stephanie Martins  
That Representative McGonagle and State Senator DiDomenico provide an update on the Home Rule Petition creating the Cadet Program
- 20. C0135-23** Resolution/s/ Councilor Stephanie Martins  
That the CFO provide an update on the status of the process of building the new police station
- 21. C0136-23** Resolution/s/ Councilor Stephanie Martins  
That the Planning Board/ZBA consider sharing their agenda with the City Council as it gets posted and attaching public documents/presentations pertaining to each item to the agenda that is posted online for increased transparency
- 22. C0147-23** Resolution/s/ Councilor Stephanie V. Smith  
That the Administration provide the City Council with the requested attached FY24 budget data by department in an electronic format in addition to paper packages.
- 23. C0154-23** Resolution/s/ Councilor Vivian Nguyen  
To add a speed bump at the intersection of Kinsman St., Bradford St, and Park Rd.
- 24. C0155-23** Resolution/s/ Councilor Vivian Nguyen, Councilor Stephanie Martins  
That the administration consider using ARPA funds for an on-demand micro-transit pilot program.
- 25. C0156-23** Resolution/s/ Councilor Stephanie Martins



That the speed bump on Chestnut Street that was removed during the winter be returned.

**26. C0157-23** Ordinance/s/ Councilor Stephanie Martins

An Ordinance Banning the Sale of Nips in the City of Everett

**MAINTENANCE REQUESTS**

**A.** Councilor Wayne A. Matewsky

That City Services remove 9ft high unsightly tree stump at 19 Bailey St at homeowner's request

**ADJOURMENT**

[www.cityofeverett.com](http://www.cityofeverett.com)

(All agendas and reports can be obtained on City of Everett Website)

Respectfully submitted:

***Michael J. Mangan***

Legislative Aide  
Everett City Council Office



## MEETING MINUTES

### REGULAR MEETING OF THE CITY COUNCIL MONDAY, APRIL 24, 2023 7:00 PM

EVERETT CITY HALL, 484 BROADWAY, CITY COUNCIL CHAMBERS, 3RD FLOOR  
EVERETT, MA 02149

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#### ROLL CALL

##### Members Present

Darren Costa, Richard Dell Isola, Jr., John Hanlon, Alfred Lattanzi, Wayne Matewsky, Stephanie Smith, Michael Marchese

#### PLEDGE OF ALLEGIANCE

#### PUBLIC HEARINGS

1. **C0114-23** Public Hearing/s/ Councilor Michael K. Marchese, as President

A petition from Crown Castle NG East, LLC requesting to lay new underground conduit from Spring Street to 35 Garvey Street

Public Hearing Held, no one spoke in favor or against the petition.

<b>MOTION:</b>	Favorable Action
<b>MOVER:</b>	Stephanie Smith
<b>SECONDER:</b>	John Hanlon
<b>RESULT:</b>	<b>Passed [7 TO 0]</b>
<b>AYES:</b>	Costa, Dell Isola, Jr., Hanlon, Lattanzi, Matewsky, Smith, Marchese
<b>NAYS:</b>	
<b>AWAY:</b>	

2. **C0130-23** Public Hearing/s/ Councilor Michael K. Marchese, as President

A petition from National Grid requesting to install JO Pole #153-1 55ft +/- south east of Pole #153 on Abbott Avenue to provide clearance for overhead wire crossing over customer property at 260 Elm Street

**MOTION:** Favorable Action  
**MOVER:** Stephanie Smith  
**SECONDER:** John Hanlon  
**RESULT:** **Passed [0 TO 0]**  
**AYES:**  
**NAYS:**  
**AWAY:**

**3. C0131-23** Public Hearing/s/ Councilor Michael K. Marchese, as President

A petition from National Grid requesting to construct a line of underground electric conduits on East Elm Street

Public Hearing Held, no one spoke in favor or against the petition.

**MOTION:** Favorable Action  
**MOVER:** Stephanie Smith  
**SECONDER:** John Hanlon  
**RESULT:** **Passed [7 TO 0]**  
**AYES:** Costa, Dell Isola, Jr., Hanlon, Lattanzi, Matewsky, Smith, Marchese  
**NAYS:**  
**AWAY:**

## **PUBLIC PARTICIPATION**

Residents who spoke were;

Peggy Serino, Lilian Gorham, Steve Iannacco, Pula Sterite, Wendy Poste and Kit Bridge.

## **APPROVAL OF MINUTES OF THE PREVIOUS MEETING**

Minutes of the Regular Meeting of the City Council of March 27, 2023

**MOTION:** Favorable Action  
**MOVER:** Stephanie Smith  
**SECONDER:** John Hanlon  
**RESULT:** **Passed [0 TO 0]**  
**AYES:**  
**NAYS:**  
**AWAY:**

## **COMMUNICATIONS FROM HIS HONOR THE MAYOR**

4. **C0117-23** Order/s/ Councilor Michael K. Marchese, as President  
Item Number {{item.number}}

An order requesting approval to accept and expend donations totaling \$10,500.00 to the Summer Jobs Program from : Blatman, Bobrowski, Haverty, & Silverstein-\$500, The Leavitt Corporation-\$1,000, Schnitzer Steel Industries-\$5,000, Oliveira's Enterprises Corp-\$1,000, Alfred Lattanzi/Everett Supply-\$1,000, Dagle Electrical Construction Corp-\$1,000, Tom Fiorentino/Team Work Cleaning Concepts-\$1,000

<b>MOTION:</b>	Favorable Action
<b>MOVER:</b>	Stephanie Smith
<b>SECONDER:</b>	John Hanlon
<b>RESULT:</b>	<b>Passed [7 TO 0]</b>
<b>AYES:</b>	Costa, Dell Isola, Jr., Hanlon, Lattanzi, Matewsky, Smith, Marchese
<b>NAYS:</b>	
<b>AWAY:</b>	

5. **C0118-23** Order/s/ Councilor Michael K. Marchese, as President

An order requesting approval to accept and expend donations totaling \$530.00 from City of Everett employees during the month of March, 2023 for the Fire Victims Fund.

<b>MOTION:</b>	Favorable Action
<b>MOVER:</b>	Stephanie Smith
<b>SECONDER:</b>	John Hanlon
<b>RESULT:</b>	<b>Passed [7 TO 0]</b>
<b>AYES:</b>	Costa, Dell Isola, Jr., Hanlon, Lattanzi, Matewsky, Smith, Marchese
<b>NAYS:</b>	
<b>AWAY:</b>	

6. **C0119-23** Order/s/ Councilor Michael K. Marchese, as President

An order requesting approval to accept a donation to the Everett Police Department of 115 bicycle helmets from Breakstone, White & Gluck Law Firm at a total dollar value of \$2,300.00

<b>MOTION:</b>	Favorable Action
<b>MOVER:</b>	Stephanie Smith
<b>SECONDER:</b>	John Hanlon
<b>RESULT:</b>	<b>Passed [7 TO 0]</b>
<b>AYES:</b>	Costa, Dell Isola, Jr., Hanlon, Lattanzi, Matewsky, Smith, Marchese
<b>NAYS:</b>	
<b>AWAY:</b>	

7. **C0122-23** Order/s/ Councilor Michael K. Marchese, as President

An order recommending the acceptance of the Drinking Water State Revolving Fund Lead Service Line (LSL) Inventories and Replacement Plans Planning Stage Grant in the amount of \$150,000.

<b>MOTION:</b>	Favorable Action	Item Number {{item.number}}
<b>MOVER:</b>	Stephanie Smith	
<b>SECONDER:</b>	John Hanlon	
<b>RESULT:</b>	<b>Passed [7 TO 0]</b>	
<b>AYES:</b>	Costa, Dell Isola, Jr., Hanlon, Lattanzi, Matewsky, Smith, Marchese	
<b>NAYS:</b>		
<b>AWAY:</b>		

**8. C0123-23** Order/s/ Councilor Michael K. Marchese, as President

An order requesting the approval of an appropriation by borrowing in the amount of \$1,500,000 from Massachusetts Water Resources Authority’s Lead Loan Program. This will enable the Water Department to continue to remove lead water services from our water distribution system. It will cover the cost of replacing 150 residential lead services

The item was referred to the Ways and Means Committee.

**9. C0124-23** Order/s/ Councilor Michael K. Marchese, as President

An order recommending the creation of a new special purpose stabilization fund, to be known as the Opioid Settlement Stabilization Fund and further, to appropriate \$193,152.27 from the Budgetary Fund Balance (“Free Cash”) to establish said fund, such amount being equal to that received by the city from opioid litigation settlements..

<b>MOTION:</b>	Postpone	
<b>MOVER:</b>	Stephanie Smith	
<b>SECONDER:</b>	Richard Dell Isola, Jr.	
<b>RESULT:</b>	<b>Passed [0 TO 0]</b>	
<b>AYES:</b>		
<b>NAYS:</b>		
<b>AWAY:</b>		

**10. C0125-23** Order/s/ Councilor Michael K. Marchese, as President

An order recommending the adoption of the last paragraph MGL Chapter 40, Section 5B and dedicate to said Opioid Settlement Stabilization Fund, without further appropriation, 100% of the opioid litigation settlement funds received by the city

<b>MOTION:</b>	Postpone	
<b>MOVER:</b>	Stephanie Smith	
<b>SECONDER:</b>	Richard Dell Isola, Jr.	
<b>RESULT:</b>	<b>Passed [0 TO 0]</b>	
<b>AYES:</b>		
<b>NAYS:</b>		
<b>AWAY:</b>		

11. **C0126-23** Order/s/ Councilor Michael K. Marchese, as President  
Item Number {{item.number}}

An order recommending the acceptance of a donation from Brian Savi, President of the Everett Little League, of a batting cage at Sacramone Park at a total dollar value of \$23,000.00.

<b>MOTION:</b>	Favorable Action
<b>MOVER:</b>	Stephanie Smith
<b>SECONDER:</b>	Darren Costa
<b>RESULT:</b>	<b>Passed [7 TO 0]</b>
<b>AYES:</b>	Costa, Dell Isola, Jr., Hanlon, Lattanzi, Matewsky, Smith, Marchese
<b>NAYS:</b>	
<b>AWAY:</b>	

### PETITIONS AND LICENSES

12. **C0115-23** Petition/s/ Councilor Michael K. Marchese, as President

A petition requesting the renewal of a junk dealer/collector license for Second St. Iron & Metals at 285 Second Street

Items 12, 13 and 15-18 were taken collectively and passed unanimously. Councilor Marchese recused himself due to a conflict with the licenses being approved.

<b>MOTION:</b>	Favorable Action
<b>MOVER:</b>	John Hanlon
<b>SECONDER:</b>	Alfred Lattanzi
<b>RESULT:</b>	<b>Passed [6 TO 0]</b>
<b>AYES:</b>	Costa, Dell Isola, Jr., Hanlon, Lattanzi, Matewsky, Smith
<b>NAYS:</b>	
<b>AWAY:</b>	

13. **C0116-23** Petition/s/ Councilor Michael K. Marchese, as President

A petition requesting the renewal of a junk dealer/collector license renewal for Schnitzer NE at 69 Rover Street

<b>MOTION:</b>	Favorable Action
<b>MOVER:</b>	John Hanlon
<b>SECONDER:</b>	Alfred Lattanzi
<b>RESULT:</b>	<b>Passed [6 TO 0]</b>
<b>AYES:</b>	Costa, Dell Isola, Jr., Hanlon, Lattanzi, Matewsky, Smith
<b>NAYS:</b>	
<b>AWAY:</b>	

14. **C0121-23** Petition/s/ Councilor Michael K. Marchese, as President

A petition requesting a new combination motor vehicle repair mechanical/auto body license for P & S Auto Collision at 2034 Revere Beach Parkway

Item Number {{item.number}}

<b>MOTION:</b>	Favorable Action
<b>MOVER:</b>	Wayne Matewsky
<b>SECONDER:</b>	Richard Dell Isola, Jr.
<b>RESULT:</b>	<b>Passed [7 TO 0]</b>
<b>AYES:</b>	Costa, Dell Isola, Jr., Hanlon, Lattanzi, Matewsky, Smith, Marchese
<b>NAYS:</b>	
<b>AWAY:</b>	

**15. C0132-23** Petition/s/ Councilor Michael K. Marchese, as President

A petition requesting the renewal of a second hand dealers' license, an antiques license and a precious metals license for Wentworth Precious Metals LLC at 421 Second Street

<b>MOTION:</b>	Favorable Action
<b>MOVER:</b>	John Hanlon
<b>SECONDER:</b>	Alfred Lattanzi
<b>RESULT:</b>	<b>Passed [6 TO 0]</b>
<b>AYES:</b>	Costa, Dell Isola, Jr., Hanlon, Lattanzi, Matewsky, Smith
<b>NAYS:</b>	
<b>AWAY:</b>	

**16. C0133-23** Petition/s/ Councilor Michael K. Marchese, as President

A petition requesting the renewal of a junk dealer/collector license for Wentworth Precious Metals LLC at 421 Second Street

<b>MOTION:</b>	Favorable Action
<b>MOVER:</b>	John Hanlon
<b>SECONDER:</b>	Alfred Lattanzi
<b>RESULT:</b>	<b>Passed [6 TO 0]</b>
<b>AYES:</b>	Costa, Dell Isola, Jr., Hanlon, Lattanzi, Matewsky, Smith
<b>NAYS:</b>	
<b>AWAY:</b>	

**17. C0137-23** Petition/s/ Councilor Michael K. Marchese, as President

A petition requesting the renewal of a second hand dealers' license, an antiques license and a precious metals license for Gold n Oldies at 2044 Revere Beach Parkway

<b>MOTION:</b>	Favorable Action
<b>MOVER:</b>	John Hanlon
<b>SECONDER:</b>	Alfred Lattanzi
<b>RESULT:</b>	<b>Passed [6 TO 0]</b>

**AYES:** Costa, Dell Isola, Jr., Hanlon, Lattanzi, Matewsky, Smith  
**NAYS:** Item Number {{item.number}}  
**AWAY:**

**18. C0138-23** Petition/s/ Councilor Michael K. Marchese, as President

A petition requesting the renewal of a second hand dealers' license, an antiques license and a precious metals license for Art Gold Jewelry Inc. at 159 Main Street

**MOTION:** Favorable Action  
**MOVER:** John Hanlon  
**SECONDER:** Alfred Lattanzi  
**RESULT:** **Passed [6 TO 0]**  
**AYES:** Costa, Dell Isola, Jr., Hanlon, Lattanzi, Matewsky, Smith  
**NAYS:**  
**AWAY:**

**COMMITTEE REPORTS**

**19. C0045-23** Resolution/s/ Councilor Wayne A. Matewsky

That the owner of 20 Garvey Street appear at the next Community & Business Development meeting to discuss property usage, & permits issued on that site.

This item was referred to the ISD, Solicitor and City Clerk offices to see what action can be taken.

**MOTION:** Refer  
**MOVER:** Wayne Matewsky  
**SECONDER:** Alfred Lattanzi  
**RESULT:** **Passed [0 TO 0]**  
**AYES:**  
**NAYS:**  
**AWAY:**

**20. C0089-23** Order/s/ Councilor Michael K. Marchese, as President

An order requesting the approval of an appropriation of \$250,000 from the Budgetary Fund Balance into the Solicitor's Litigation/Professional Services account

The Administration sent a letter requesting this item be amended to increase the amount by \$100,000. The Council referred the item back to Ways and Means for further discussion.

**MOTION:** Refer  
**MOVER:** Stephanie Smith



<b>SECONDER:</b>	Darren Costa	Item Number {{{item.number}}}
<b>RESULT:</b>	<b>Passed [0 TO 0]</b>	
<b>AYES:</b>		
<b>NAYS:</b>		
<b>AWAY:</b>		

**21. C0108-23** Order/s/ Councilor Michael K. Marchese, as President

An order requesting the amendment of order # C0379-22 to reduce the amount of the approved borrowing by \$135,684 that was to be used to purchase 4 2023 Ford Escape SE Sport AWD Hybrid vehicles which are not available for purchase

The motion to rescind the order as requested by the Administration passed unanimously.

<b>MOTION:</b>	Favorable Action
<b>MOVER:</b>	Stephanie Smith
<b>SECONDER:</b>	Wayne Matewsky
<b>RESULT:</b>	<b>Passed [0 TO 0]</b>
<b>AYES:</b>	
<b>NAYS:</b>	
<b>AWAY:</b>	

**22. C0109-23** Order/s/ Councilor Michael K. Marchese, as President

An order requesting the approval of an appropriation by borrowing in the amount of \$144,000 for the purpose of paying the costs associated with the purchase of 3 2023 Ford Explorer Hybrid model vehicles.

The item was referred back to the Ways and Means Committee.

<b>MOTION:</b>	Refer
<b>MOVER:</b>	Stephanie Smith
<b>SECONDER:</b>	John Hanlon
<b>RESULT:</b>	<b>Passed [0 TO 0]</b>
<b>AYES:</b>	
<b>NAYS:</b>	
<b>AWAY:</b>	

**23. C0058-23** Ordinance/s/ Councilor Stephanie Martins

An Ordinance Amending Section 32 B 1 of the Zoning Ordinances: Inclusionary Zoning

<b>MOTION:</b>	Postpone
<b>MOVER:</b>	Richard Dell Isola, Jr.

<b>SECONDER:</b>	Alfred Lattanzi	Item Number {{{item.number}}}
<b>RESULT:</b>	<b>Passed [0 TO 0]</b>	
<b>AYES:</b>		
<b>NAYS:</b>		
<b>AWAY:</b>		

**24. C0067-23** Ordinance/s/ Councilor Vivian Nguyen

An ordinance regulating animal breeding within the City of Everett

<b>MOTION:</b>	Refer
<b>MOVER:</b>	
<b>SECONDER:</b>	
<b>RESULT:</b>	<b>[0 TO 0]</b>
<b>AYES:</b>	
<b>NAYS:</b>	
<b>AWAY:</b>	

The item will stay in the Legislative Affairs committee. There was no Action Necessary.

**UNFINISHED BUSINESS**

**25. C0030-23** Resolution/s/ Councilor Darren M. Costa, Councilor Stephanie V. Smith

That the City Council hereby requests that the Mayor establish an AD HOC Committee for updating the City of Everett's zoning ordinances with the intent of modernizing district maps and ordinances and that the Mayor appropriate the sufficient funds for the purposes of hiring a professional planning consultant to assist the AD HOC Committee in this process.

The item was referred to the Administration requesting a response back to the sponsors.

<b>MOTION:</b>	Refer
<b>MOVER:</b>	Darren Costa
<b>SECONDER:</b>	Stephanie Smith
<b>RESULT:</b>	<b>Passed [0 TO 0]</b>
<b>AYES:</b>	
<b>NAYS:</b>	
<b>AWAY:</b>	

**26. C0098-23** Resolution/s/ Councilor Stephanie Martins

That the ARPA panel consider engaging with the Everett Public Schools for feedback and a wider public reach

<b>MOTION:</b>	Postpone	Item Number {{item.number}}
<b>MOVER:</b>	Richard Dell Isola, Jr.	
<b>SECONDER:</b>	Alfred Lattanzi	
<b>RESULT:</b>	<b>Passed [0 TO 0]</b>	
<b>AYES:</b>		
<b>NAYS:</b>		
<b>AWAY:</b>		

**27. C0102-23** Petition/s/ Councilor Michael K. Marchese, as President

A petition requesting the renewal of a precious metals license for All Checks Cashed at 1998 Revere Beach Parkway

The item was referred to the Community and Business Development Committee in May requesting the petitioners come before the Committee to discuss the barriers they have in front of their business.

<b>MOTION:</b>	Refer
<b>MOVER:</b>	Wayne Matewsky
<b>SECONDER:</b>	Stephanie Smith
<b>RESULT:</b>	<b>Passed [0 TO 0]</b>
<b>AYES:</b>	
<b>NAYS:</b>	
<b>AWAY:</b>	

**28. C0103-23** Resolution/s/ Councilor Richard J. Dell Isola, Jr.

That the Administration/Planning & Development Office appear to give an update on the progress of the Ferry and Elm Streets project

<b>MOTION:</b>	Refer Back to Sponsor(s)
<b>MOVER:</b>	Richard Dell Isola, Jr.
<b>SECONDER:</b>	Wayne Matewsky
<b>RESULT:</b>	<b>Passed [0 TO 0]</b>
<b>AYES:</b>	
<b>NAYS:</b>	
<b>AWAY:</b>	

Erik Swanson the City Engineer appeared before the Council and gave a presentation about the work that has currently been done and all further work to be done on this project.

**NEW BUSINESS**

**29. C0112-23** Resolution/s/ Councilor Stephanie V. Smith

That the Administration, Police Department and Traffic Enforcement enforce the towing of parked cars impeding street cleaning beginning April 1st Item Number {{item.number}}

This item was referred to teh Administration, Traffic Enforcement and Police to have a response back at the second meeting in May.

<b>MOTION:</b>	Refer
<b>MOVER:</b>	Stephanie Smith
<b>SECONDER:</b>	Wayne Matewsky
<b>RESULT:</b>	<b>Passed [0 TO 0]</b>
<b>AYES:</b>	
<b>NAYS:</b>	
<b>AWAY:</b>	

**30. C0113-23** Resolution/s/ Councilor Stephanie V. Smith

That the Administration consider passing the credit card transaction fees down to the customer's due to the large increase year-over-year of online billing.

The item was referred to teh CFO and Treasurer to take appropriate action.

<b>MOTION:</b>	Refer
<b>MOVER:</b>	Stephanie Smith
<b>SECONDER:</b>	Darren Costa
<b>RESULT:</b>	<b>Passed [0 TO 0]</b>
<b>AYES:</b>	
<b>NAYS:</b>	
<b>AWAY:</b>	

**31. C0120-23** Resolution/s/ Councilor Michael K. Marchese, Councilor Darren M. Costa

A resolution requesting that the Mayor's Office provides the City Council with a copy of the 2019 School Space Study from the Mount Vernon Group

Referred to the City and School Administrations to provide the study prior to the May 8<sup>th</sup> Council meeting.

<b>MOTION:</b>	Postpone
<b>MOVER:</b>	Darren Costa
<b>SECONDER:</b>	Richard Dell Isola, Jr.
<b>RESULT:</b>	<b>Passed [0 TO 0]</b>
<b>AYES:</b>	
<b>NAYS:</b>	
<b>AWAY:</b>	

**32. C0127-23** Resolution/s/ Councilor Darren M. Costa Item Number {{{item.number}}}

A resolution requesting that the Planning Department consider changing the circled lots on the attached list from Business District to Dwelling District due to their potential to create undue harm to our more dense neighborhoods.

The item was sent to the Planning Board requesting them to place this on their agenda to have public discussion.

<b>MOTION:</b>	Refer
<b>MOVER:</b>	Darren Costa
<b>SECONDER:</b>	Stephanie Smith
<b>RESULT:</b>	<b>Passed [0 TO 0]</b>
<b>AYES:</b>	
<b>NAYS:</b>	
<b>AWAY:</b>	

**33. C0128-23** Resolution/s/ Councilor Darren M. Costa, Councilor Stephanie V. Smith

A resolution requesting that the Planning Board consider modifying the Inclusionary Zoning Ordinances to require developments to include more deeded affordable apartments below 80% AMI

The item was sent to the Planning Board requesting them to place this on their agenda to have public discussion. The item was amended to add Councilor Smith as a co-sponsor.

<b>MOTION:</b>	Refer
<b>MOVER:</b>	Darren Costa
<b>SECONDER:</b>	Stephanie Smith
<b>RESULT:</b>	<b>Passed [0 TO 0]</b>
<b>AYES:</b>	
<b>NAYS:</b>	
<b>AWAY:</b>	

**34. C0129-23** Resolution/s/ Councilor Darren M. Costa

A resolution requesting that the Administration provide a high-level cost analysis for their vision of the construction of a new high school building and its operations.

This item was referred to the Administration with a response at the next meeting.

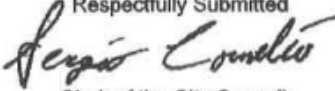
<b>MOTION:</b>	Refer
<b>MOVER:</b>	
<b>SECONDER:</b>	
<b>RESULT:</b>	<b>[0 TO 0]</b>

**AYES:** Item Number {{item.number}}  
**NAYS:**  
**AWAY:**

**MOTION:** Refer  
**MOVER:** Darren Costa  
**SECONDER:** Stephanie Smith  
**RESULT:** **Passed [0 TO 0]**  
**AYES:**  
**NAYS:**  
**AWAY:**

## ADJOURNMENT

**MOTION:** Adjourn  
**MOVER:** John Hanlon  
**SECONDER:** Stephanie Smith

Respectfully Submitted  
  
Clerk of the City Council



C0139-23

---

**To:** Mayor and City Council

**From:** Councilor Michael K. Marchese

**Date:** May 8, 2023

---

**Agenda Item:**

An order requesting the acceptance of a donation of \$200.00 from Albanese Bros Inc. for the Summer Jobs Program

**Background and Explanation:**

**Attachments:**

***CITY OF EVERETT***  
***Office of the Mayor***

**Carlo DeMaria**  
Mayor



**Everett City Hall**  
484 Broadway  
Everett, MA 02149-3694  
Phone: (617) 394-2270  
Fax: (617)381-1150

April 12, 2023

Honorable City Council  
484 Broadway  
Everett, MA 02149

Dear Honorable Members:

I hereby submit for your consideration an order to accept and expend donations totaling \$200.00 to the Summer Jobs Program from:

Albanese Bros Inc. \$ 200.00

Thank you for your favorable consideration.

Respectfully submitted,

Carlo DeMaria  
Mayor





April 12, 2023

*City of Everett, Massachusetts*  
**CITY COUNCIL**

Offered By:

---

Councilor Michael Marchese, as President

**Bill Number:**  
**Bill Type: Order**

Be it

Ordered: BY THE CITY COUNCIL OF THE CITY OF  
EVERETT,

ORDERED:

to accept and expend donations totaling \$200.00 to the  
Summer Jobs Program from:

Albanese Bros Inc.

\$ 200



C0140-23

---

**To:** Mayor and City Council

**From:** Councilor Michael K. Marchese

**Date:** May 8, 2023

---

**Agenda Item:**

An order requesting the acceptance of a donation of \$1500.00 from Mintz Levin, for the Summer Jobs Program

**Background and Explanation:**

**Attachments:**

***CITY OF EVERETT***  
***Office of the Mayor***

**Carlo DeMaria**  
Mayor



**Everett City Hall**  
484 Broadway  
Everett, MA 02149-3694  
Phone: (617) 394-2270  
Fax: (617)381-1150

April 13, 2023

Honorable City Council  
484 Broadway  
Everett, MA 02149

Dear Honorable Members:

I hereby submit for your consideration an order to accept and expend donations totaling \$1,500.00 to the Summer Jobs Program from:

Mintz Levin	\$ 1,500.00
-------------	-------------

Thank you for your favorable consideration.

Respectfully submitted,

Carlo DeMaria  
Mayor



April 13, 2023

*City of Everett, Massachusetts*

# CITY COUNCIL

Offered By:

---

Councilor Michael Marchese, as President

**Bill Number:**

**Bill Type: Order**

Be it

Ordered: BY THE CITY COUNCIL OF THE CITY OF  
EVERETT,

ORDERED:

to accept and expend donations totaling \$1,500.00 to  
the Summer Jobs Program from:

Mintz Levin

\$ 1,500



C0141-23

---

**To:** Mayor and City Council

**From:** Councilor Michael K. Marchese

**Date:** May 8, 2023

---

**Agenda Item:**

An order recommending the acceptance of a donation in the amount of \$25,000.00 from Greystar, for the Summer Jobs Program

**Background and Explanation:**

**Attachments:**

***CITY OF EVERETT***  
***Office of the Mayor***

**Carlo DeMaria**  
Mayor



**Everett City Hall**  
484 Broadway  
Everett, MA 02149-3694  
Phone: (617) 394-2270  
Fax: (617)381-1150

April 20, 2023

Honorable City Council  
484 Broadway  
Everett, MA 02149

Dear Honorable Members:

I hereby submit for your consideration an order to accept and expend a donation from Greystar in the amount \$25,000.00 to the Summer Jobs Program.

Thank you for your favorable consideration.

Respectfully submitted,

Carlo DeMaria  
Mayor



April 20, 2023

*City of Everett, Massachusetts*

# CITY COUNCIL

Offered By:

---

Councilor Michael Marchese, as President

**Bill Number:**

**Bill Type: Order**

Be it

Ordered: BY THE CITY COUNCIL OF THE CITY OF  
EVERETT,

ORDERED:

to accept and expend a donation from Greystar in the  
amount \$25,000.00 to the Summer Jobs Program.



C0142-23

---

**To:** Mayor and City Council

**From:** Councilor Michael K. Marchese

**Date:** May 8, 2023

---

**Agenda Item:**

An order requesting the acceptance of a donation of 30 pizzas with a total dollar value of \$589.69, from Fuentes Kitchen to the Canciones y Comida event in Everett.

**Background and Explanation:**

**Attachments:**



***CITY OF EVERETT***  
***Office of the Mayor***

**Carlo DeMaria**  
Mayor



**Everett City Hall**  
484 Broadway  
Everett, MA 02149-3694  
Phone: (617) 394-2270  
Fax: (617)381-1150

April 19, 2023

Honorable City Council  
484 Broadway  
Everett, MA 02149

Dear Honorable Members:

I hereby submit for your consideration an order to accept a donation to the Everett event, “Canciones y Comida” on April 29, 2023, of 30 pizzas from Fuentes Kitchen at a total dollar value of \$589.69.

I recommend your favorable passage of this order.

Respectfully submitted,

Carlo DeMaria  
Mayor



April 19, 2023  
*City of Everett, Massachusetts*  
**CITY COUNCIL**

Offered By: \_\_\_\_\_  
**Councilor Michael Marchese, as President**

**Bill Number:**  
**Bill Type: Order**

Be it  
Ordered: BY City Council OF THE CITY OF EVERETT,  
as follows:

to accept a donation of to the Everett event, “Canciones y Comida” on April 29, 2023, of 30 pizzas from Fuentes Kitchen at a total dollar value of \$589.69.



C0144-23

---

**To:** Mayor and City Council

**From:** Councilor Michael K. Marchese

**Date:** May 8, 2023

---

**Agenda Item:**

An order requesting the confirmation of the appointment of the following individuals to the Everett Police Department: Nicholas Maloof, John Comeford, Brittany Bolduc, Sandra Rivas.

**Background and Explanation:**

**Attachments:**

***CITY OF EVERETT***  
***Office of the Mayor***

**Carlo DeMaria**  
Mayor



**Everett City Hall**  
484 Broadway  
Everett, MA 02149-3694  
Phone: (617) 394-2270  
Fax: (617)381-1150

April 25, 2023

The Honorable City Council  
Everett City Hall  
484 Broadway  
Everett, Massachusetts 02149

Dear Honorable Members:

I hereby submit for your confirmation, an order to appoint the following individuals to the Everett Police Department:

Nicholas Maloof  
John Comerford  
Brittany Bolduc  
Sandra Rivas

Thank you for your favorable consideration of this matter.

Respectfully submitted,

Carlo DeMaria  
Mayor



April 25, 2023

*City of Everett, Massachusetts*

**CITY COUNCIL**

Offered By: \_\_\_\_\_  
Councilor Michael Marchese, as President

**Bill Number:** Be it  
**Bill Type: Order** Ordered: BY THE CITY COUNCIL OF THE CITY OF EVERETT,  
as follows:

Appointment of the following individuals to the Everett Police  
Department:

Nicholas Maloof  
John Comerford  
Brittany Bolduc  
Sandra Rivas



C0145-23

---

**To:** Mayor and City Council

**From:** Councilor Michael K. Marchese

**Date:** May 8, 2023

---

**Agenda Item:**

An order requesting the approval of the re-appointment of William Hart as a member of the Board of Assessors for a term of three(3) years, expiring May 31, 2026

**Background and Explanation:**

**Attachments:**

***CITY OF EVERETT***  
***Office of the Mayor***

**Carlo DeMaria**  
Mayor



**Everett City Hall**  
484 Broadway  
Everett, MA 02149-3694  
Phone: (617) 394-2270  
Fax: (617)381-1150

April 25, 2023

The Honorable City Council  
Everett City Hall  
484 Broadway  
Everett, MA 02149

Dear Honorable Members:

Please be advised that in accordance with Section 3-3 of the City Charter and, Section C (II)(a) of the City of Everett Administrative Code, and subject to confirmation by the City Council, I hereby re-appoint William Hart, as member of the Board of Assessors for a term of Three (3) years, expiring May 31, 2026.

Thank you for your favorable consideration in this matter.

Respectfully Submitted,

Carlo DeMaria  
Mayor

April 25, 2023



*City of Everett, Massachusetts*

**CITY COUNCIL**

Offered By: \_\_\_\_\_

**Councilor John Hanlon, as President**

**Bill Number:** Be it

**Bill Type: Order** Ordered: BY THE CITY COUNCIL OF THE CITY OF EVERETT,  
as follows:

To accept the reappointment of William Hart to the Board of Assessors for a term of Three (3) years, expiring May 31, 2026.





C0146-23

---

**To:** Mayor and City Council

**From:** Councilor Michael K. Marchese

**Date:** May 8, 2023

---

**Agenda Item:**

An order requesting approval to accept and expend donations totaling \$1,250.00 from Malden Transportation \$1,000.00, & Weston & Sampson \$250.00, for the Summer Jobs Program.

**Background and Explanation:**

**Attachments:**

***CITY OF EVERETT***  
***Office of the Mayor***

**Carlo DeMaria**  
Mayor



**Everett City Hall**  
484 Broadway  
Everett, MA 02149-3694  
Phone: (617) 394-2270  
Fax: (617)381-1150

May 1, 2023

Honorable City Council  
484 Broadway  
Everett, MA 02149

Dear Honorable Members:

I hereby submit for your consideration an order to accept and expend donations to the Summer Jobs Program as follows:

Malden Transportation	\$1,000.00
Weston & Sampson	\$ 250.00

Thank you for your favorable consideration.

Respectfully submitted,

Carlo DeMaria  
Mayor



May 1, 2023  
*City of Everett, Massachusetts*  
**CITY COUNCIL**

Offered By:

---

Councilor Michael Marchese, as President

**Bill Number:**  
**Bill Type: Order**

Be it  
Ordered: BY THE CITY COUNCIL OF THE CITY OF  
EVERETT,

ORDERED:  
to accept and expend donations to the Summer Jobs  
Program as follows:

Malden Transportation	\$1,000.00
Weston & Sampson	\$ 250.00



C0149-23

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**To:** Mayor and City Council

**From:** Councilor Michael K. Marchese

**Date:** May 8, 2023

---

**Agenda Item:**

An order requesting approval to accept and expend a Local Food Policy Council Grant from the Massachusetts Department of Agricultural Resources(MDAR) in the amount of \$17,991.00

**Background and Explanation:**

**Attachments:**

***CITY OF EVERETT***  
***Office of the Mayor***

**Carlo DeMaria**  
Mayor



**Everett City Hall**  
484 Broadway  
Everett, MA 02149-3694  
Phone: (617) 394-2270  
Fax: (617)381-1150

May 3, 2023

The Honorable City Council  
City Hall  
484 Broadway  
Everett, Massachusetts 02149

Dear Honorable Members:

Please find attached an order to accept and expend a Local Food Policy Council Grant from the Massachusetts Department of Agricultural Resources (MDAR) in the amount of \$17,991.00. These funds will be used to host four workshops to finalize the City's food policy priority actions and lay the groundwork for the Everett Food Policy Council's continued food access work in the city.

Thank you for your favorable consideration.

Respectfully submitted,

Carlo DeMaria  
Mayor



May 3, 2023  
*City of Everett, Massachusetts*  
**CITY COUNCIL**

Offered By: \_\_\_\_\_  
Councilor Michael Marchese, as President

**Bill Number:**

Be it

**Bill Type: Order**

Ordered: BY City Council OF THE CITY OF EVERETT, as follows:

to accept and expend a Local Food Policy Council Grant from the Massachusetts Department of Agricultural Resources (MDAR) in the amount of \$17,991.00. These funds will be used to host four workshops to finalize the City's food policy priority actions and lay the groundwork for the Everett Food Policy Council's continued food access work in the city.



C0150-23

---

**To:** Mayor and City Council

**From:** Councilor Michael K. Marchese

**Date:** May 8, 2023

---

**Agenda Item:**

An order recommending the confirmation of the appointments of the individuals on the attached list as Sworn Weighers for Exelon Generation at 18 Rover Street, for an unpaid term of one year, expiring June 8, 2024

**Background and Explanation:**

**Attachments:**

***CITY OF EVERETT***  
***Office of the Mayor***

**Carlo DeMaria**  
Mayor



**Everett City Hall**  
484 Broadway  
Everett, MA 02149-3694  
Phone: (617) 394-2270  
Fax: (617)381-1150

May 3, 2023

Honorable City Council  
484 Broadway  
Everett, MA 02149

Dear Honorable Members:

I hereby submit for your consideration an order to appoint the following individuals as Sworn Weighers for Exelon Generation at 18 Rover Street, for an unpaid term of one year, expiring June 8, 2024:

Jerome K. Bowen, Sr.	24 Schultz Road, Brockton, MA 02402
Mark Callahan	237 South St., Shrewsbury, MA 01545
Julio "Cesar" Carmona	121 Suffolk Avenue, Pawtucket, RI 02861
Raymond Comeau	96 Fairmont Avenue, Saugus, MA 01906
Felipe Costa	38 Lake Street, Malden, MA 02148
Michael D'Ambra	56 Bartholomew Street, Peabody, MA 01960
Robert Fauvel	3 Simmonds Farm Road, Billerica, MA 01862
Edgar Flores	45 Locust Street, #316, Haverhill, MA 01830
Thomas Frizzell	6 Foster Lane, Kingston, MA 02364
Roger Harris	68 Deerhill Lane, Marshfield, MA 02050
John Hutchinson	15 North End Street, Peabody, MA 01960
Robert Kiklis	24 Arlington Street, Dedham, MA 02026
Gilson Pires	150 Carroll Avenue, Brockton, MA 02301
Peter Laubner	3 Perkins Circle, Topsfield, MA
Charles Robinson	182 Clay Hill Road, Cape Neddick, ME 03902
David Sousa	21 Dutchland Avenue, Brockton, MA 02301
Joseph P. Stafford	4 Surrey Lane, Salem, NH 03079
Daniel Vaudry	4 Howland Road, Assonet, MA 02702
Seth Williams	8 Prosper Street, Malden, MA 02148
Brian A. Yetman	18 Wilkes Road, Rowley, MA 01969

I recommend your favorable passage of this order.

Respectfully submitted,

Carlo DeMaria  
Mayor





May 3, 2023  
*City of Everett, Massachusetts*  
**Common Council**

Offered By: \_\_\_\_\_  
**Councilor Michael Marchese, as President**

**Bill Number:**  
**Bill Type: Order**

Be it  
Ordered: BY THE CITY COUNCIL OF THE CITY OF EVERETT,  
as follows:

ORDER That in accordance with the M.G.L., Chapter 41,  
Section 85 and section 2-10 of the City Charter the City  
Council hereby approves the attached list of eighteen (18)  
Sworn Weighers for Exelon Generation located  
at 18 Rover St. for an unpaid term of one (1) year  
expiring June 8 , 2024.



C0151-23

---

**To:** Mayor and City Council  
**From:** Councilor Michael K. Marchese  
**Date:** May 8, 2023

---

**Agenda Item:**

An ordinance establishing revolving funds

**Background and Explanation:**

**Attachments:**

# City of Everett Office of the Mayor

Carlo DeMaria, Jr.  
MAYOR



Everett City Hall  
484 Broadway  
Everett, MA 02149-3694  
Phone: (617) 394-2270  
Fax: (617) 381-1150

May 3, 2023

The Honorable City Council  
City Hall  
484 Broadway  
Everett, Massachusetts 02149

Dear Ladies and Gentlemen:

I hereby submit for your consideration an order to authorize the 53E ½ Revolving Funds in use by many city departments for FY2024.

I recommend your favorable passage of this order.

Respectfully submitted,

A handwritten signature in blue ink that reads "Carlo DeMaria".

Carlo DeMaria  
Mayor

/lrh

May 3, 2023

ORDINANCE

BE IT

ORDAINED: BY THE CITY COUNCIL OF THE CITY OF EVERETT, as follows:

**AN ORDINANCE ESTABLISHING REVOLVING FUNDS**

**WHEREAS**, revolving funds may be established by ordinance pursuant to the provisions of G.L. c.44, §53E ½ for the purpose of managing fees and revenues received by the City for specific programs, allowing such fees and revenues to be expended for those programs without the need for further appropriation.

**NOW THEREFORE BE IT ORDAINED** by the Everett City Council that the General Ordinances, Chapter 7, Finance and Taxation, Article 1, In General, is hereby amended by inserting therein new Section 7-10, Revolving Funds, as follows:

**Section 7-10. Revolving Funds**

(A) There are hereby established in the City of Everett pursuant to the provisions of G.L. c. 44, §53E½, the following Revolving Funds, from which the specified department head, board, committee, or officer may incur liabilities against and spend monies from without appropriation in accordance with the limitations set forth in this ordinance.

(B) Fringe benefits of full-time employees whose salaries or wages are paid from the fund shall also be paid from the fund.

(C) No liability shall be incurred in excess of the available balance of the fund.

(D) The total amount spent during a fiscal year shall not exceed the amount authorized by the City Council or any increase therein as may later be authorized by the City Council and the Mayor in accordance with the provisions of G.L. c. 44, §53E½.

(E) Interest earned on monies credited to a revolving fund established by this ordinance shall be credited to the City's General Fund.

(F) Authorized Revolving Funds

<b>REVOLVING FUND PROGRAM OR PURPOSE</b>	<b>DEPARTMENT RECEIPTS TO BE CREDITED TO FUND</b>	<b>REPRESENTATIVE OR BOARD ENTITY AUTHORIZED TO SPEND</b>
Recycling costs - purchase of bins and related materials.	Fees charged to purchase recycling bins and recycling processing	Mayor
Selling Everett Memorabilia.	Fees charged for Everett Memorabilia	City Clerk
To cover cost of hearings/advertising.	Fees charged for advertising	Mayor
Hazmat Training.	Hazmat training fees	Fire Chief
To fund maintenance of wireless fire alarms.	Annual fees for commercial/residential buildings	Fire Chief
To fund cost of labor and materials for night school classes.	Tuition payments for students attending the night school programs	School Committee
To fund cost of labor and materials for culinary program.	Fees from 3rd party caterings and functions	School Committee
Offset school utility costs.	Rebates provided to help eligible schools and libraries obtain affordable telecommunications and internet access	School Committee
To cover costs of maintenance and labor during building rentals.	Fees for rental of building by outside groups	School Committee
To fund cost of labor and materials for summer school classes.	Fees charged to students attending the summer school programs	School Committee
To fund teachers/trainers for professional development sessions.	Fees charged for professional development classes	School Committee
To cover related maintenance and labor costs of school stadiums.	Revenue from ticket and concession sales	School Committee
In-state school transportation.	School Transportation reimbursements	School Committee
To pay electric bills for school.	Rebate for electricity or gas	School Committee
To cover related costs of abandoned, condemned and foreclosed buildings in the City.	Penalties and fines charged and/or liens against said buildings	Inspectional Services Director
To fund the costs of vaccines.	Health insurance reimbursements for administering vaccines	Health Director

To pay for costs of various Council on Aging programs run throughout the year.	Fees charged for COA programs	City Services Director
To provide materials and trainers for Everett Literacy Program.	Fees charged for literacy program	Human Service Director
To provide custodial services during functions at the Rec/Armory Center.	Rental fees charged for using Rec/Armory facilities	Recreation Director
Costs associated with running Healthy Meals for purchase.	Fees charged for Healthy Meals	H & W Director
Costs associated with running City Works program.	Fees charged for City Works program	Recreation Director
Related Veteran's expenses.	Reimbursement from State	Veterans Agent
Funds to be used for general operations and capital improvements on city buildings.	Restricted to use the fees/donations collected for the rental of city buildings.	Facilities Maintenance Superintendent
Replenish supplies: toner, paper, etc. for library copiers.	Restricted to replenish fees that the Board of Trustees is no longer supplying.	Librarian
To provide duplication of ECTV programs and holding various ECTV classes.	Fees	ECTV Director
To provide for costs associated with the Devens School operations.	Fees	School Committee
To replace lost books.	Fees	School Committee
To provide for operations associated with the preschool program.	Fees	School Committee
For purposes associated specified by the donor.	Fees	School Committee
To provide for services provided by the BLS ambulance.	Fees	Fire Chief

(G) Procedures and Reports. Except as provided in G.L. c. 44, §53E½ and this ordinance, all applicable state and local laws and regulations that govern the receipt, custody, expenditure and payment of City funds shall apply to the use of revolving funds established and authorized by this ordinance.

**AND, BE IT FURTHER ORDERED** by the City Council, that the following fiscal year spending limits for such revolving funds are hereby established with such limits to be applicable from fiscal year to fiscal year unless the City Council votes, prior to July 1 in any year, to revise the limits for the ensuing fiscal year:

Authorized Revolving Funds	Fiscal Year Expenditure Limit
Recycling	25,000
City Hall Bookstore	20,000
Advertising	15,000
Hazmat Training	25,000
Wireless Fire Alarms	5,000

Night School	25,000
Vocational School	50,000
E-Rate	50,000
Building Rental	50,000
Summer School	100,000
Professional Development	10,000
Stadium Receipts	10,000
School Transportation	750,000
Electricity	15,000
Abandoned, Condemned and Foreclosed Buildings	100,000
Vaccine Reimbursement	10,000
COA Programs	70,000
Literacy	75,000
Rec/Armory Rental	15,000
Fresh Meals Program	75,000
City Works	75,000
Veteran Reimbursement	7,500
City Building Rentals	200,000
Copiers	200,000
ECTV Video Duplication & Class Fees	50,000
Devens Tuition	700,000
Lost Books	5,000
Preschool Registration	100,000
School Gifts	100,000
Ambulance	500,000

858429/EVRT/0001

**Part I** ADMINISTRATION OF THE GOVERNMENT**Title VII** CITIES, TOWNS AND DISTRICTS**Chapter 44** MUNICIPAL FINANCE**Section 53E1/2** REVOLVING FUNDS

---

*[Section impacted by 2020, 53, Sec. 8 effective April 3, 2020 relating to revolving fund expenditures a city or town may take in order to address disruptions caused by the outbreak of COVID-19.]*

Section 53E1/2. Notwithstanding section 53, a city or town may authorize by by-law or ordinance the use of 1 or more revolving funds by 1 or more municipal agencies, boards, departments or offices, which shall be accounted for separately from all other monies in the city or town and to which shall be credited any fees, charges or other receipts from the departmental programs or activities supported by the revolving fund. Expenditures may be made from such revolving fund without further appropriation, subject to the provisions of this section; provided, however, that expenditures shall not be made or liabilities incurred from any such revolving fund in excess of the balance of the fund or in excess of the total authorized expenditures from such fund, and no expenditures shall be made unless approved in accordance with sections 41, 42, 52 and 56 of chapter 41.



Interest earned on any revolving fund balance shall be <sup>Item Number 10</sup> treated as general fund revenue of the city or town. No revolving fund may be established under this section for receipts of a municipal water or sewer department, a municipal hospital, a cable television access service or facility or for receipts reserved by law or as authorized by law for expenditure for a particular purpose. Revolving fund expenditures shall not be made to pay wages or salaries for full-time employees unless the revolving fund is also charged for the costs of fringe benefits associated with the wages or salaries so paid; provided, however, that such prohibition shall not apply to wages or salaries paid to full-time or part-time employees who are employed as drivers providing transportation for public school students; provided further, that only that portion of a revolving fund which is attributable to transportation fees may be used to pay the wages or salaries of those employees who are employed as drivers providing transportation for public school students; and provided further, that any such wages or salaries so paid shall be reported in the budget submitted for the next fiscal year.

A revolving fund shall be established pursuant to this section by by-law or ordinance. The by-law or ordinance shall specify for each fund: (1) the programs or activities for which the revolving fund may be expended; (2) the departmental receipts in connection with those programs or activities that shall be credited to the revolving fund; (3) the board, department or officer authorized to expend from such fund; and (4) any reporting or other requirements the city or town may impose. The establishment of any fund shall be made not later than the beginning of the fiscal year in which the fund shall begin. Notwithstanding this section, whenever, during the course of any fiscal year, any new revenue source becomes available for the establishment of a revolving fund under this section,

such a fund may be established in accordance with this <sup>Item Number 10</sup> section upon certification by the city auditor, town accountant, or other officer having similar duties that the revenue source was not used in computing the most recent tax levy.

The city or town shall, on or before July 1 of each year, vote on the limit on the total amount that may be expended from each revolving fund established under this section. In any fiscal year, the limit on the amount that may be spent from a revolving fund may be increased with the approval of the city council and mayor in a city or with the approval of the board of selectmen and finance committee in a town.

Upon termination of a revolving fund, the balance in the fund at the end of that fiscal year shall revert to surplus revenue at the close of the fiscal year.

The director of accounts may issue guidelines further regulating revolving funds established pursuant to this section.



C0152-23

---

**To:** Mayor and City Council  
**From:** Councilor Michael K. Marchese  
**Date:** May 8, 2023

---

**Agenda Item:**

An order requesting the approval of an appropriation of \$307,552 from Receipts Reserved for Appropriation – Bond Premiums and \$178,448 from Receipts Reserved for Appropriation – Parking \$486,000 for a total of \$486,000 to fund the replacement of parking kiosks around the city

**Background and Explanation:**

**Attachments:**

# City of Everett Office of the Mayor

Carlo DeMaria, Jr.  
MAYOR



Everett City Hall  
484 Broadway  
Everett, MA 02149-3694  
Phone: (617) 394-2270  
Fax: (617) 381-1150

May 3, 2023

The Honorable City Council  
City Hall  
484 Broadway  
Everett, Massachusetts 02149

Dear Ladies and Gentlemen:

I hereby request the total amount of \$486,000 be appropriated from the following:

Receipts Reserved for Appropriation – Bond Premiums	\$307,552
Receipts Reserved for Appropriation – Parking	<u>\$178,448</u>
	\$486,000

This will fund the replacement of the parking kiosks around the City

I recommend your favorable passage of this order.

Respectfully submitted,

Carlo DeMaria  
Mayor

/lrh



C0153-23

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**To:** Mayor and City Council  
**From:** Councilor Michael K. Marchese  
**Date:** May 8, 2023

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**Agenda Item:**

An order recommending approval to accept and expend a donation from Mundo Infantil Child Care in the amount of \$300.00 for the Canciones y Comida event.

**Background and Explanation:**

**Attachments:**

***CITY OF EVERETT***  
***Office of the Mayor***

**Carlo DeMaria**  
Mayor



**Everett City Hall**  
484 Broadway  
Everett, MA 02149-3694  
Phone: (617) 394-2270  
Fax: (617)381-1150

May 3, 2023

Honorable City Council  
484 Broadway  
Everett, MA 02149

Dear Honorable Members:

I hereby submit for your consideration an order to accept and expend a donation from Mundo Infantil Child Care in the amount of \$300.00 for the Canciones y Comida event.

Thank you for your favorable consideration.

Respectfully submitted,

Carlo DeMaria  
Mayor



May 3, 2023

*City of Everett, Massachusetts*

# CITY COUNCIL

Offered By:

---

Councilor Michael Marchese, as President

**Bill Number:**

**Bill Type: Order**

Be it

Ordered: BY THE CITY COUNCIL OF THE CITY OF  
EVERETT,

ORDERED:

to accept and expend a donation from Mundo Infantil  
Child Care in the amount of \$300.00 for the Canciones  
y Comida event.



C0058-23

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**To:** Mayor and City Council

**From:** Councilor Stephanie Martins

**Date:** February 13, 2023

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**Agenda Item:**

An Ordinance Amending Section 32 B 1 of the Zoning Ordinances: Inclusionary Zoning

**Background and Explanation:**

**Attachments:**



**ENROLLED ORDINANCE**

*PUBLISHED PURSUANT TO CHAPTER 1 SECTION 4.5 OF THE REVISED ORDINANCES OF THE CITY OF EVERETT AND IN COMPLIANCE WITH MASSACHUSETTS GENERAL LAWS Chapter 43, Section 23.*

ENROLLED:

DATE OF PROPOSED ORDAINMENT:



**CITY COUNCIL ..... C0058-23**

IN THE YEAR TWO THOUSAND AND TWENTY THREE

**AN ORDINANCE AMENDING SECTION 32 B (1) OF THE ZONING ORDINANCES: INCLUSIONARY ZONING**

Councilor/s/ Stephanie Martins

**Whereas:** Changing demographics and development needs have increased the need for affordable housing production in the city; and

**Whereas:** The development of housing that is affordable to low and moderate income households should be encouraged; and

**Whereas:** The limited stock of affordable housing has accelerated displacement.

**Now,** therefore, by the authority granted to the City Council of the City of Everett, Massachusetts to make ordinances:

**Be it Ordained** by the City Council of the City of Everett, Massachusetts that the Zoning Ordinances of the City of Everett be amended as follows:

Section 32 B (1) of the Zoning Ordinances is hereby amended by striking the words “ten (10) or more dwelling units” and replacing with “six (06) or more dwelling units”. The revised subsection shall read as follows:

B. *Applicability.* In all zoning districts, the inclusionary zoning provisions of this Section shall apply to:

1. Any project or series of projects that results, in the aggregate, in a total of **six (06) or more dwelling units**, whether by new construction or by the alteration, expansion, reconstruction, or change of existing residential or nonresidential space. (C0187-18)

This ordinance shall take effect upon passage by the City Council and subsequent approval by His Honor the Mayor.



A true copy attest,

*Sergio Cornelio*

Sergio Cornelio, City Clerk

#2-C0058-23

Legislative Affairs & Election Committee  
February 27, 2023

The Committee on Legislative Affairs & Elections met on Monday, February 27, 2023 at 6pm in the City Council Chambers.

The meeting was recorded by ECTV and can be viewed on the City of Everett website.

Members present were Councilor Michael Marchese, presiding, Councilors John Hanlon, Darren Costa and Stephanie Smith.

The Committee considered an Ordinance offered by Councilor Stephanie Martins: Amending Section B 1 of the Zoning Ordinances: Inclusionary Zoning.

Councilor Stephanie Martins, the Sponsor was also present.

Councilor Martins explained that she was looking to amend the existing Ordinance from ten or more dwelling units to six or more dwelling units in the hope that this slight tweak would be a huge impact on providing additional affordable housing. Councilor Smith remarked that she felt that this was a band aid approach especially with all the work the Committee has been doing on establishing an overall review and research of all zoning related matters within the City. She noted that this can't be done overnight and would take a lot more analysis with the Planning Department on board in doing a revamp. Councilor Martins assured the Committee that she had talked to the Planning Department about starting with six and stated that if it was delayed the City would be missing out on providing the additional affordable housing. Councilor Costa asked the Sponsor why six units and Councilor Martins explained that she had observed the conversion and market trends within the City. Councilor Martins asked how many current developers would be impacted and Councilor Martins noted that it would only take effect upon passage. Councilor Costa acknowledged that the Committee was working on the bigger problem of overall zoning in the City that needs solving and expressed concern that this could hurt proposed smaller developments and questioned the TDM point system. Councilor Costa remarked that he doesn't believe the change creates a significant solution to the affordable housing problem. Councilor Smith referenced what other communities were using for numbers and was not sure if the number six was the right number for the City of Everett. Councilor Costa stated that he had no faith in the 10 units and believed 6 units but was concerned on the timeframe in which the overall zoning review and revamp could be completed. Chairman Marchese recommended further time and requested that the Planning Department and Planning Board be invited to the next meeting on the subject matter and that they be provided a copy of Councilor Martins proposal.

The Committee voted, to grant further time on a date to be determined and requested that the Planning Department and Planning Board be invited to the next meeting on the subject matter and that they be provided a copy of Councilor Martins proposal.

Respectfully Submitted,

John W. Burley  
Clerk of Committees

#1-C0058-23

Legislative Affairs & Election Committee  
March 13, 2023

The Committee on Legislative Affairs & Elections met on Monday, March 13, 2023 at 6pm in the City Council Chambers.

The meeting was recorded by ECTV and can be viewed on the City of Everett website.

Members present were Councilor Michael Marchese, presiding, Councilors John Hanlon, Darren Costa and Stephanie Smith.

The Committee considered an Ordinance offered by Councilor Stephanie Martins: Amending Section B 1 of the Zoning Ordinances: Inclusionary Zoning.

Director of Planning Matt Lattanzi and Councilor Stephanie Martins, the Sponsor were also present.

Councilor Martins explained that the only change to her proposal was lowering the number 10 dwelling units to 6 dwelling units in the Inclusionary zoning Ordinance in attempt to increase affordable housing units. Councilor Smith referenced the different number of units in other communities and expressed her concern on what would work right for the City of Everett taking into consideration that a Zoning recodification is about to take place. Mr. Lattanzi concurred that other communities were using number of dwellings from 6 to 15 but didn't feel that 6 was too low especially where some developers were lowering the number of units to be developed to 9 to avoid the current inclusionary zoning number of 10 dwelling units. Councilor Smith referenced potential costs to advertise the change noting the possibility it could be changed again when the zoning recodification is finalized. Mr. Lattanzi informed the Committee that he felt 6 was a good and reasonable number explaining that 6 units would require one affordable unit whereas 8 units would necessitate two affordable units. Councilor Smith asked if this is something that needed to be done now or should it wait until the zoning recodification is done. Mr. Lattanzi explained that the zoning revamp would take at least 8 to 12 months before a final product is submitted and indicated that some projects could slip through until that occurs. Councilor Costa expressed concern for multigenerational families living in a home being impacted by this proposal. He remarked that it appeared that members of the City Council were all running in their own lanes with regards to zoning initiatives. Councilor Costa asked if the proposed TDM changes would include projects of 6 units and Mr. Lattanzi responded that not all projects do. Councilor Costa asked Councilor Martins if she obtained feedback from Mass Housing on her proposal and Councilor Martins noted that she was addressing a need and would be contacting Mass Housing. She suggested that the Committee refer out with no recommendation. Chairman Marchese asked if a Developer was adding 2 units on an existing building of 12 units would it fall under this proposals and Mr. Lattanzi explained that all the units in the building would now fall under the 15% requirement. Chairman Marchese inquired that if the original ordinance had stated 6 units instead of 10 units how many additional affordable units would have been provided and Mr. Lattanzi indicated that 11 additional affordable units would have been added.

The Committee voted, to grant further time for one month.

Respectfully Submitted,

John W. Burley  
Clerk of Committees

#1 - C0058-23

Legislative Affairs Committee  
April 24, 2023

The Committee on Legislative Affairs met on Monday, April 24, 2023 at 6:00pm in the City Council Chambers at City Hall.

The meeting was recorded by ECTV and can be viewed on the City of Everett website.

Members present were Councilor Michael Marchese, presiding; Councilors Darren Costa, Stephanie Smith, & John Hanlon.

The Committee met on an Ordinance offered by Councilor Stephanie Martins. An ordinance Amending Section 32B 1 of the Zoning Ordinances: Inclusionary Zoning

Director of Planning Matt Lattanzi & Councilor Martins were also present

Director Lattanzi explained that the AMI was listed as state affordable, but not Everett affordable. Councilor Costa indicated that we should be at 10% AMI, but we are around between 8-8 1/2%, and Director Lattanzi concurred. Councilor Costa did indicate that he did not want to piece mail this. Councilor Martins was looking to continue revising this ordinance as needed. Director Lattanzi provided a list to Councilor Smith a breakdown of the projects missed, and that number was 11 total. Director Lattanzi indicated that a small revision needs to be done for 3A. Councilor Costa was added as a co-sponsor. Councilor Smith expressed her dissatisfaction and that only by changing the AMI would help make more apartments affordable. Councilor Hanlon concurred with Councilor Smith.

Motion was made by Councilor Smith, & seconded by Councilor Hanlon for favorable action

Councilors Marchese & Costa voted in the affirmative, & Councilors Hanlon & Smith voted in the negative

The Committee voted: to report back to the City Council with a recommendation that was unfavorable

Respectfully Submitted,

Michael J. Mangan  
Legislative Aide



C0098-23

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**To:** Mayor and City Council  
**From:** Councilor Stephanie Martins  
**Date:** March 13, 2023

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**Agenda Item:**

That the ARPA panel consider engaging with the Everett Public Schools for feedback and a wider public reach

**Background and Explanation:**

**Attachments:**



C0120-23

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**To:** Mayor and City Council

**From:** Councilor Michael K. Marchese

**Date:** April 10, 2023

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**Agenda Item:**

A resolution requesting that the Mayor's Office provides the City Council with a copy of the 2019 School Space Study from the Mount Vernon Group

**Background and Explanation:**

**Attachments:**



*Office of the Mayor*

484 Broadway Everett, Massachusetts 02149

**CARLO DEMARIA**  
**MAYOR**

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May 3, 2023

The Honorable City Council  
484 Broadway  
Everett, Massachusetts 02149

**RE: C0120-23 Resolution/s/ Councilor Michael K. Marchese, Councilor Darren M. Costa  
A resolution requesting that the Mayor's Office provides the City Council with a copy of  
the 2019 School Space Study from the Mount Vernon Group**

Dear Honorable Members:

Thank you for your interest in work that has been performed previously on behalf of the City by Mount Vernon Group Architects (MVGA) in evaluating educational space options.

Please be advised that a search of contracts did not find any purchase orders for work performed by MGVA in 2019. However, we did search for records that we thought may be related and are offering those in response.

Although outside the specific timeframe referenced in the resolution, MVGA did provide work as part of the George Keverian School Feasibility Study that was undertaken in 2016-2017. That information includes assessing six (6) different site options. Information from MVGA on those sites is included in attachments being provided to you as well. Also, cost information on options that was compiled by SMMA that also was contracted as part of that feasibility work is included as an attachment as well.

In addition to the assessment that MVGA did as a more in-depth analysis of the former Pope John High School as a middle school that has already been presented by MVGA and the Administration to the City Council, also attached are preliminary floor plans that we done by MVGA. Please note that those designs are the same ones that Superintendent Tahiliani shared with the City Council in her presentation dated October 11, 2022 and again in response to this same resolution that was referred to the School Department as well as the Mayor's Office.

Thank you.

Respectfully submitted,  
Erin Deveney  
Erin Deveney  
Chief of Staff





OPTION 5J - FLORENCE ST

SITE PLAN

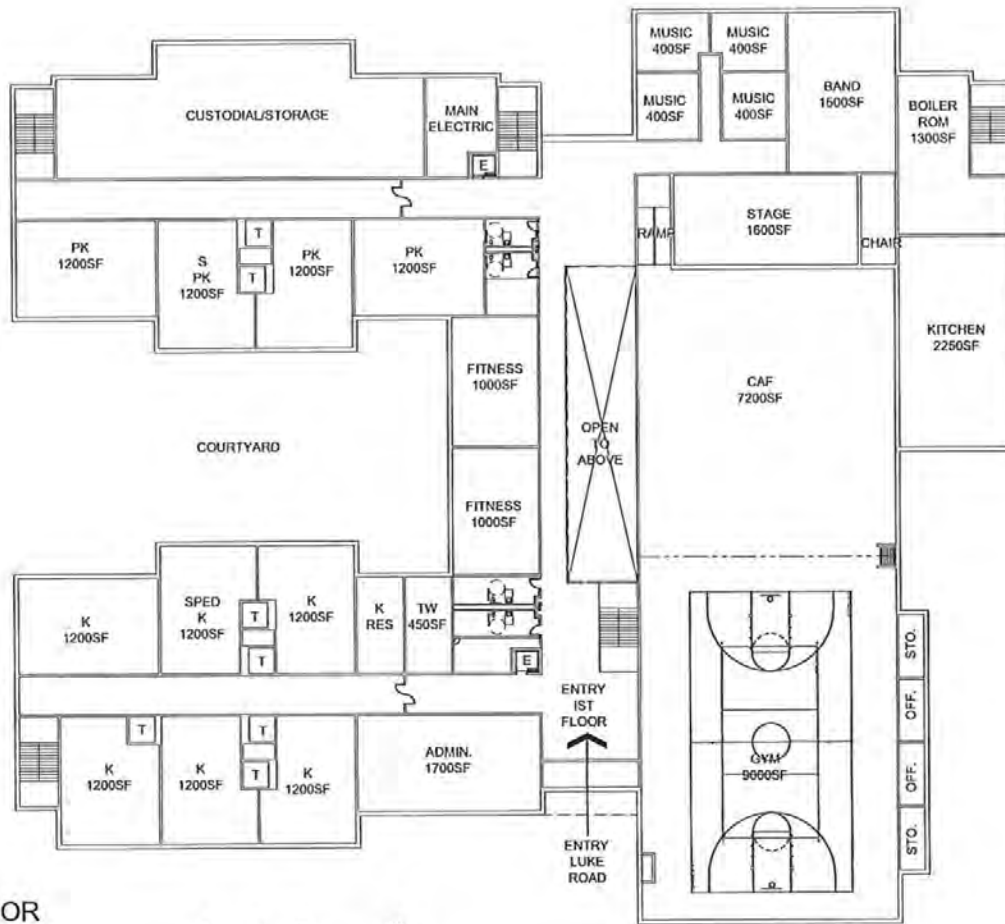
MOUNT VERNON GROUP  
ARCHITECTS





EVERETT PUBLIC SCHOOLS  
CITY OF EVERETT  
GEORGE KEVERIAN SCHOOL  
MODULE 3 - FEASIBILITY STUDY  
PRELIMINARY DESIGN PROGRAM SUBMITTAL

MODULE 3.1.4      SITE OPTION 5J - 4 STORY OPTION  
                          GEORGE KEVERIAN SCHOOL  
TOTAL SF



FIRST FLOOR

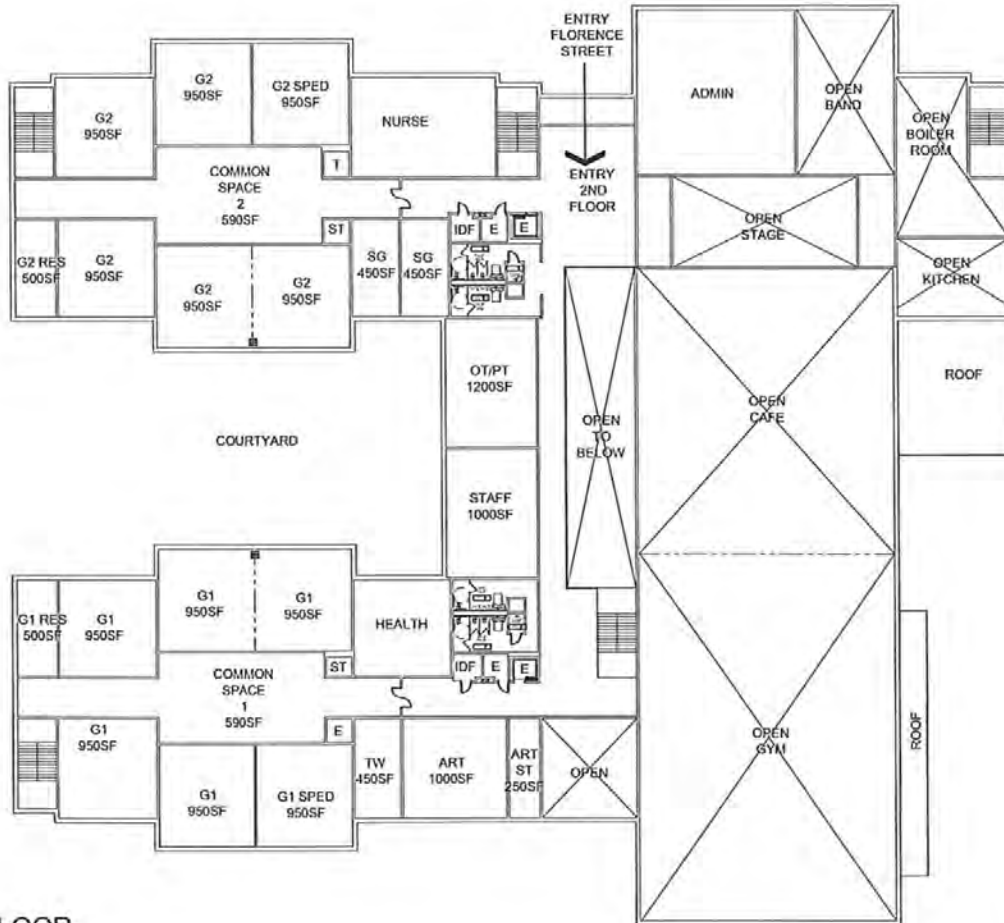


FIRST FLOOR

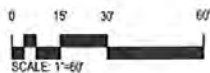


EVERETT PUBLIC SCHOOLS  
CITY OF EVERETT  
GEORGE KEVERIAN SCHOOL  
MODULE 3 - FEASIBILITY STUDY  
PRELIMINARY DESIGN PROGRAM SUBMITTAL

MODULE 3.1.4      SITE OPTION 5J - 4 STORY OPTION  
GEORGE KEVERIAN SCHOOL  
TOTAL SF



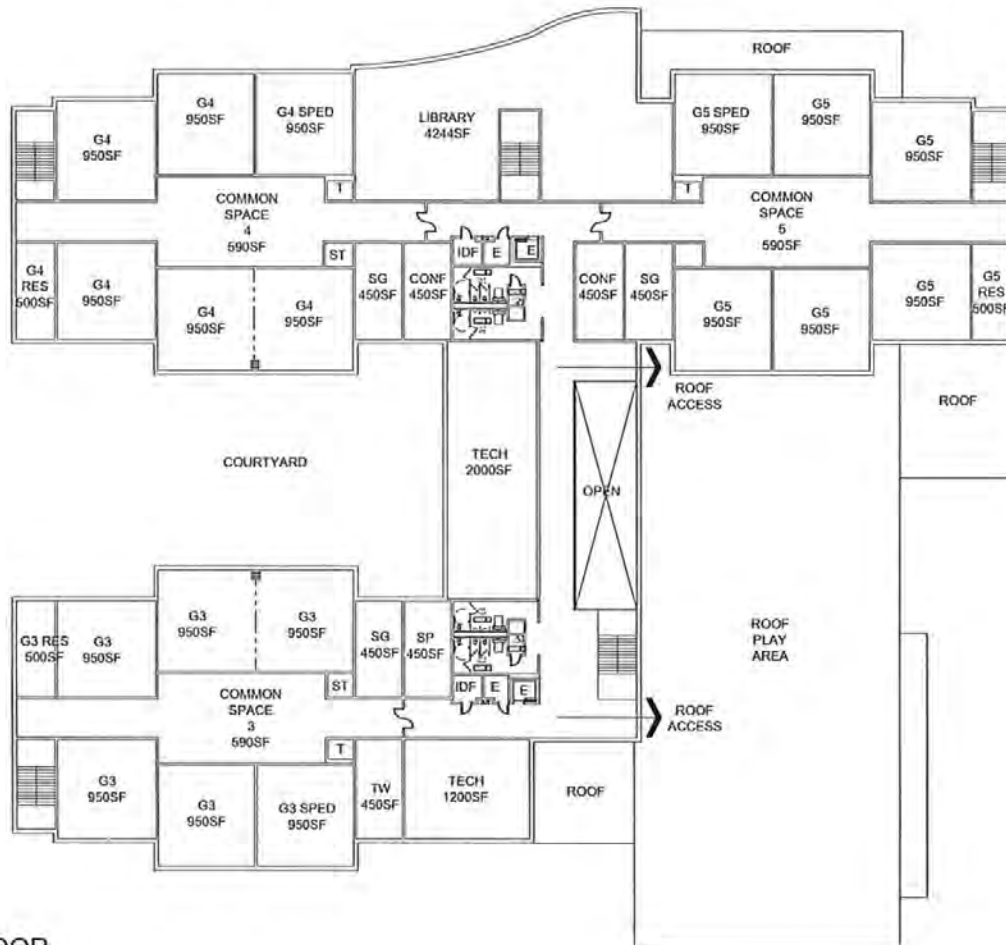
SECOND FLOOR



SECOND FLOOR

EVERETT PUBLIC SCHOOLS  
CITY OF EVERETT  
GEORGE KEVERIAN SCHOOL  
MODULE 3 - FEASIBILITY STUDY  
PRELIMINARY DESIGN PROGRAM SUBMITTAL

MODULE 3.1.4      SITE OPTION 5J - 4 STORY OPTION  
GEORGE KEVERIAN SCHOOL  
TOTAL SF



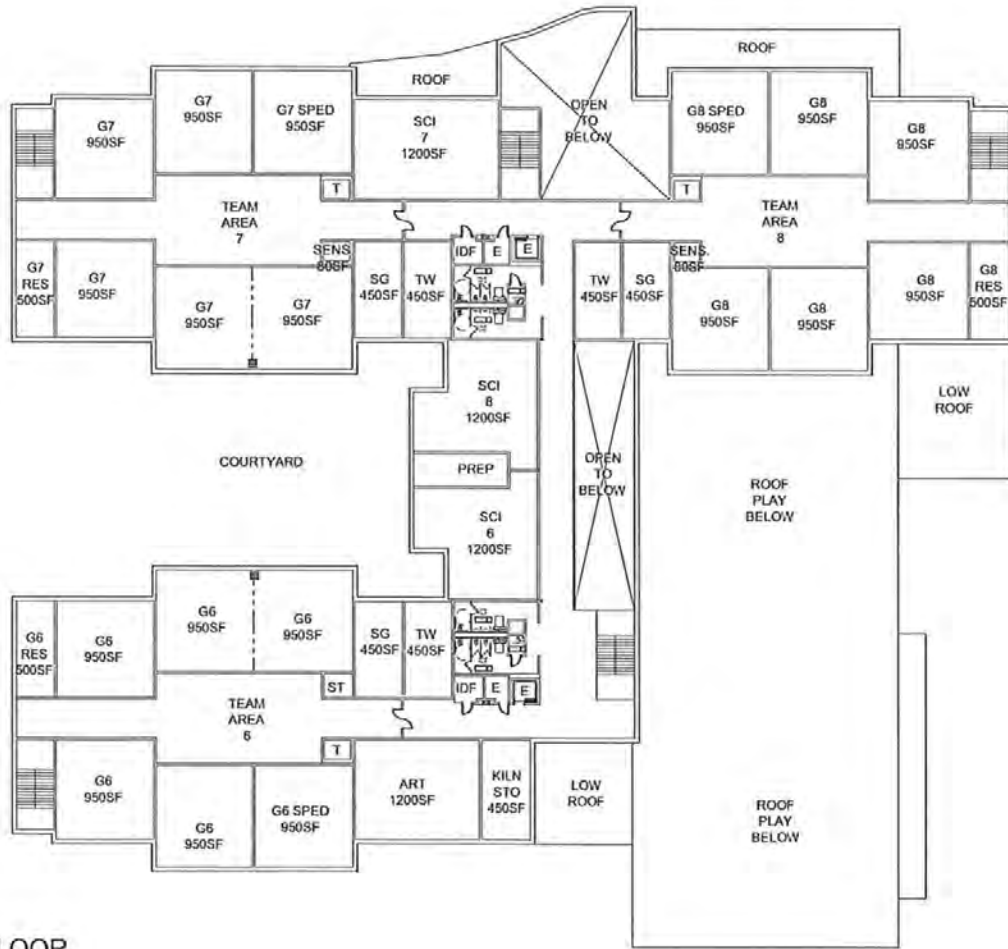
THIRD FLOOR



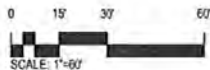
THIRD FLOOR

EVERETT PUBLIC SCHOOLS  
CITY OF EVERETT  
GEORGE KEVERIAN SCHOOL  
MODULE 3 - FEASIBILITY STUDY  
PRELIMINARY DESIGN PROGRAM SUBMITTAL

MODULE 3.1.4      SITE OPTION 5J - 4 STORY OPTION  
GEORGE KEVERIAN SCHOOL  
TOTAL SF



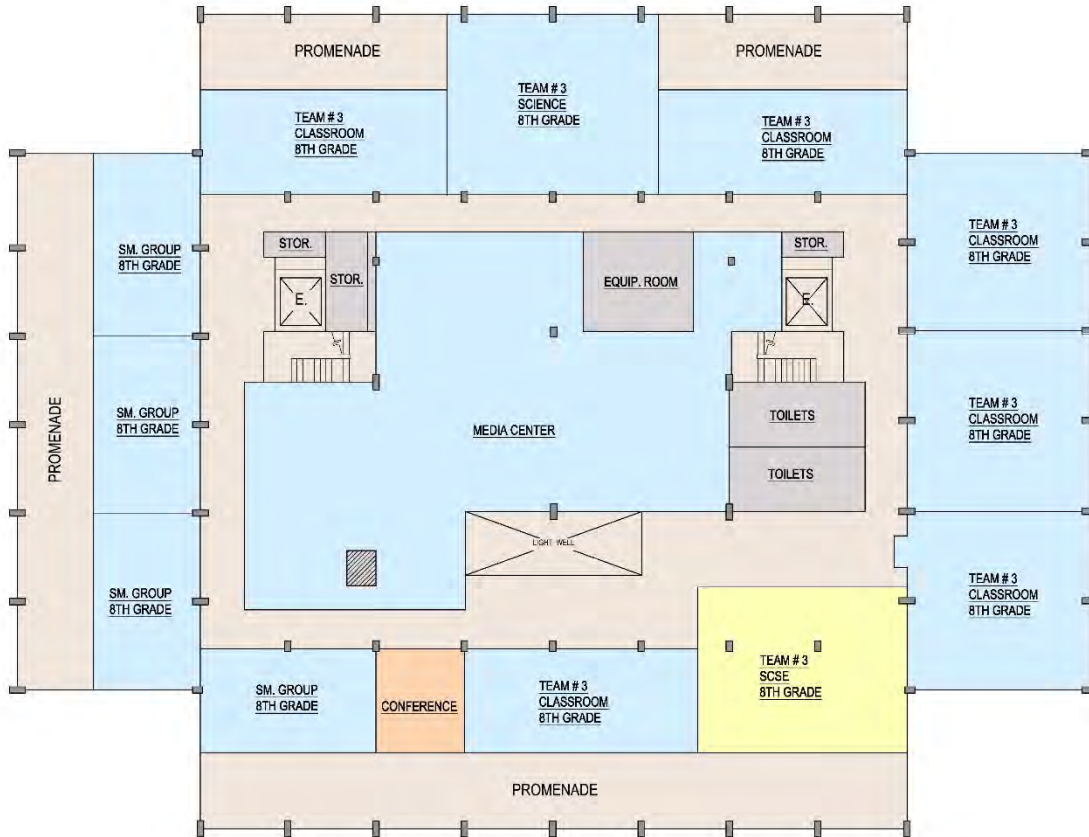
FOURTH FLOOR



FOURTH FLOOR

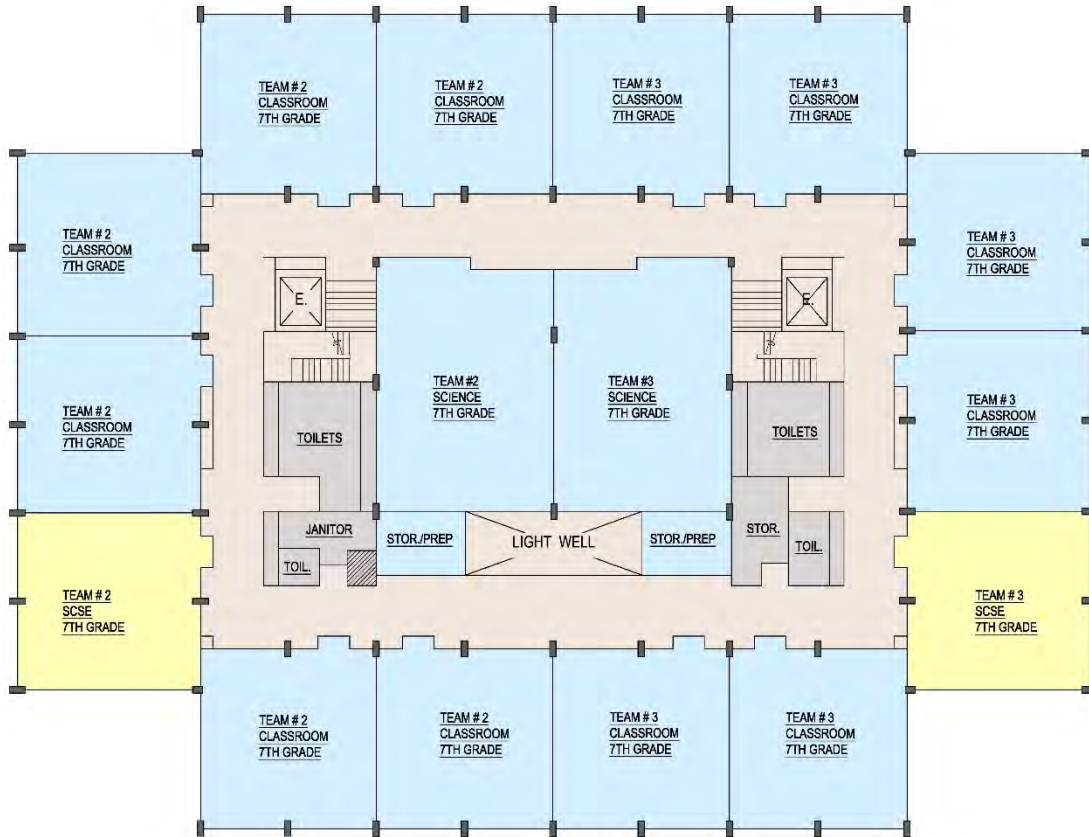


MVGA Pope John Middle School



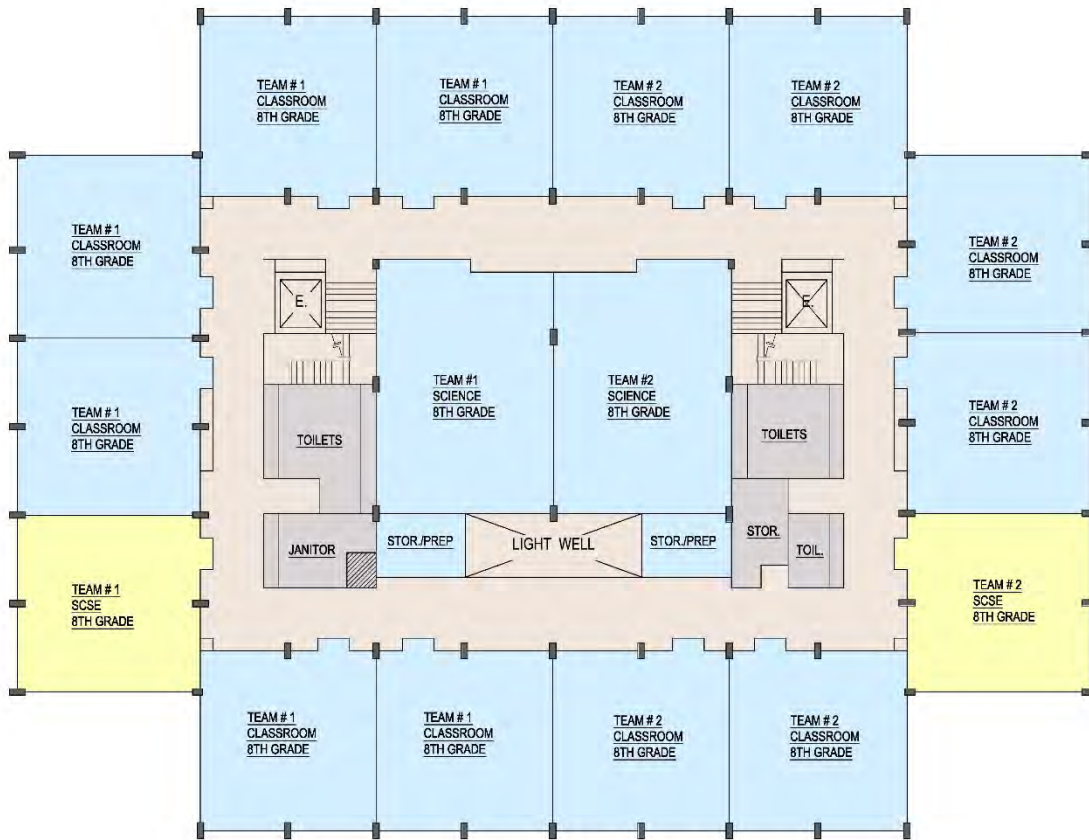
RENOVATED FIFTH FLOOR PLAN





RENOVATED THIRD FLOOR PLAN





RENOVATED FOURTH FLOOR PLAN



RENOVATED SECOND FLOOR PLAN



RENOVATED FIRST FLOOR PLAN

Everest Consulting Estimate Dated 12/9/2016	Option 2C Former HS Site - 4 story building with Garage		Option 2D Former HS Site - 4 story building-Stacked Gymnasium/Cafeteria		Option 2E Former HS Site - 5 story building		Option 2F Former HS Site - 5 story building-Stacked Gymnasium/Cafeteria		Option 10B Market Forge/Car Wash Site - 4 story building with Garage		Option 10D Market Forge/Car Wash Site - 5 story building with Garage	
	SF	192,700	189,500	190,300	192,700	189,500	190,300	192,700	189,500	189,500		
Foundations		\$ 770,904	\$ 626,961	\$ 626,961	\$ 626,961	\$ 784,572	\$ 693,993	\$ 693,993	\$ 2,515,631	\$ 2,384,594	\$ 2,384,594	\$ 12,58
Slab on Grade		\$ 810,095	\$ 691,130	\$ 691,130	\$ 691,130	\$ 786,745	\$ 624,788	\$ 624,788	\$ 1,015,430	\$ 985,959	\$ 985,959	\$ 5,20
Superstructure		\$ 5,143,705	\$ 5,683,194	\$ 5,683,194	\$ 5,683,194	\$ 5,102,615	\$ 5,830,332	\$ 5,830,332	\$ 5,143,705	\$ 5,102,615	\$ 5,102,615	\$ 26,93
upper floor roof structure		\$ 3,156,694	\$ 2,786,454	\$ 2,786,454	\$ 2,786,454	\$ 3,123,002	\$ 2,429,243	\$ 2,429,243	\$ 3,182,364	\$ 3,133,694	\$ 3,133,694	\$ 16,54
Exterior Closure		\$ 4,156,432	\$ 3,783,407	\$ 3,783,407	\$ 3,783,407	\$ 4,811,212	\$ 5,000,877	\$ 5,000,877	\$ 4,156,432	\$ 4,809,667	\$ 4,809,667	\$ 25,38
exterior walls		\$ 2,047,959	\$ 2,234,008	\$ 2,234,008	\$ 2,234,008	\$ 2,842,769	\$ 2,962,445	\$ 2,962,445	\$ 2,047,959	\$ 2,842,769	\$ 2,842,769	\$ 15,00
windows		\$ 80,855	\$ 75,705	\$ 75,705	\$ 75,705	\$ 61,800	\$ 61,800	\$ 61,800	\$ 80,855	\$ 61,800	\$ 61,800	\$ 30,33
doors		\$ 1,647,547	\$ 1,464,145	\$ 1,464,145	\$ 1,464,145	\$ 1,598,498	\$ 84,44	\$ 1,258,392	\$ 1,647,547	\$ 1,598,498	\$ 1,598,498	\$ 8,44
Roofing		\$ 14,489,113	\$ 14,541,746	\$ 14,541,746	\$ 14,541,746	\$ 14,246,505	\$ 14,308,657	\$ 14,308,657	\$ 14,489,113	\$ 14,248,505	\$ 14,248,505	\$ 75,19
Interior Construction		\$ 313,120	\$ 336,810	\$ 336,810	\$ 336,810	\$ 289,430	\$ 384,190	\$ 384,190	\$ 313,120	\$ 289,430	\$ 289,430	\$ 1,62
partitions, doors, casework, finishes		\$ 288,400	\$ 288,400	\$ 288,400	\$ 288,400	\$ 360,500	\$ 360,500	\$ 360,500	\$ 288,400	\$ 360,500	\$ 360,500	\$ 1,90
Staircases		\$ 15,878,480	\$ 15,938,150	\$ 15,938,150	\$ 15,938,150	\$ 15,614,800	\$ 15,860,720	\$ 15,860,720	\$ 15,878,480	\$ 15,614,800	\$ 15,614,800	\$ 82,40
Conveying Systems		\$ 48,783,304	\$ 48,448,120	\$ 48,448,120	\$ 48,448,120	\$ 49,624,448	\$ 261,87	\$ 49,595,937	\$ 48,783,304	\$ 49,624,448	\$ 49,624,448	\$ 271,41
MEP		\$ 1,686,629	\$ 1,704,455	\$ 1,704,455	\$ 1,704,455	\$ 1,670,745	\$ 1,839,620	\$ 1,839,620	\$ 1,686,629	\$ 1,670,745	\$ 1,670,745	\$ 7,529,379
Building Trade Cost		\$ 2,624,000	\$ 2,624,000	\$ 2,624,000	\$ 2,624,000	\$ 2,624,000	\$ 2,624,000	\$ 2,624,000	\$ 2,624,000	\$ 2,624,000	\$ 2,624,000	\$ 55,000
Site Work		\$ 2,535,440	\$ 2,535,440	\$ 2,535,440	\$ 2,535,440	\$ 2,535,440	\$ 2,535,440	\$ 2,535,440	\$ 2,535,440	\$ 2,535,440	\$ 2,535,440	\$ 90,640
Building HazMat		\$ 553,528	\$ 553,528	\$ 553,528	\$ 553,528	\$ 553,528	\$ 553,528	\$ 553,528	\$ 553,528	\$ 553,528	\$ 553,528	\$ 553,528
Building Demolition		\$ 7,389,597	\$ 6,863,895	\$ 6,863,895	\$ 6,863,895	\$ 6,830,185	\$ 6,999,060	\$ 6,999,060	\$ 7,389,597	\$ 6,830,185	\$ 6,830,185	\$ 1,023,253
9-Bay Garage		\$ 56,182,901	\$ 55,312,015	\$ 55,312,015	\$ 55,312,015	\$ 56,454,633	\$ 56,594,997	\$ 56,594,997	\$ 56,182,901	\$ 56,454,633	\$ 56,454,633	\$ 60,684,633
Pedestrian Bridge		\$ 5,618,290	\$ 5,331,202	\$ 5,331,202	\$ 5,331,202	\$ 5,645,463	\$ 5,659,500	\$ 5,659,500	\$ 5,618,290	\$ 5,645,463	\$ 5,645,463	\$ 6,068,463
Site Trade Cost		\$ 927,018	\$ 912,648	\$ 912,648	\$ 912,648	\$ 931,501	\$ 933,817	\$ 933,817	\$ 927,018	\$ 931,501	\$ 931,501	\$ 1,001,296
Total Trade Cost		\$ 1,881,846	\$ 1,852,676	\$ 1,852,676	\$ 1,852,676	\$ 1,890,948	\$ 1,895,649	\$ 1,895,649	\$ 1,881,846	\$ 1,890,948	\$ 1,890,948	\$ 2,032,632
General Conditions and Requirements		\$ 7,753,207	\$ 7,633,035	\$ 7,633,035	\$ 7,633,035	\$ 7,990,705	\$ 7,810,076	\$ 7,810,076	\$ 7,753,207	\$ 7,990,705	\$ 7,990,705	\$ 8,374,443
Bonds and Insurance		\$ 2,170,898	\$ 2,137,247	\$ 2,137,247	\$ 2,137,247	\$ 2,181,398	\$ 2,186,821	\$ 2,186,821	\$ 2,170,898	\$ 2,181,398	\$ 2,181,398	\$ 2,344,844
Permit		\$ 6,484,472	\$ 6,383,957	\$ 6,383,957	\$ 6,383,957	\$ 6,315,854	\$ 6,332,035	\$ 6,332,035	\$ 6,484,472	\$ 6,315,854	\$ 6,315,854	\$ 7,004,049
Fee		\$ 24,935,731	\$ 24,450,755	\$ 24,450,755	\$ 24,450,755	\$ 24,955,849	\$ 25,017,898	\$ 25,017,898	\$ 24,935,731	\$ 24,955,849	\$ 24,955,849	\$ 26,825,727
Design Contingency		\$ 81,018,632	\$ 79,762,770	\$ 79,762,770	\$ 79,762,770	\$ 81,410,482	\$ 81,612,895	\$ 81,612,895	\$ 81,018,632	\$ 81,410,482	\$ 81,410,482	\$ 87,510,358
GMP Contingency		\$ 420,44	\$ 420,44	\$ 420,44	\$ 420,44	\$ 429,61	\$ 428,86	\$ 428,86	\$ 420,44	\$ 429,61	\$ 429,61	\$ 461,90
Escalation												
Total Construction Cost												



Everett PreK-8 School  
PDP Total Project Cost Estimate Comparison  
12/9/2016

PROJECT MANAGEMENT

SMMA

Fennesey Consulting  
Estimate  
Dated 12/9/2016

SF	Option	Costs	Cost/SF
192,700	<b>Option 2C</b> Former HS Site - 4 story building with Garage	Construction Cost Fees, Testing, Utilities, and Expenses FFE/Technology Contingencies <b>total</b>	\$81,018,632 \$14,932,515 \$3,040,000 \$5,671,304 <b>\$104,662,451</b> <b>\$543</b>
193,400	<b>Option 2D</b> Former HS Site - 4 story building-Stacked Gymnasium/Cafeteria	Construction Cost Fees, Testing, Utilities, and Expenses FFE/Technology Contingencies <b>total</b>	\$79,762,770 \$14,762,974 \$3,040,000 \$5,583,394 <b>\$103,149,138</b> <b>\$533</b>
189,500	<b>Option 2E</b> Former HS Site - 5 story building	Construction Cost Fees, Testing, Utilities, and Expenses FFE/Technology Contingencies <b>total</b>	\$81,410,482 \$14,985,415 \$3,040,000 \$5,698,734 <b>\$105,134,631</b> <b>\$555</b>
190,300	<b>Option 2F</b> Former HS Site - 5 story building-Stacked Gymnasium/Cafeteria	Construction Cost Fees, Testing, Utilities, and Expenses FFE/Technology Contingencies <b>total</b>	\$81,612,895 \$15,012,741 \$3,040,000 \$5,712,903 <b>\$105,378,539</b> <b>\$554</b>
192,700	<b>Option 10B</b> Market Forge/Car Wash Site - 4 story building with Garage	Construction Cost Fees, Testing, Utilities, and Expenses FFE/Technology Contingencies <b>total</b>	\$86,633,599 \$16,090,536 \$3,040,000 \$6,064,352 <b>\$111,828,487</b> <b>\$580</b>
189,500	<b>Option 10D</b> Market Forge/Car Wash Site - 5 story building with Garage	Construction Cost Fees, Testing, Utilities, and Expenses FFE/Technology Contingencies <b>total</b>	\$87,510,358 \$16,208,898 \$3,040,000 \$6,125,725 <b>\$112,884,981</b> <b>\$596</b>

Business Consulting Estimate  
 Dated 12/9/2016

	Former HS Site 4 story building with Garage	Option 2D Former HS Site 4 story building Stacked Gymnasium/Cafeteria	Option 2E Former HS Site 5 story building	Option 2F Former HS Site 5 story building Stacked Gymnasium/Cafeteria	Option 10B Market Forge/Car Wash Site 4 story building with Garage	Option 10D Market Forge/Car Wash Site 5 story building with Garage
<b>Total Project Cost</b>	\$104,662,451	\$103,149,138	\$105,134,631	\$105,378,539	\$111,828,487	\$112,884,981
<b>Approximate MSBA Reimbursement</b>	\$69,101,532	\$69,110,548	\$68,348,653	\$68,576,835	\$65,271,568	\$64,583,202
<b>Approximate Cost to the City</b>	\$35,560,919	\$34,038,590	\$36,785,978	\$36,801,704	\$46,556,919	\$48,301,779
<b>Summary of Approximate Ineligible Costs</b>						
Site Costs, Garage, Bridge	\$1,151,857	\$353,641	\$353,641	\$353,641	\$8,943,838	\$8,893,842
Building Costs	\$12,657,838	\$11,981,792	\$14,846,304	\$14,799,117	\$17,357,341	\$19,282,496
Asbestos Flooring Abatement	\$800,000	\$800,000	\$800,000	\$800,000	\$0	\$0
FFE/Technology over \$2,400/student	\$760,000	\$760,000	\$760,000	\$760,000	\$760,000	\$760,000
Legal Fees, Moving Expenses, Contingencies	\$3,590,745	\$3,540,511	\$3,606,419	\$3,614,516	\$3,815,344	\$3,850,414
	\$18,960,440	\$17,435,944	\$20,366,364	\$20,327,274	\$30,876,523	\$32,786,752

# GEORGE KEVERIAN SCHOOL Replacement Facility

## CONCEPT DESIGN OPTIONS COST REPORT



December 9, 2016







December 9, 2016

Bill Peters  
 Mount Vernon Group Architects  
 200 Harvard Mill Square  
 Suite 410  
 Wakefield, MA 01880

**GEORGE KEVERIAN SCHOOL - Replacement Facility, Everett, MA**

Dear Bill:

Please find enclosed our Construction Cost Report for the above referenced project based on preliminary concept design information prepared by Mount Vernon Group received November 22, 2016

	Construction Start	Gross Floor Area	\$/sf	Estimated Cost
Option 2C ( 4 story, at grade gym/cafe)	Oct-18	192,700	\$420.44	\$81,018,632
Option 2D (4 story, stacked gym/café)	Oct-18	193,400	\$412.42	\$79,762,770
Option 2E (5 story at grade gym/café)	Oct-18	189,500	\$429.61	\$81,410,482
Option 2F (5 story stacked gym/café)	Oct-18	190,300	\$428.86	\$81,612,895
Option 10B ( 4 story, at grade gym/cafe)	Oct-18	192,700	\$449.58	\$86,633,599
Option 10D (5 story at grade gym/café)	Oct-18	189,500	\$461.80	\$87,510,358

**Alternates**

None considered at this time

Bidding conditions are expected to reflect one construction manager, open bidding to prequalified sub-contractors, open specifications for materials and manufactures.

This estimate includes all direct construction costs, construction manager's overhead and profit and design contingency. Cost escalation assumes start dates indicated above.

Excluded from the estimate are: construction contingency, hazardous waste removal, loose furnishings and equipment, architect's and engineer's fees, moving, administrative and financing costs.





*The estimate is based on prevailing rates for construction in this market and represents a reasonable opinion of cost. It is not a prediction of the successful bid from a contractor as bids will vary due to fluctuating market conditions, errors and omissions, proprietary specifications, lack or surplus of bidders, perception of risk, etc. Consequently the estimate is expected to fall within the range of bids from a number of competitive contractors or subcontractors, however we do not warrant that bids or negotiated prices will not vary from the final construction cost estimate.*

*If you have any questions or require further analysis please do not hesitate to contact us.*

*Sincerely,*

A handwritten signature in black ink that reads 'Seamus Fennessy'.

Seamus Fennessy MRICS  
Principal/Owner

Enclosures

GEORGE KEVERIAN SCHOOL  
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## Basis of Cost Estimate

### Project:

This project in Everett MA comprises of the construction of a replacement school facility ranging in size from 178,500 to 193,400 gsf. A total of six options are explored on two different sites

Cost Report Prepared From	Dated	Received
Documentation issued for Concept Design	?	11/22/16
Discussions with the Project Architect and Engineers		

### Conditions of Construction

The pricing is based on the following general conditions of construction

- A start date of October 2018
- A construction period of 30 months
- The general contract will be awarded to one construction manager and competitively bid to qualified subcontractors
- There will not be small business set aside requirements
- The contractor will be required to pay prevailing wages
- There are no phasing requirements
- The construction manager will have full access to the site during normal business hours

### The Cost Plan is based on the following conditions:

The costs in this report covers construction costs only calculated at current bidding price level (reflecting the current projected construction schedule) with a separate allowance for cost escalation.

Cost escalation is included to the mid point of the construction schedule. Unit rates in the body of the report include appropriate escalation allowances to deliver specific trades within the prescribed schedule if the project were to commence today.

Cost associated with additional escalation required for future start date are included as a below the line markup. This report has included this additional escalation to the scheduled start date of construction noted in this report.

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## Basis of Cost Estimate

### *Bidding Process - Market Conditions*

*This document is based on the measurement and pricing of quantities wherever information is provided and/or reasonable assumptions for other work not covered in the drawings or specifications, as stated within this document. Unit rates have been obtained from historical records and/or discussion with contractors. The unit rates reflect current bid costs in the area. All unit rates relevant to subcontractor work include the subcontractors overhead and profit unless otherwise stated. The mark-ups cover the costs of field overhead, home office overhead and profit and range from 15% to 25% of the cost for a particular item of work.*

*Pricing reflects probable construction costs obtainable in the project locality on the date of this statement of probable costs. This estimate is a determination of fair market value for the construction of this project. It is not a prediction of low bid. Pricing assumes competitive bidding for every portion of the construction work for all subcontractors and general contractors, with a minimum of 5 bidders for all items of work. Experience and research indicates that a fewer number of bidders may result in higher bids, conversely an increased number of bidders may result in more competitive bids.*

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## Exclusions

*The following cost items have been excluded from this report. Many of these will in fact be required and should be budgeted within the "Soft Cost" component of the project budget*

- *Owner supplied and installed furniture, fixtures and equipment*
- *Loose furniture and equipment except as specifically identified*
- *Security head end equipment*
- *Compression of schedule, premium or shift work, and restrictions on the contractor's working hours*
- *Design, testing, inspection or construction management fees*
- *Architectural and design fees*
- *Scope change and post contract contingencies*
- *Assessments, taxes, finance, legal and development charges*
- *Environmental impact mitigation*
- *Site acquisition*
- *Builder's risk, project wrap-up and other owner provided insurance program*
- *Cost escalation beyond a start date of October 2018*



**Summary**

GEORGE KEVERIAN SCHOOL  
 Replacement Facility  
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	Total	sf	\$/sf
<b>Option 2C ( 4 story, at grade gym/cafe)</b>	<b>\$81,018,632</b>	<b>192,700</b>	<b>\$420.44</b>
Trade Costs	\$56,182,901		
Markups	\$8,427,154		
Contiingency/Escalation	\$16,408,577		
<b>Option 2D (4 story, stacked gym/café)</b>	<b>\$79,762,770</b>	<b>193,400</b>	<b>\$412.42</b>
Trade Costs	\$55,312,015		
Markups	\$8,296,526		
Contiingency/Escalation	\$16,154,229		
<b>Option 2E (5 story at grade gym/café)</b>	<b>\$81,410,482</b>	<b>189,500</b>	<b>\$429.61</b>
Trade Costs	\$56,454,633		
Markups	\$8,467,912		
Contiingency/Escalation	\$16,487,937		
<b>Option 2F (5 story stacked gym/café)</b>	<b>\$81,612,895</b>	<b>190,300</b>	<b>\$428.86</b>
Trade Costs	\$56,594,997		
Markups	\$8,488,966		
Contiingency/Escalation	\$16,528,932		
<b>Option 10B ( 4 story, at grade gym/cafe)</b>	<b>\$86,633,599</b>	<b>192,700</b>	<b>\$449.58</b>
Trade Costs	\$60,076,636		
Markups	\$9,011,196		
Contiingency/Escalation	\$17,545,767		
<b>Option 10D (5 story at grade gym/café)</b>	<b>\$87,510,358</b>	<b>189,500</b>	<b>\$461.80</b>
Trade Costs	\$60,684,631		
Markups	\$9,102,391		
Contiingency/Escalation	\$17,723,336		

## Estimate Detail

GEORGE KEVERIAN SCHOOL  
 Replacement Facility  
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	Quantity	Unit	Rate	Total
<b><u>OPTION 2C ( 4 STORY, AT GRADE GYM/CAFE)</u></b>				
<b>Trade Costs</b>				
<b>Foundations</b>				
Strip footings at exterior, including foundation wall	1,578	LF	309.00	487,602
Strip footings at interior	445	LF	92.70	41,252
Strip footings at elevation changes, including wall	90	LF	309.00	27,810
Column footings at exterior, including piers/pilasters	47	EA	2,472.00	116,184
Column footings at exterior, including piers/pilasters at veranda	10	EA	1,648.00	16,480
Column footings at interior, including piers	36	EA	2,266.00	81,576
<b>Slab on grade</b>				
Slab on grade	76,050	SF	10.30	783,315
Elevator/Escalator pit	2	EA	13,390.00	26,780
<b>Floor construction</b>				
Steel construction, including metal decking	116,650	SF	35.02	4,085,083
Concrete topping to floors	116,650	SF	6.75	787,388
<b>Miscellaneous</b>				
Fireproofing and fire stopping	116,650	SF	2.27	264,796
Equipment pads	250	SF	25.75	6,438
<b>Roof construction</b>				
Steel construction, including metal decking	79,853	SF	33.99	2,714,203
Concrete topping to roof	38,700	SF	6.75	261,225
<b>Miscellaneous</b>				
Fireproofing	79,853	SF	2.27	181,266
<b>Exterior walls</b>				
Exterior skin - combination, including backup	47,184	SF	82.40	3,887,962
Exterior skin - combination, column covers	10	EA	6,695.00	66,950
Eaves/fascia work, 2' overhang	1,200	LF	103.00	123,600
Soffits @ building overhang	1,513	SF	51.50	77,920
<b>Windows</b>				
Aluminum windows and glazing	19,259	SF	92.70	1,785,309
Aluminum curtain wall	2,000	SF	123.60	247,200
Louvers	250	SF	61.80	15,450
<b>Exterior doors</b>				
Hollow metal doors or wood doors, frame and hardware	12	LVLS	2,575.00	30,900
Aluminum doors	8	LVLS	4,120.00	32,960
Overhead doors	1	EA	4,635.00	4,635
Door operators	3	EA	4,120.00	12,360
<b>Roofing</b>				
Flat and sloped	79,853	SF	20.60	1,644,972
<b>Roof openings</b>				
Roof hatch/ vents	1	LS	2,575.00	2,575
<b>Interior construction</b>				
Partitions, doors, specialties, finishes, caework and equipment, complete	192,700	SF GFA	75.19	14,489,113

**Estimate Detail**

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	Quantity	Unit	Rate	Total
<b>Staircases</b>				
Egress/Internal circulation staircases	13	FLT	17,510.00	227,630
Miscellaneous steps and ladders	1	LS	5,150.00	5,150
<b>Stair finishes</b>				
Egress staircases	13	FLT	6,180.00	80,340
<b>Conveying</b>				
Passenger elevators	8	STPS	36,050.00	288,400
<b>MEP systems</b>				
Plumbing, fire protection, hvac and electrical	192,700	SF GFA	82.40	15,878,480
<b>Special construction - garage</b>				
Strip footings	240	LF	280.00	67,200
Slab on grade	3,200	SF	9.00	28,800
Roof structure	3,200	SF	26.00	83,200
Exterior walls - brick faced cmu	3,600	SF	60.00	216,000
Roof covering	3,200	SF	20.00	64,000
Interior construction	1	LS	20,000.00	20,000
Plumbing	1	LS	15,000.00	15,000
Heating, ventilation	3,200	SF	8.24	26,368
Electrical	3,200	SF	10.30	32,960
<b>Site work</b>				
Site preparation	190,000	SF	0.72	136,800
Remove existing building	328,000	SF	7.73	2,535,440
Hazardous materials abatement	1	LS	2,624,000.00	2,624,000
Site earthwork	190,000	SF	0.52	98,800
<b>Paving</b>				
Roadways	55,861	SF	6.95	388,234
Walkways	19,172	SF	9.01	172,740
Plaza	7,600	SF	28.84	219,184
<b>Site development</b>				
Site walls, play space etc.	1	LS	75,000.00	75,000
Landscaping	31,317	SF	1.80	56,371
<b>Utilities</b>				
Mechanical	1	LS	400,000.00	400,000
Electrical	1	LS	40,000.00	40,000
Site lighting	1	LS	99,500.00	99,500
<b>Markups</b>				
General conditions and project requirements				
General conditions and requirements	10.00%		56,182,901	5,618,290
Bond and Insurance	1.50%		61,801,191	927,018
Building permit	0.00%		62,728,209	
<b>Overhead and Profit</b>				
Contractors overhead and profit (Fee)	3.00%		62,728,209	1,881,846



**Estimate Detail**

GEORGE KEVERIAN SCHOOL  
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	Quantity	Unit	Rate	Total
<b>Contingencies/Escalation</b>				
Contingencies				
Design contingency	12.00%		64,610,055	7,753,207
GMP contingency	3.00%		72,363,262	2,170,898
Escalation				
Escalation to Start Date (October 2018)	8.70%		74,534,160	6,484,472
<b>TOTAL - OPTION 2C</b>				<b>\$81,018,632</b>

**OPTION 2D (4 STORY, STACKED GYM/CAFÉ)****Trade Costs****Foundations**

Strip footings at exterior, including foundation wall	1,231	LF	309.00	380,379
Strip footings at elevation changes, including wall	90	LF	309.00	27,810
Column footings at exterior, including piers/pilasters	47	EA	2,472.00	116,184
Column footings at exterior, including piers/pilasters at veranda	10	EA	1,648.00	16,480
Column footings at interior, including piers	38	EA	2,266.00	86,108

**Slab on grade**

Slab on grade	64,500	SF	10.30	664,350
Elevator/Escalator pit	2	EA	13,390.00	26,780

**Floor construction**

Steel construction, including metal decking	128,900	SF	35.02	4,514,078
Concrete topping to floors	128,900	SF	6.75	870,075
Miscellaneous				
Fireproofing and fire stopping	128,900	SF	2.27	292,603
Equipment pads	250	SF	25.75	6,438

**Roof construction**

Steel construction, including metal decking	70,950	SF	33.99	2,411,591
Concrete topping to roof	31,675	SF	6.75	213,806
Miscellaneous				
Fireproofing	70,950	SF	2.27	161,057

**Exterior walls**

Exterior skin - combination, including backup	42,532	SF	82.40	3,504,637
Exterior skin - combination, column covers	10	EA	6,695.00	66,950
Eaves/fascia work, 2' overhang	1,300	LF	103.00	133,900
Soffits @ building overhang	1,513	SF	51.50	77,920

**Windows**

Aluminum windows and glazing	21,266	SF	92.70	1,971,358
Aluminum curtain wall	2,000	SF	123.60	247,200
Louvers	250	SF	61.80	15,450

**Exterior doors**

Hollow metal doors or wood doors, frame and hardware	10	LVLS	2,575.00	25,750
Aluminum doors	8	LVLS	4,120.00	32,960
Overhead doors	1	EA	4,635.00	4,635
Door operators	3	EA	4,120.00	12,360

**Estimate Detail**

GEORGE KEVERIAN SCHOOL  
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	Quantity	Unit	Rate	Total
<b>Roofing</b>				
Flat and sloped	70,950	SF	20.60	1,461,570
<b>Roof openings</b>				
Roof hatch/ vents	1	LS	2,575.00	2,575
<b>Interior construction</b>				
Partitions, doors, specialties, finishes, caework and equipment, complete	193,400	SF GFA	75.19	14,541,746
<b>Staircases</b>				
Egress/Internal circulation staircases	14	FLT	17,510.00	245,140
Miscellaneous steps and ladders	1	LS	5,150.00	5,150
Stair finishes				
Egress staircases	14	FLT	6,180.00	86,520
<b>Conveying</b>				
Passenger elevators	8	STPS	36,050.00	288,400
<b>MEP systems</b>				
Plumbing, fire protection, hvac and electrical	193,400	SF GFA	82.40	15,936,160
<b>Site work</b>				
Site preparation	190,000	SF	0.72	136,800
Remove existing building	328,000	SF	7.73	2,535,440
Hazardous materials abatement	1	LS	2,624,000.00	2,624,000
Site earthwork	190,000	SF	0.52	98,800
Paving				
Roadways	55,861	SF	6.95	388,234
Walkways	18,761	SF	9.01	169,037
Plaza	7,600	SF	28.84	219,184
Site development				
Site walls, play space etc.	1	LS	75,000.00	75,000
Landscaping	43,278	SF	1.80	77,900
Utilities				
Mechanical	1	LS	400,000.00	400,000
Electrical	1	LS	40,000.00	40,000
Site lighting	1	LS	99,500.00	99,500
<b>Markups</b>				
General conditions and project requirements				
General conditions and requirements	10.00%		55,312,015	5,531,202
Bond and Insurance	1.50%		60,843,217	912,648
Building permit	0.00%		61,755,865	
Overhead and Profit				
Contractors overhead and profit (Fee)	3.00%		61,755,865	1,852,676



**Estimate Detail**

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	Quantity	Unit	Rate	Total
<b>Contingencies/Escalation</b>				
Contingencies				
Design contingency	12.00%		63,608,541	7,633,025
GMP contingency	3.00%		71,241,566	2,137,247
Escalation				
Escalation to Start Date (October 2018)	8.70%		73,378,813	6,383,957
<b>TOTAL - OPTION 2D</b>				<b>\$79,762,770</b>
<b><u>OPTION 2E (5 STORY AT GRADE GYM/CAFÉ)</u></b>				
<b>Trade Costs</b>				
<b>Foundations</b>				
Strip footings at exterior, including foundation wall	1,654	LF	309.00	511,086
Strip footings at interior	438	LF	92.70	40,603
Strip footings at elevation changes, including wall	127	LF	309.00	39,243
Column footings at exterior, including piers/pilasters	49	EA	2,472.00	121,128
Column footings at interior, including piers	32	EA	2,266.00	72,512
<b>Slab on grade</b>				
Slab on grade	73,783	SF	10.30	759,965
Elevator/Escalator pit	2	EA	13,390.00	26,780
<b>Floor construction</b>				
Steel construction, including metal decking	115,717	SF	35.02	4,052,409
Concrete topping to floors	115,717	SF	6.75	781,090
Miscellaneous				
Fireproofing and fire stopping	115,717	SF	2.27	262,678
Equipment pads	250	SF	25.75	6,438
<b>Roof construction</b>				
Steel construction, including metal decking	77,472	SF	33.99	2,633,273
Concrete topping to roof	46,499	SF	6.75	313,868
Miscellaneous				
Fireproofing	77,472	SF	2.27	175,861
<b>Exterior walls</b>				
Exterior skin - combination, including backup	55,666	SF	82.40	4,586,878
Eaves/fascia work, 2' overhang	1,648	LF	103.00	169,744
Soffits @ building overhang	1,060	SF	51.50	54,590
<b>Windows</b>				
Aluminum windows and glazing	27,833	SF	92.70	2,580,119
Aluminum curtain wall	2,000	SF	123.60	247,200
Louvers	250	SF	61.80	15,450
<b>Exterior doors</b>				
Hollow metal doors or wood doors, frame and hardware	3	LVLS	2,575.00	7,725
Aluminum doors	8	LVLS	4,120.00	32,960
Overhead doors	1	EA	4,635.00	4,635
Door operators	4	EA	4,120.00	16,480
<b>Roofing</b>				
Flat and sloped	77,472	SF	20.60	1,595,923

**Estimate Detail**

GEORGE KEVERIAN SCHOOL  
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	Quantity	Unit	Rate	Total
<b>Roof openings</b>				
Roof hatch/ vents	1	LS	2,575.00	2,575
<b>Interior construction</b>				
Partitions, doors, specialties, finishes, caework and equipment, complete	189,500	SF GFA	75.19	14,248,505
<b>Staircases</b>				
Egress/Internal circulation staircases	12	FLT	17,510.00	210,120
Miscellaneous steps and ladders	1	LS	5,150.00	5,150
Stair finishes				
Egress staircases	12	FLT	6,180.00	74,160
<b>Conveying</b>				
Passenger elevators	10	STPS	36,050.00	360,500
<b>MEP systems</b>				
Plumbing, fire protection, hvac and electrical	189,500	SF GFA	82.40	15,614,800
<b>Site work</b>				
Site preparation	190,000	SF	0.72	136,800
Remove existing building	328,000	SF	7.73	2,535,440
Hazardous materials abatement	1	LS	2,624,000.00	2,624,000
Site earthwork	190,000	SF	0.52	98,800
<b>Paving</b>				
Roadways	56,600	SF	6.95	393,370
Walkways	16,599	SF	9.01	149,557
Plaza	7,407	SF	28.84	213,618
<b>Site development</b>				
Site walls, play space etc.	1	LS	75,000.00	75,000
Landscaping	35,611	SF	1.80	64,100
<b>Utilities</b>				
Mechanical	1	LS	400,000.00	400,000
Electrical	1	LS	40,000.00	40,000
Site lighting	1	LS	99,500.00	99,500
<b>Markups</b>				
General conditions and project requirements				
General conditions and requirements	10.00%		56,454,633	5,645,463
Bond and Insurance	1.50%		62,100,096	931,501
Building permit	0.00%		63,031,597	
Overhead and Profit				
Contractors overhead and profit (Fee)	3.00%		63,031,597	1,890,948
<b>Contingencies/Escalation</b>				
Contingencies				
Design contingency	12.00%		64,922,545	7,790,705
GMP contingency	3.00%		72,713,250	2,181,398
Escalation				
Escalation to Start Date (October 2018)	8.70%		74,894,648	6,515,834
<b>TOTAL - OPTION 2E</b>				<b>\$81,410,482</b>



**Estimate Detail**

GEORGE KEVERIAN SCHOOL  
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	Quantity	Unit	Rate	Total
<b><u>OPTION 2F (5 STORY STACKED GYM/CAFÉ)</u></b>				
<b>Trade Costs</b>				
<b>Foundations</b>				
Strip footings at exterior, including foundation wall	1,435	LF	309.00	443,415
Strip footings at interior	342	LF	92.70	31,703
Strip footings at elevation changes, including wall	127	LF	309.00	39,243
Column footings at exterior, including piers/pilasters	47	EA	2,472.00	116,184
Column footings at interior, including piers	28	EA	2,266.00	63,448
<b>Slab on grade</b>				
Slab on grade	58,059	SF	10.30	598,008
Elevator/Escalator pit	2	EA	13,390.00	26,780
<b>Floor construction</b>				
Steel construction, including metal decking	132,241	SF	35.02	4,631,080
Concrete topping to floors	132,241	SF	6.75	892,627
<b>Miscellaneous</b>				
Fireproofing and fire stopping	132,241	SF	2.27	300,187
Equipment pads	250	SF	25.75	6,438
<b>Roof construction</b>				
Steel construction, including metal decking	60,962	SF	33.99	2,072,098
Concrete topping to roof	32,409	SF	6.75	218,761
<b>Miscellaneous</b>				
Fireproofing	60,962	SF	2.27	138,384
<b>Exterior walls</b>				
Exterior skin - combination, including backup	58,244	SF	82.40	4,799,306
Eaves/fascia work, 2' overhang	1,442	LF	103.00	148,526
Soffits @ building overhang	1,030	SF	51.50	53,045
<b>Windows</b>				
Aluminum windows and glazing	29,124	SF	92.70	2,699,795
Aluminum curtain wall	2,000	SF	123.60	247,200
Louvers	250	SF	61.80	15,450
<b>Exterior doors</b>				
Hollow metal doors or wood doors, frame and hardware	3	LVLS	2,575.00	7,725
Aluminum doors	8	LVLS	4,120.00	32,960
Overhead doors	1	EA	4,635.00	4,635
Door operators	4	EA	4,120.00	16,480
<b>Roofing</b>				
Flat and sloped	60,962	SF	20.60	1,255,817
<b>Roof openings</b>				
Roof hatch/ vents	1	LS	2,575.00	2,575
<b>Interior construction</b>				
Partitions, doors, specialties, finishes, caework and equipment, complete	190,300	SF GFA	75.19	14,308,657
<b>Staircases</b>				
Egress/Internal circulation staircases	16	FLT	17,510.00	280,160
Miscellaneous steps and ladders	1	LS	5,150.00	5,150

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	Quantity	Unit	Rate	Total
Stair finishes				
Egress staircases	16	FLT	6,180.00	98,880
Conveying				
Passenger elevators	10	STPS	36,050.00	360,500
MEP systems				
Plumbing, fire protection, hvac and electrical	190,300	SF GFA	82.40	15,680,720
Site work				
Site preparation	190,000	SF	0.72	136,800
Remove existing building	328,000	SF	7.73	2,535,440
Hazardous materials abatement	1	LS	2,624,000.00	2,624,000
Site earthwork	190,000	SF	0.52	98,800
Paving				
Roadways	56,386	SF	6.95	391,883
Walkways	18,435	SF	9.01	166,099
Plaza	8,292	SF	28.84	239,141
Site development				
Site walls, play space etc.	1	LS	75,000.00	75,000
Landscaping	106,887	SF	1.80	192,397
Utilities				
Mechanical	1	LS	400,000.00	400,000
Electrical	1	LS	40,000.00	40,000
Site lighting	1	LS	99,500.00	99,500
<b>Markups</b>				
General conditions and project requirements				
General conditions and requirements	10.00%		56,594,997	5,659,500
Bond and Insurance	1.50%		62,254,497	933,817
Building permit	0.00%		63,188,314	
Overhead and Profit				
Contractors overhead and profit (Fee)	3.00%		63,188,314	1,895,649
<b>Contingencies/Escalation</b>				
Contingencies				
Design contingency	12.00%		65,083,963	7,810,076
GMP contingency	3.00%		72,894,039	2,186,821
Escalation				
Escalation to Start Date (October 2018)	8.70%		75,080,860	6,532,035
<b>TOTAL - OPTION 2F</b>				<b>\$81,612,895</b>

**OPTION 10B ( 4 STORY, AT GRADE GYM/CAFE)****Trade Costs****Foundations**

Grade beams at exterior	1,578	LF	247.20	390,082
Grade beams at interior	445	LF	206.00	91,670
Grade beams at elevation changes	90	LF	206.00	18,540



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	Quantity	Unit	Rate	Total
Pile caps at exterior, including piers/pilasters	47	EA	2,266.00	106,502
Pile caps at exterior, including piers/pilasters at veranda	10	EA	1,339.00	13,390
Pile caps at interior, including piers	36	EA	1,854.00	66,744
<b>Special foundations</b>				
Modilization/testing	1	LS	72,100.00	72,100
Piles (assumed average 4# per interior and exterior caps and 2# per cap at veranda - each 85' deep)	29,920	LF	58.71	1,756,603
<b>Slab on grade</b>				
Structural slab on grade (no interior grade beams)	76,050	SF	13.00	988,650
Elevator/Escalator pit	2	EA	13,390.00	26,780
<b>Floor construction</b>				
Steel construction, including metal decking	116,650	SF	35.02	4,085,083
Concrete topping to floors	116,650	SF	6.75	787,388
Miscellaneous				
Fireproofing and fire stopping	116,650	SF	2.27	264,796
Equipment pads	250	SF	25.75	6,438
<b>Roof construction</b>				
Steel construction, including metal decking	79,853	SF	33.99	2,714,203
Concrete topping to roof	42,503	SF	6.75	286,895
Miscellaneous				
Fireproofing	79,853	SF	2.27	181,266
<b>Exterior walls</b>				
Exterior skin - combination, including backup	47,184	SF	82.40	3,887,962
Exterior skin - combination, column covers	10	EA	6,695.00	66,950
Eaves/fascia work, 2' overhang	1,200	LF	103.00	123,600
Soffits @ building overhang	1,513	SF	51.50	77,920
<b>Windows</b>				
Aluminum windows and glazing	19,259	SF	92.70	1,785,309
Aluminum curtain wall	2,000	SF	123.60	247,200
Louvers	250	SF	61.80	15,450
<b>Exterior doors</b>				
Hollow metal doors or wood doors, frame and hardware	12	LVLS	2,575.00	30,900
Aluminum doors	8	LVLS	4,120.00	32,960
Overhead doors	1	EA	4,635.00	4,635
Door operators	3	EA	4,120.00	12,360
<b>Roofing</b>				
Flat and sloped	79,853	SF	20.60	1,644,972
<b>Roof openings</b>				
Roof hatch/ vents	1	LS	2,575.00	2,575
<b>Interior construction</b>	1			
Partitions, doors, specialties, finishes, caework and equipment, complete	192,700	SF GFA	75.19	14,489,113
<b>Staircases</b>				
Egress/Internal circulation staircases	13	FLT	17,510.00	227,630
Miscellaneous steps and ladders	1	LS	5,150.00	5,150
Stair finishes				
Egress staircases	13	FLT	6,180.00	80,340

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	Quantity	Unit	Rate	Total
Conveying				
Passenger elevators	8	STPS	36,050.00	288,400
MEP systems				
Plumbing, fire protection, hvac and electrical	192,700	SF GFA	82.40	15,878,480
Special construction - garage				
Strip footings	240	LF	280.00	67,200
Slab on grade	3,200	SF	9.00	28,800
Roof structure	3,200	SF	26.00	83,200
Exterior walls - brick faced cmu	3,600	SF	60.00	216,000
Roof covering	3,200	SF	20.00	64,000
Interior construction	1	LS	20,000.00	20,000
Plumbing	1	LS	15,000.00	15,000
Heating, ventilation	3,200	SF	8.24	26,368
Electrical	3,200	SF	10.30	32,960
Site work				
Site preparation	267,000	SF	1.29	344,430
Remove existing building	11,000	SF	8.24	90,640
Hazardous materials abatement	1	LS	55,000.00	55,000
Site earthwork	267,000	SF	0.52	138,840
Over excavation to provide 3' of cover	12,961	CY	9.27	120,148
Dispose of hazardous excavated material	23,330	TN	185.40	4,325,382
Disposal of contaminated water	1	LS	300,000.00	300,000
New fill material	12,961	CY	22.66	293,696
Paving				
Roadways	99,916	SF	6.95	694,416
Walkways	23,575	SF	9.01	212,411
Plaza	8,200	SF	28.84	236,488
Bridge				
Pile caps	22	EA	2,266.00	49,852
Piles	5,610	LF	58.71	329,363
Additional modllization	1	LS	51,500.00	51,500
Bridge and ramp decking	3,800	SF	72.10	273,980
Staircase	2	FLT	20,600.00	41,200
Rails	1,122	FLT	247.20	277,358
Site development				
Site walls, play space etc.	1	LS	150,000.00	150,000
Landscaping	135,309	SF	1.03	139,368
Utilities				
Mechanical	1	LS	475,000.00	475,000
Electrical	1	LS	40,000.00	40,000
Site lighting	1	LS	125,000.00	125,000



**Estimate Detail**

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	Quantity	Unit	Rate	Total
<b>Markups</b>				
General conditions and project requirements				
General conditions and requirements	10.00%		60,076,636	6,007,664
Bond and Insurance	1.50%		66,084,300	991,265
Building permit	0.00%		67,075,565	
Overhead and Profit				
Contractors overhead and profit (Fee)	3.00%		67,075,565	2,012,267
<b>Contingencies/Escalation</b>				
Contingencies				
Design contingency	12.00%		69,087,832	8,290,540
GMP contingency	3.00%		77,378,372	2,321,351
Escalation				
Escalation to Start Date (October 2018)	8.70%		79,699,723	6,933,876
<b>TOTAL - OPTION 10B</b>				<b>\$86,633,599</b>

**OPTION 10D (5 STORY AT GRADE GYM/CAFÉ)****Trade Costs****Foundations**

Grade beams at exterior	1,654	LF	247.20	408,869
Grade beams at interior	438	LF	206.00	90,228
Grade beams at elevation changes	127	LF	206.00	26,162
Pile caps at exterior, including piers/pilasters	49	EA	2,266.00	111,034
Pile caps at interior, including piers	32	EA	1,854.00	59,328
<b>Special foundations</b>				
Modilization/testing	1	LS	72,100.00	72,100
Piles (assumed average 4# per interior and exterior caps - each 85' deep)	27,540	LF	58.71	1,616,873
<b>Slab on grade</b>				
Structural slab on grade	73,783	SF	13.00	959,179
Elevator/Escalator pit	2	EA	13,390.00	26,780
<b>Floor construction</b>				
Steel construction, including metal decking	115,717	SF	35.02	4,052,409
Concrete topping to floors	115,717	SF	6.75	781,090
<b>Miscellaneous</b>				
Fireproofing and fire stopping	115,717	SF	2.27	262,678
Equipment pads	250	SF	25.75	6,438
<b>Roof construction</b>				
Steel construction, including metal decking	77,472	SF	33.99	2,633,273
Concrete topping to roof	48,083	SF	6.75	324,560
<b>Miscellaneous</b>				
Fireproofing	77,472	SF	2.27	175,861
<b>Exterior walls</b>				
Exterior skin - combination, including backup	55,666	SF	82.40	4,586,878
Eaves/fascia work, 2' overhang	1,648	LF	103.00	169,744

## Estimate Detail

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	Quantity	Unit	Rate	Total
Soffits @ building overhang	1,030	SF	51.50	53,045
Windows				
Aluminum windows and glazing	27,833	SF	92.70	2,580,119
Aluminum curtain wall	2,000	SF	123.60	247,200
Louvers	250	SF	61.80	15,450
Exterior doors				
Hollow metal doors or wood doors, frame and hardware	3	LVLS	2,575.00	7,725
Aluminum doors	8	LVLS	4,120.00	32,960
Overhead doors	1	EA	4,635.00	4,635
Door operators	4	EA	4,120.00	16,480
Roofing				
Flat and sloped	77,472	SF	20.60	1,595,923
Roof openings				
Roof hatch/ vents	1	LS	2,575.00	2,575
Interior construction				
Partitions, doors, specialties, finishes, caework and equipment, complete	189,500	SF GFA	75.19	14,248,505
Staircases				
Egress/Internal circulation staircases	12	FLT	17,510.00	210,120
Miscellaneous steps and ladders	1	LS	5,150.00	5,150
Stair finishes				
Egress staircases	12	FLT	6,180.00	74,160
Conveying				
Passenger elevators	10	STPS	36,050.00	360,500
MEP systems				
Plumbing, fire protection, hvac and electrical	189,500	SF GFA	82.40	15,614,800
Special construction - garage				
Strip footings	240	LF	280.00	67,200
Slab on grade	3,200	SF	9.00	28,800
Roof structure	3,200	SF	26.00	83,200
Exterior walls - brick faced cmu	3,600	SF	60.00	216,000
Roof covering	3,200	SF	20.00	64,000
Interior construction	1	LS	20,000.00	20,000
Plumbing	1	LS	15,000.00	15,000
Heating, ventilation	3,200	SF	8.24	26,368
Electrical	3,200	SF	10.30	32,960
Site work				
Site preparation	267,000	SF	1.29	344,430
Remove existing building	11,000	SF	8.24	90,640
Hazardous materials abatement	1	LS	55,000.00	55,000
Site earthwork	267,000	SF	0.52	138,840
Over excavation to provide 3' of cover	12,857	CY	9.27	119,184
Dispose of hazardous excavated material	23,143	TN	185.40	4,290,712
Dispose of contaminated water	1	LS	300,000.00	300,000
New fill material	12,857	CY	22.66	291,340
Paving				
Roadways	99,916	SF	6.95	694,416

**Estimate Detail**

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	Quantity	Unit	Rate	Total
Walkways	23,575	SF	9.01	212,411
Plaza	7,200	SF	28.84	207,648
<b>Bridge</b>				
Pile caps	22	EA	2,266.00	49,852
Piles	5,610	LF	58.71	329,363
Additional modillization	1	LS	51,500.00	51,500
Bridge and ramp decking	3,800	SF	72.10	273,980
Staircase	2	FLT	20,600.00	41,200
Rails	1,122	FLT	247.20	277,358
<b>Site development</b>				
Site walls, play space etc.	1	LS	150,000.00	150,000
Landscaping	136,309	SF	1.03	140,398
<b>Utilities</b>				
Mechanical	1	LS	475,000.00	475,000
Electrical	1	LS	40,000.00	40,000
Site lighting	1	LS	125,000.00	125,000
<b>Markups</b>				
General conditions and project requirements				
General conditions and requirements	10.00%		60,684,631	6,068,463
Bond and Insurance	1.50%		66,753,094	1,001,296
Building permit	0.00%		67,754,390	
Overhead and Profit				
Contractors overhead and profit (Fee)	3.00%		67,754,390	2,032,632
<b>Contingencies/Escalation</b>				
Contingencies				
Design contingency	12.00%		69,787,022	8,374,443
GMP contingency	3.00%		78,161,465	2,344,844
Escalation				
Escalation to Start Date (October 2018)	8.70%		80,506,309	7,004,049
<b>TOTAL - OPTION 10D</b>				<b>\$87,510,358</b>





MODULE 3.1.4  
 SITE OPTION 2F ~ 5 STORY BUILDING, CAFETERIA @ GRADE, GYM STACKED  
 FORMER HIGH SCHOOL

MODULE 3.1.6  
 SITE OPTION 10B ~ 4 STORY BUILDING, CAFETERIA & GYM GRADE LEVEL  
 MARKET FORGE/CARWASH

MODULE 3.1.6  
 SITE OPTION 10D ~ 5 STORY BUILDING, CAFETERIA & GYM GRADE LEVEL  
 MARKET FORGE/CARWASH





Fennesey Consulting  
Estimate  
Dated 12/9/16 (updated  
1/11/17)

SF	Option	Costs	Cost/SF
192,700	<b>Option 2C</b> Former HS Site - 4 story building with Garage	Construction Cost Fees, Testing, Utilities, and Expenses FFE/Technology Contingencies <b>total</b>	\$81,018,632 \$14,932,515 \$3,040,000 \$5,671,304 <b>\$104,662,451</b> <b>\$543</b>
193,400	<b>Option 2D</b> Former HS Site - 4 story building-Stacked Gymnasium/Cafeteria	Construction Cost Fees, Testing, Utilities, and Expenses FFE/Technology Contingencies <b>total</b>	\$79,762,770 \$14,762,974 \$3,040,000 \$5,583,394 <b>\$103,149,138</b> <b>\$533</b>
189,500	<b>Option 2E</b> Former HS Site - 5 story building	Construction Cost Fees, Testing, Utilities, and Expenses FFE/Technology Contingencies <b>total</b>	\$81,410,482 \$14,985,415 \$3,040,000 \$5,698,734 <b>\$105,134,631</b> <b>\$555</b>
190,300	<b>Option 2F</b> Former HS Site - 5 story building-Stacked Gymnasium/Cafeteria	Construction Cost Fees, Testing, Utilities, and Expenses FFE/Technology Contingencies <b>total</b>	\$81,612,895 \$15,012,741 \$3,040,000 \$5,712,903 <b>\$105,378,539</b> <b>\$554</b>
190,300	<b>Option 2G</b> Former HS Site - Code Upgrade Only Does Not Meet Educational Program	Construction Cost Fees, Testing, Utilities, and Expenses FFE/Technology Contingencies <b>total</b>	\$109,107,235 \$19,174,477 \$3,040,000 \$7,637,506 <b>\$138,959,218</b> <b>\$730</b>
190,300	<b>Option 2H</b> Former HS Site - Renovations and Additions	Construction Cost Fees, Testing, Utilities, and Expenses FFE/Technology Contingencies <b>total</b>	\$87,479,934 \$15,804,791 \$3,040,000 \$6,123,595 <b>\$112,448,320</b> <b>\$591</b>
192,700	<b>Option 10B</b> Market Forge/Car Wash Site - 4 story building with Garage	Construction Cost Fees, Testing, Utilities, and Expenses FFE/Technology Contingencies <b>total</b>	\$86,633,599 \$16,090,536 \$3,040,000 \$6,064,352 <b>\$111,828,487</b> <b>\$580</b>
189,500	<b>Option 10D</b> Market Forge/Car Wash Site - 5 story building with Garage	Construction Cost Fees, Testing, Utilities, and Expenses FFE/Technology Contingencies <b>total</b>	\$87,510,358 \$16,208,898 \$3,040,000 \$6,125,725 <b>\$112,884,981</b> <b>\$596</b>

	Former HS Site 4 story building with Garage	Option 2D Former HS Site 4 story building Stacked Gymnasium/Cafeteria	Option 2E Former HS Site 5 story building	Option 2F Former HS Site 5 story building Stacked Gymnasium/Cafeteria	Option 2G Former HS Site Code Upgrade Only Does Not Meet Educational Program	Option 2H Former HS Site Renovations and Additions	Option 10B Market Forge/Car Wash Site 4 story building with Garage	Option 10D Market Forge/Car Wash Site 5 story building with Garage
Fennessy Consulting Estimate Dated 12/9/2016 (updated 1/11/17)								
<b>Total Project Cost</b>	\$104,662,451	\$103,149,138	\$105,134,631	\$105,378,539	\$138,959,218	\$112,448,320	\$111,828,487	\$112,884,981
<b>Approximate MSBA Reimbursement</b>	\$69,101,532	\$69,110,548	\$68,348,653	\$68,576,835	N/A	\$77,019,565	\$65,271,568	\$64,583,202
<b>Approximate Cost to the City</b>	\$35,560,919	\$34,038,590	\$36,785,978	\$36,801,704	\$138,959,218	\$35,428,755	\$46,556,919	\$48,301,779
<b>Summary of Approximate Ineligible Costs</b>								
Site Costs, Garage, Bridge	\$1,151,857	\$353,641	\$353,641	\$353,641		\$473,576	\$8,943,838	\$8,893,842
Building Costs	\$12,657,838	\$11,981,792	\$14,846,304	\$14,799,117		\$14,799,117	\$17,357,341	\$19,282,496
Asbestos Flooring Abatement	\$800,000	\$800,000	\$800,000	\$800,000		\$800,000	\$0	\$0
FFE/Technology over \$2,400/student	\$760,000	\$760,000	\$760,000	\$760,000		\$760,000	\$760,000	\$760,000
Legal Fees, Moving Expenses, Contingencies	\$3,590,745	\$3,540,511	\$3,606,419	\$3,614,516		\$3,849,197	\$3,815,344	\$3,850,414
	\$18,960,440	\$17,435,944	\$20,366,364	\$20,327,274	N/A	\$20,681,890	\$30,876,523	\$32,786,752

Fennese Consulting Estimate Dated 12/9/16 (Updated 1/11/17)	Option 2C Former HS Site - 4 story building with Garage		Option 2D Former HS Site - 4 story building-Stacked Gymnasium/Cafeteria		Option 2E Former HS Site - 5 story building		Option 2F Former HS Site - 5 story building-Stacked Gymnasium/Cafeteria		Option 2G Former HS Site - Code Upgrade Only Does Not Meet Educational Program		Option 2H Former HS Site - Renovations and Additions		Option 10B Market Forge/Car Wash Site - 4 story building with Garage		Option 10D Market Forge/Car Wash Site - 5 story building with Garage	
	SF	192,700	193,400	189,500	190,300	341,000	212,550	192,700	189,500							
<b>Foundations</b>																
standard	\$ 770,904	\$ 4.00	\$ 626,961	\$ 3.24	\$ 784,572	\$ 4.14	\$ 693,993	\$ 3.65	\$ 25,000	\$ 0.07	\$ 881,806	\$ 4.15	\$ 2,515,631	\$ 13.05	\$ 2,384,594	\$ 12.58
Slab on Grade	\$ 810,095	\$ 4.20	\$ 691,130	\$ 3.57	\$ 786,745	\$ 4.15	\$ 624,788	\$ 3.28	\$ 100,625	\$ 0.30	\$ 339,665	\$ 1.60	\$ 1,015,430	\$ 5.27	\$ 985,959	\$ 5.20
<b>Superstructure</b>																
upper floor	\$ 5,143,705	\$ 26.69	\$ 5,683,194	\$ 29.39	\$ 5,102,615	\$ 26.93	\$ 5,830,332	\$ 30.64	\$ 245,063.	\$ 0.72	\$ 2,971,836	\$ 13.98	\$ 5,143,705	\$ 26.69	\$ 5,102,615	\$ 26.93
roof structure	\$ 3,156,694	\$ 16.38	\$ 2,786,454	\$ 14.41	\$ 3,123,002	\$ 16.48	\$ 2,429,243	\$ 12.77	\$ 26,625	\$ 0.08	\$ 988,454	\$ 4.65	\$ 3,182,364	\$ 16.51	\$ 3,133,694	\$ 16.54
<b>Exterior Closure</b>																
exterior walls	\$ 4,156,432	\$ 21.57	\$ 3,783,407	\$ 19.56	\$ 4,811,212	\$ 25.39	\$ 5,000,877	\$ 26.28	\$ 1,524,344	\$ 4.47	\$ 3,015,147	\$ 14.19	\$ 4,156,432	\$ 21.57	\$ 4,809,667	\$ 25.38
windows	\$ 2,047,959	\$ 10.63	\$ 2,234,008	\$ 11.55	\$ 2,842,769	\$ 15.00	\$ 2,962,445	\$ 15.57	\$ 2,268,524	\$ 6.65	\$ 3,042,013	\$ 14.31	\$ 2,047,959	\$ 10.63	\$ 2,842,769	\$ 15.00
doors	\$ 80,855	\$ 0.42	\$ 75,705	\$ 0.39	\$ 61,800	\$ 0.33	\$ 61,800	\$ 0.32	\$ 80,855	\$ 0.24	\$ 80,855	\$ 0.38	\$ 80,855	\$ 0.42	\$ 61,800	\$ 0.33
<b>Roofing</b>	\$ 1,647,547	\$ 8.55	\$ 1,464,145	\$ 7.57	\$ 1,598,498	\$ 8.44	\$ 1,258,392	\$ 6.61	\$ 2,361,150	\$ 7.51	\$ 1,429,550	\$ 6.73	\$ 1,647,547	\$ 8.55	\$ 1,598,498	\$ 8.44
<b>Interior Construction</b>																
partitions, doors, casework, finishes	\$ 14,489,113	\$ 75.19	\$ 14,541,746	\$ 75.19	\$ 14,248,505	\$ 75.19	\$ 14,308,657	\$ 75.19	\$ 25,639,790	\$ 75.19	\$ 15,981,635	\$ 75.19	\$ 14,489,113	\$ 75.19	\$ 14,248,505	\$ 75.19
Staircases	\$ 313,120	\$ 1.62	\$ 336,810	\$ 1.74	\$ 289,430	\$ 1.53	\$ 384,190	\$ 2.02	\$ 384,190	\$ 1.13	\$ 384,190	\$ 1.81	\$ 313,120	\$ 1.62	\$ 289,430	\$ 1.53
Conveying Systems	\$ 288,400	\$ 1.50	\$ 288,400	\$ 1.49	\$ 360,500	\$ 1.90	\$ 360,500	\$ 1.89	\$ 288,400	\$ 0.85	\$ 288,400	\$ 1.36	\$ 288,400	\$ 1.50	\$ 360,500	\$ 1.90
MEP	\$ 15,878,480	\$ 82.40	\$ 15,936,160	\$ 82.40	\$ 15,614,800	\$ 82.40	\$ 15,680,720	\$ 82.40	\$ 33,213,400	\$ 97.40	\$ 20,702,370	\$ 97.40	\$ 15,878,480	\$ 82.40	\$ 15,614,800	\$ 82.40
Building Trade Cost	\$ 48,783,304	\$ 253.16	\$ 48,448,120	\$ 250.51	\$ 49,624,448	\$ 261.87	\$ 49,595,937	\$ 260.62	\$ 66,357,966	\$ 194.60	\$ 50,105,921	\$ 235.74	\$ 48,783,304	\$ 253.16	\$ 48,448,120	\$ 250.51
<b>Sitework</b>	\$ 1,686,629	\$ 8.75	\$ 1,704,455	\$ 8.83	\$ 1,670,745	\$ 8.81	\$ 1,839,620	\$ 9.61	\$ 1,915,258	\$ 5.55	\$ 4,372,418	\$ 22.69	\$ 1,686,629	\$ 8.75	\$ 1,670,745	\$ 8.81
Building HazMat	\$ 2,624,000	\$ 13.62	\$ 2,624,000	\$ 13.62	\$ 2,624,000	\$ 13.62	\$ 2,624,000	\$ 13.62	\$ 2,624,000	\$ 13.62	\$ 2,624,000	\$ 13.62	\$ 2,624,000	\$ 13.62	\$ 2,624,000	\$ 13.62
Building Demolition	\$ 2,535,440	\$ 13.15	\$ 2,535,440	\$ 13.15	\$ 2,535,440	\$ 13.15	\$ 2,535,440	\$ 13.15	\$ 2,535,440	\$ 13.15	\$ 2,535,440	\$ 13.15	\$ 2,535,440	\$ 13.15	\$ 2,535,440	\$ 13.15
9-Bay Garage	\$ 553,528	\$ 2.87	\$ 553,528	\$ 2.87	\$ 553,528	\$ 2.87	\$ 553,528	\$ 2.87	\$ 553,528	\$ 2.87	\$ 553,528	\$ 2.87	\$ 553,528	\$ 2.87	\$ 553,528	\$ 2.87
<b>Pedestrian Bridge</b>																
Site Trade Cost	\$ 7,399,597	\$ 38.40	\$ 6,863,895	\$ 36.18	\$ 6,830,185	\$ 36.07	\$ 6,999,060	\$ 36.77	\$ 7,329,393	\$ 38.05	\$ 8,975,085	\$ 46.61	\$ 7,399,597	\$ 38.40	\$ 6,863,895	\$ 36.18
Total Trade Cost	\$ 56,182,901	\$ 291.56	\$ 55,312,015	\$ 286.69	\$ 56,454,633	\$ 292.94	\$ 56,594,997	\$ 292.49	\$ 73,687,359	\$ 395.65	\$ 59,081,006	\$ 306.35	\$ 56,182,901	\$ 291.56	\$ 55,312,015	\$ 286.69
<b>General Conditions and Requirements</b>	\$ 5,618,290	\$ 29.15	\$ 5,531,202	\$ 28.58	\$ 5,645,463	\$ 29.27	\$ 5,659,500	\$ 29.22	\$ 7,368,736	\$ 38.24	\$ 5,908,101	\$ 30.66	\$ 5,618,290	\$ 29.15	\$ 5,531,202	\$ 28.58
Bonds and Insurance	\$ 927,018	\$ 4.81	\$ 912,648	\$ 4.72	\$ 931,501	\$ 4.89	\$ 933,817	\$ 4.90	\$ 1,215,841	\$ 6.32	\$ 974,837	\$ 5.06	\$ 927,018	\$ 4.81	\$ 912,648	\$ 4.72
Permit	\$ -	\$ 0.00	\$ -	\$ 0.00	\$ -	\$ 0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fee	\$ 1,881,846	\$ 9.77	\$ 1,852,676	\$ 9.58	\$ 1,890,948	\$ 9.98	\$ 1,895,649	\$ 9.95	\$ 2,468,158	\$ 12.80	\$ 1,978,918	\$ 10.27	\$ 1,881,846	\$ 9.77	\$ 1,852,676	\$ 9.58
Design Contingency	\$ 7,753,207	\$ 40.23	\$ 7,633,025	\$ 39.47	\$ 7,790,705	\$ 40.57	\$ 7,810,076	\$ 40.52	\$ 12,711,014	\$ 66.57	\$ 10,191,429	\$ 52.90	\$ 7,753,207	\$ 40.23	\$ 7,633,025	\$ 39.47
GMP Contingency	\$ 2,170,898	\$ 11.27	\$ 2,137,247	\$ 11.05	\$ 2,181,398	\$ 11.51	\$ 2,186,821	\$ 11.48	\$ 2,923,533	\$ 15.34	\$ 2,344,029	\$ 12.18	\$ 2,170,898	\$ 11.27	\$ 2,137,247	\$ 11.05
Escalation	\$ 6,484,472	\$ 33.65	\$ 6,383,957	\$ 33.02	\$ 6,515,834	\$ 33.88	\$ 6,532,035	\$ 33.81	\$ 8,732,594	\$ 45.83	\$ 7,001,614	\$ 36.41	\$ 6,484,472	\$ 33.65	\$ 6,383,957	\$ 33.02
Total Construction Cost	\$ 81,018,632	\$ 420.44	\$ 79,762,770	\$ 412.42	\$ 81,410,482	\$ 429.61	\$ 81,612,895	\$ 428.86	\$ 109,107,235	\$ 579.96	\$ 87,479,934	\$ 454.17	\$ 81,018,632	\$ 420.44	\$ 79,762,770	\$ 412.42



EVERETT PUBLIC SCHOOLS  
CITY OF EVERETT  
GEORGE KEVERIAN SCHOOL  
MODULE 3 – FEASIBILITY STUDY  
PRELIMINARY DESIGN PROGRAM SUBMITTAL

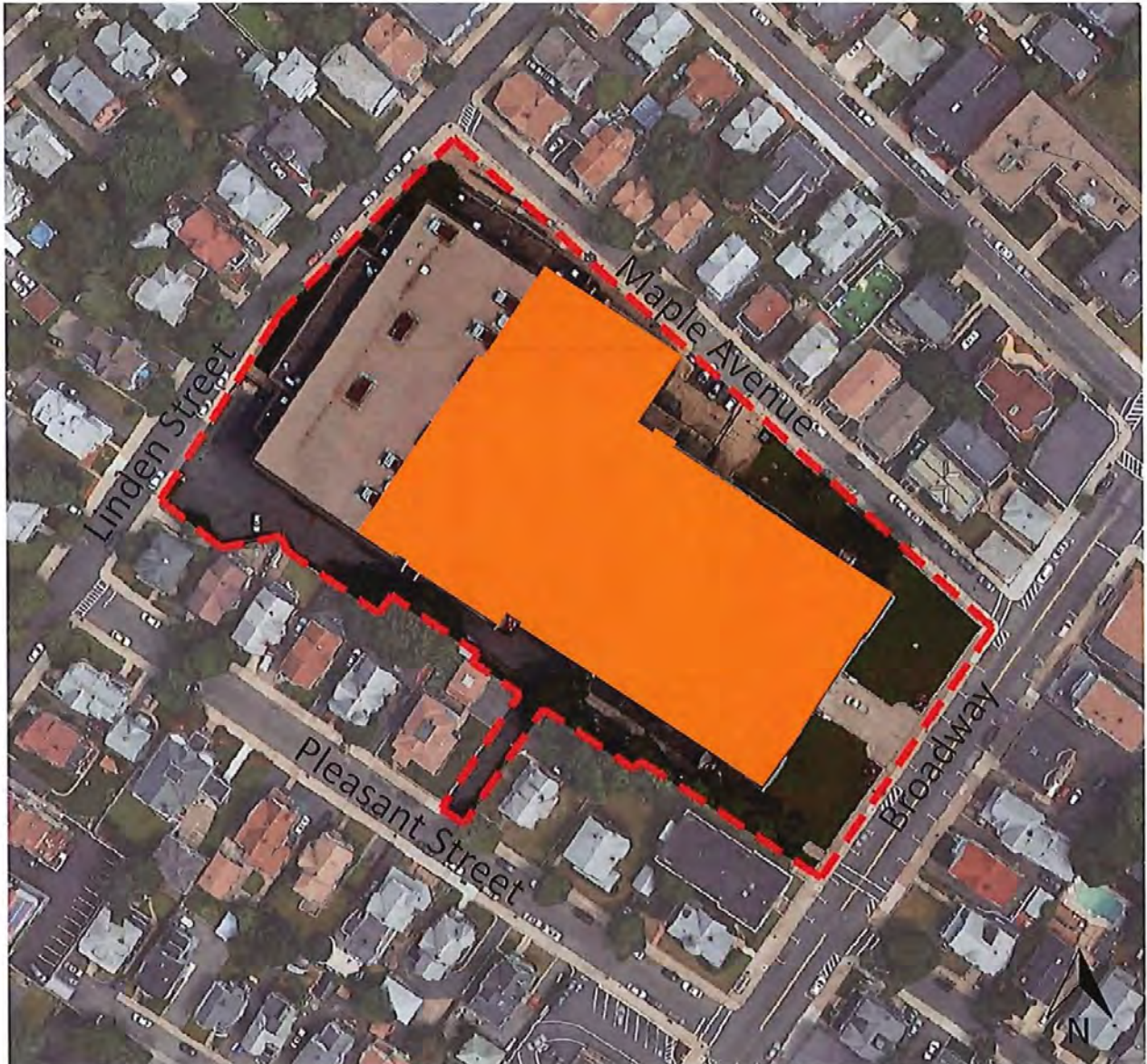
MODULE 3.1.4      SITE OPTION #2 ~ EXISTING SITE PLAN  
FORMER HIGH SCHOOL





EVERETT PUBLIC SCHOOLS  
CITY OF EVERETT  
GEORGE KEVERIAN SCHOOL  
MODULE 3 – FEASIBILITY STUDY  
PRELIMINARY DESIGN PROGRAM SUBMITTAL

MODULE 3.1.4      SITE OPTION #2H ~ ADDITION & RENOVATIONS  
FORMER HIGH SCHOOL





EVERETT PUBLIC SCHOOLS  
CITY OF EVERETT  
GEORGE KEVERIAN SCHOOL  
MODULE 3 – FEASIBILITY STUDY  
PRELIMINARY DESIGN PROGRAM SUBMITTAL

MODULE 3.1.4      SITE OPTION 2J ~ 5 STORY BUILDING, CAFETERIA @ GRADE, GYM STACKED  
FORMER HIGH SCHOOL













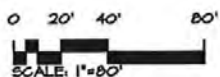
EVERETT PUBLIC SCHOOLS  
CITY OF EVERETT  
GEORGE KEVERIAN SCHOOL  
MODULE 3 – FEASIBILITY STUDY  
PREFERRED SCHEMATIC REPORT SUBMITTAL

MODULE 3.3.3      SITE OPTION 2H ~ ADDITION/RENOVATION TO THE  
FORMER HIGH SCHOOL



**EVERETT PUBLIC SCHOOLS  
CITY OF EVERETT  
GEORGE KEVERIAN SCHOOL  
MODULE 3 - FEASIBILITY STUDY  
PREFERRED SCHEMATIC REPORT SUBMITTAL**

**MODULE 3.3.3      SITE OPTION 2H ~ ADDITIONS & RENOVATIONS  
FORMER HIGH SCHOOL  
212,000 TOTAL SF**



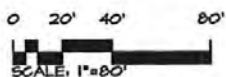
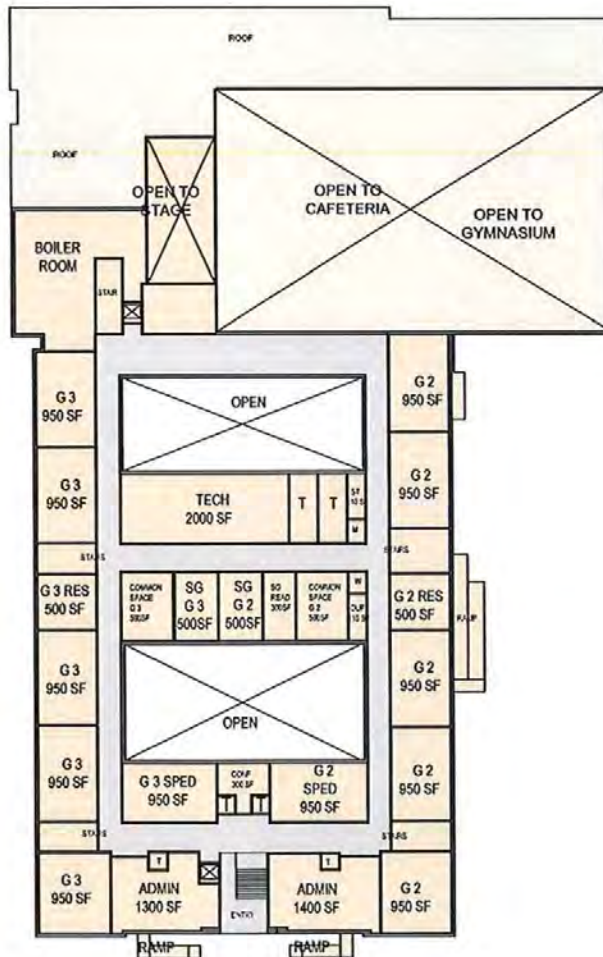
**GROUND FLOOR  
76,000 SF**





**EVERETT PUBLIC SCHOOLS  
CITY OF EVERETT  
GEORGE KEVERIAN SCHOOL  
MODULE 3 - FEASIBILITY STUDY  
PREFERRED SCHEMATIC REPORT SUBMITTAL**

**MODULE 3.3.3      SITE OPTION 2H ~ ADDITIONS & RENOVATIONS  
FORMER HIGH SCHOOL  
212,000 TOTAL SF**

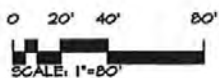
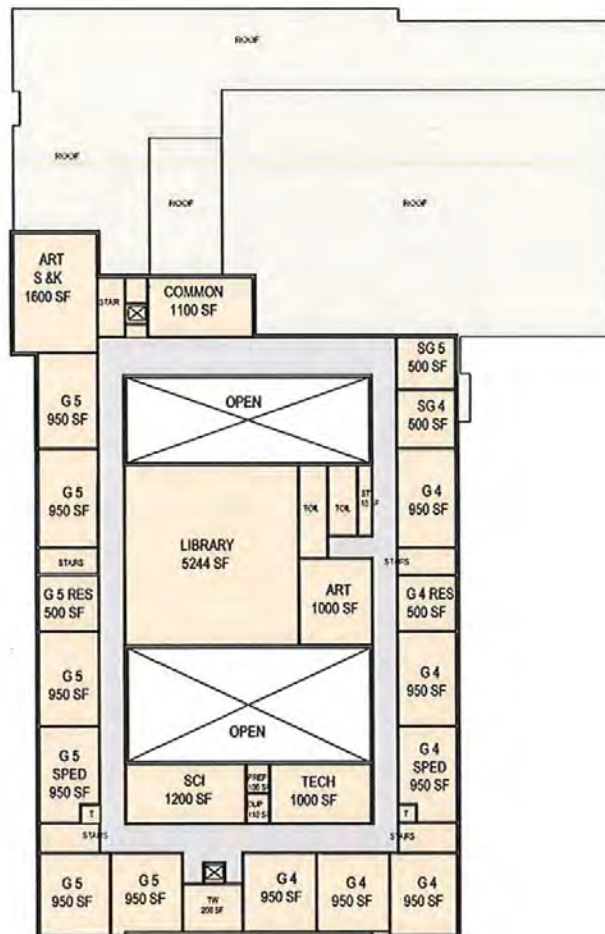


**FIRST FLOOR  
44,000 SF**



**EVERETT PUBLIC SCHOOLS  
CITY OF EVERETT  
GEORGE KEVERIAN SCHOOL  
MODULE 3 - FEASIBILITY STUDY  
PREFERRED SCHEMATIC REPORT SUBMITTAL**

**MODULE 3.3.3      SITE OPTION 2H ~ ADDITIONS & RENOVATIONS  
FORMER HIGH SCHOOL  
212,000 TOTAL SF**

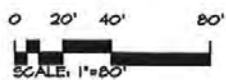
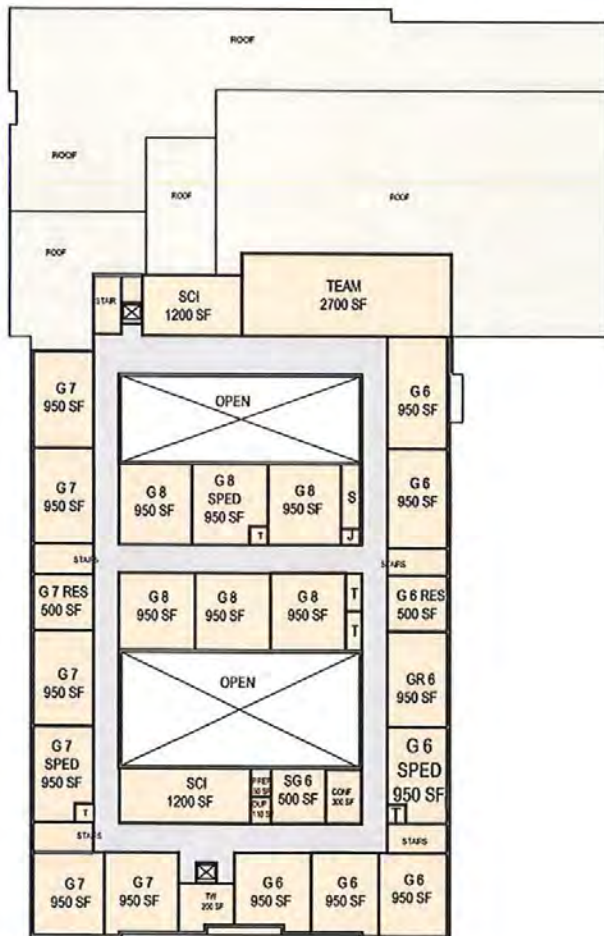


**SECOND FLOOR  
44,000 SF**



**EVERETT PUBLIC SCHOOLS  
CITY OF EVERETT  
GEORGE KEVERIAN SCHOOL  
MODULE 3 - FEASIBILITY STUDY  
PREFERRED SCHEMATIC REPORT SUBMITTAL**

**MODULE 3.3.3      SITE OPTION 2H ~ ADDITIONS & RENOVATIONS  
FORMER HIGH SCHOOL  
212,000 TOTAL SF**



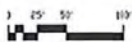
**THIRD FLOOR  
48,000 SF**





EVERETT PUBLIC SCHOOLS  
CITY OF EVERETT  
GEORGE KEVERIAN SCHOOL  
MODULE 3 – FEASIBILITY STUDY  
PRELIMINARY DESIGN PROGRAM SUBMITTAL

MODULE 3.1.4      SITE OPTION 2L ~ 4 STORY BUILDING  
FORMER HIGH SCHOOL



EVERETT PUBLIC SCHOOLS  
CITY OF EVERETT  
GEORGE KEVERIAN SCHOOL  
MODULE 3 - FEASIBILITY STUDY  
PRELIMINARY DESIGN PROGRAM SUBMITTAL

MODULE 3.1.4      SITE OPTION 2L - 4 STORY OPTION  
GEORGE KEVERIAN SCHOOL  
TOTAL SF 189,765 SF



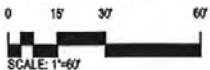
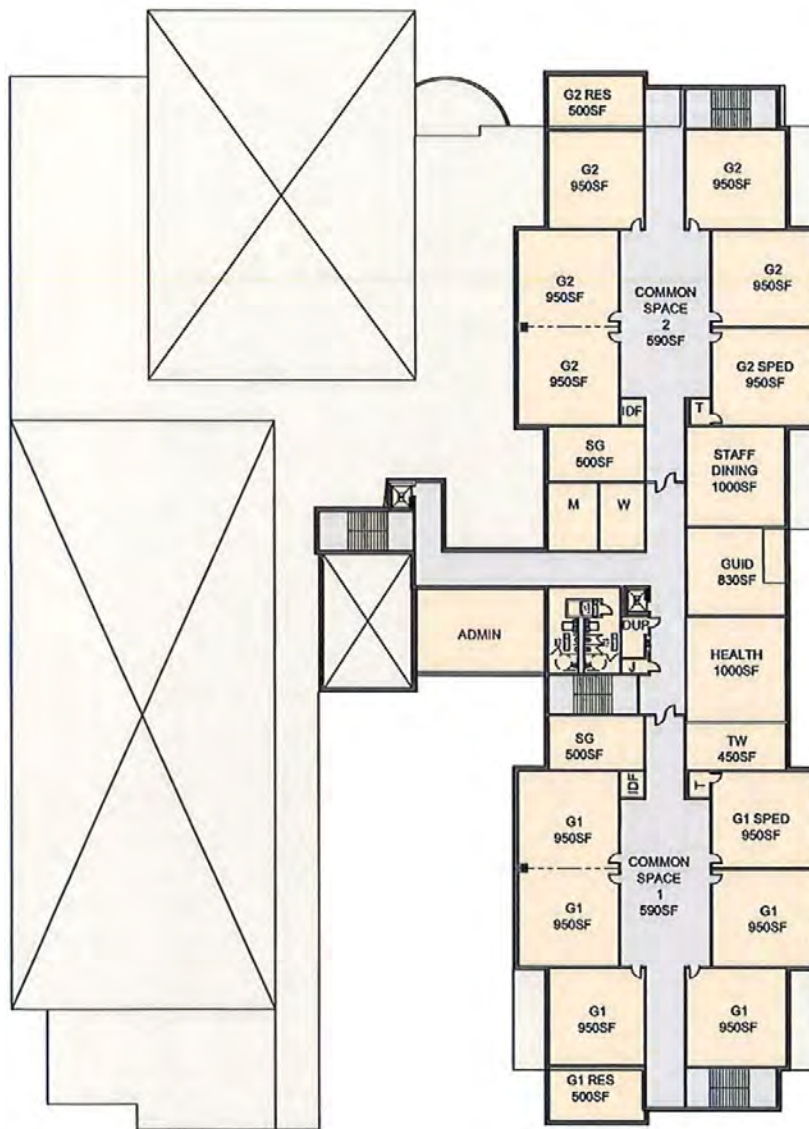
FIRST FLOOR  
70,295 SF





EVERETT PUBLIC SCHOOLS  
CITY OF EVERETT  
GEORGE KEVERIAN SCHOOL  
MODULE 3 - FEASIBILITY STUDY  
PRELIMINARY DESIGN PROGRAM SUBMITTAL

MODULE 3.1.4      SITE OPTION 2L - 4 STORY OPTION  
GEORGE KEVERIAN SCHOOL  
TOTAL SF 189,765 SF

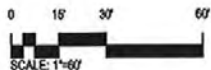
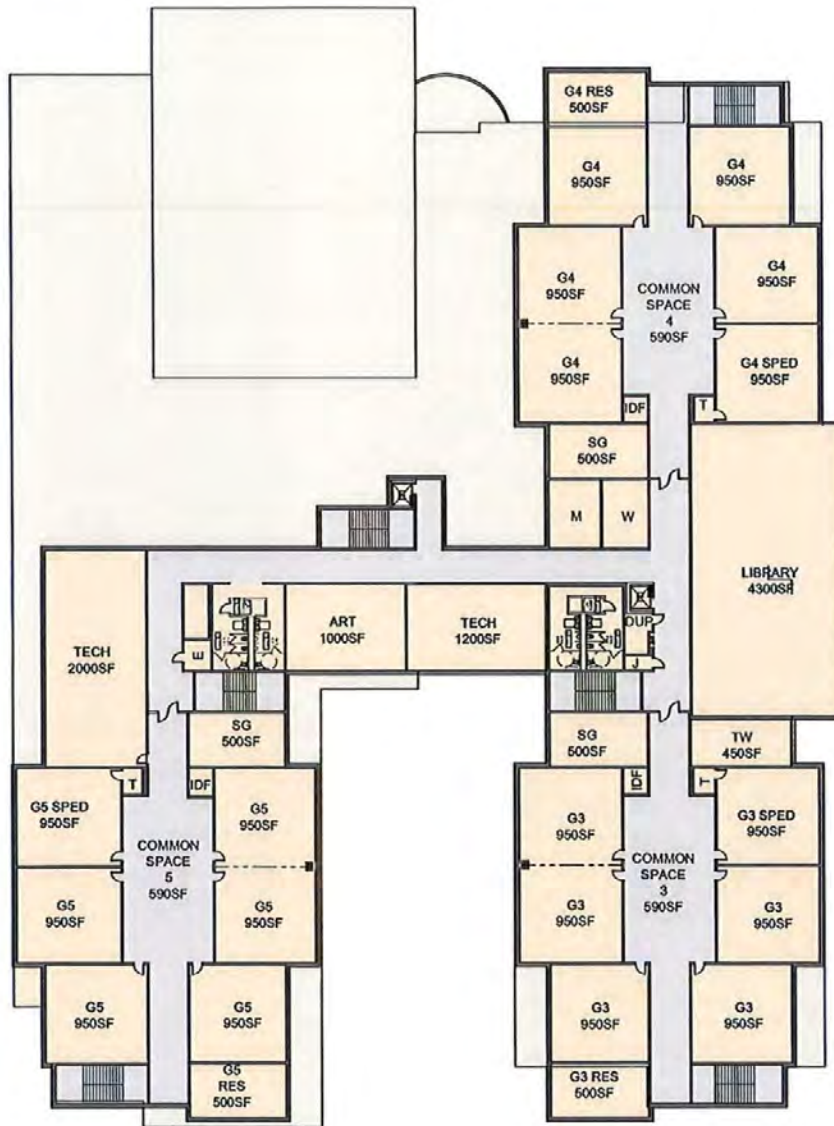


SECOND FLOOR  
28,430 SF



EVERETT PUBLIC SCHOOLS  
CITY OF EVERETT  
GEORGE KEVERIAN SCHOOL  
MODULE 3 - FEASIBILITY STUDY  
PRELIMINARY DESIGN PROGRAM SUBMITTAL

MODULE 3.1.4      SITE OPTION 2L - 4 STORY OPTION  
GEORGE KEVERIAN SCHOOL  
TOTAL SF 189,765 SF



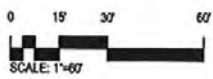
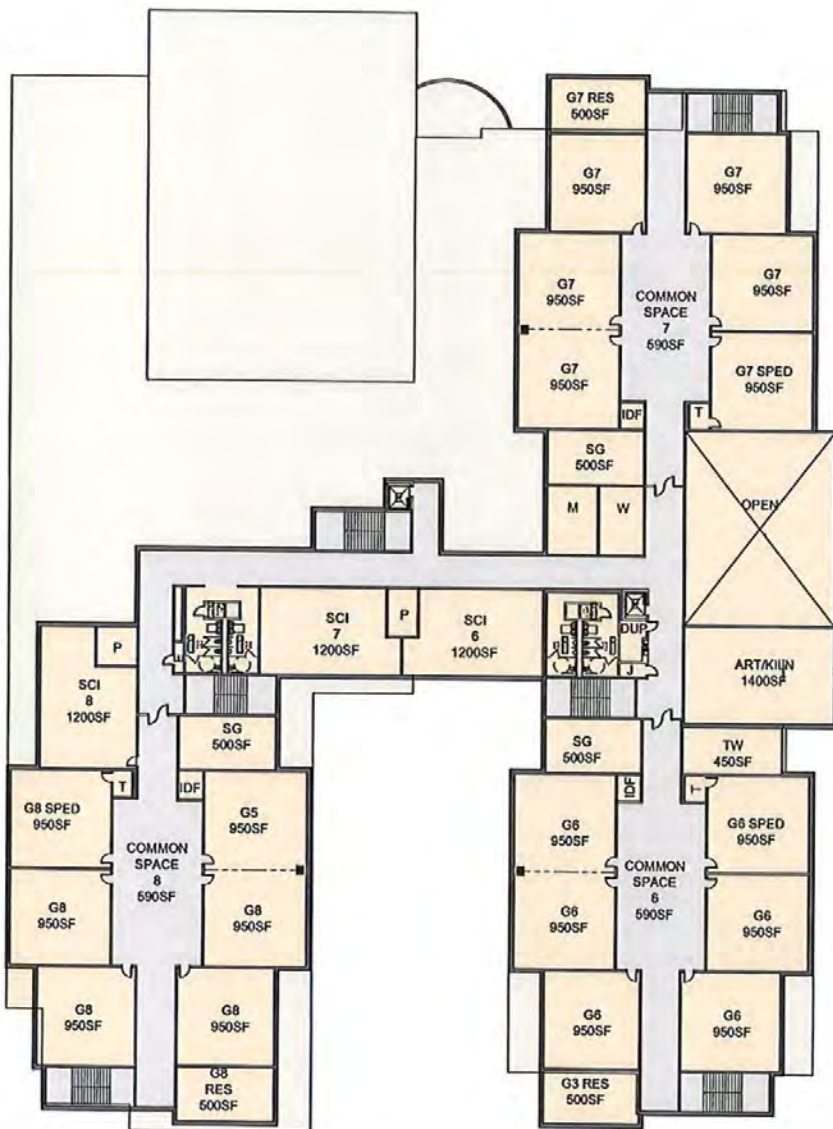
THIRD FLOOR  
47,300 SF





EVERETT PUBLIC SCHOOLS  
CITY OF EVERETT  
GEORGE KEVERIAN SCHOOL  
MODULE 3 - FEASIBILITY STUDY  
PRELIMINARY DESIGN PROGRAM SUBMITTAL

MODULE 3.1.4      SITE OPTION 2L - 4 STORY OPTION  
GEORGE KEVERIAN SCHOOL  
TOTAL SF 189,765 SF



FOURTH FLOOR  
43,740 SF



EVERETT PUBLIC SCHOOLS  
CITY OF EVERETT  
GEORGE KEVERIAN SCHOOL  
MODULE 3 – FEASIBILITY STUDY  
PRELIMINARY DESIGN PROGRAM SUBMITTAL

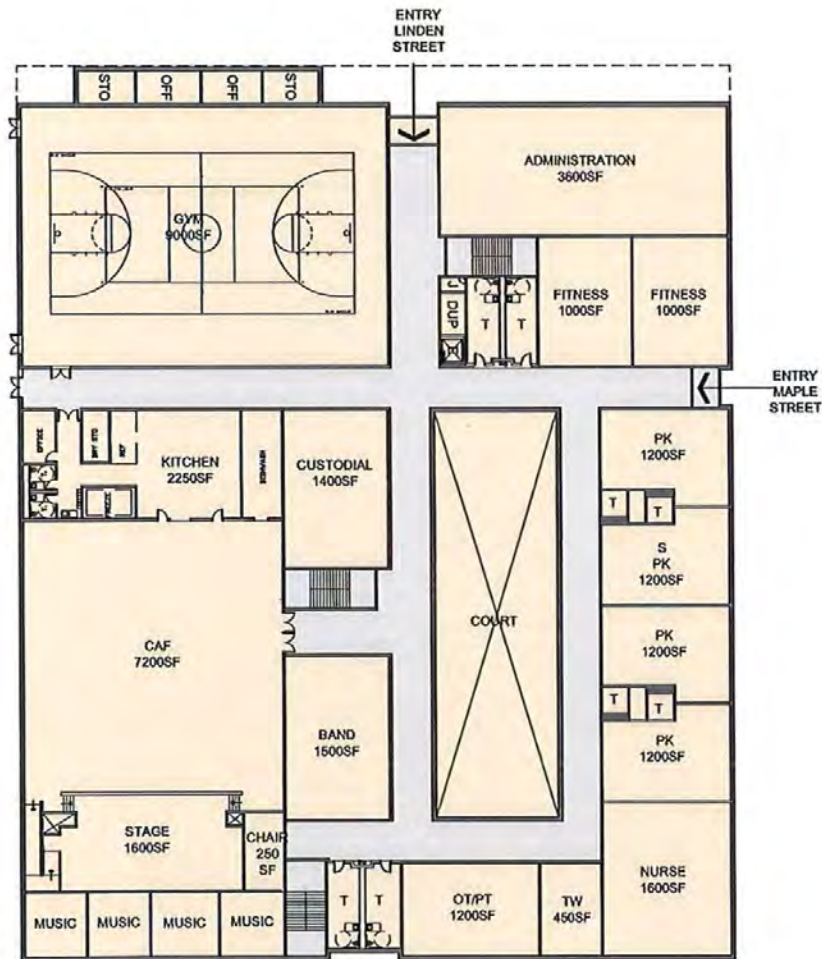
MODULE 3.1.4      SITE OPTION 2M ~ 4 STORY BUILDING  
FORMER HIGH SCHOOL





EVERETT PUBLIC SCHOOLS  
CITY OF EVERETT  
GEORGE KEVERIAN SCHOOL  
MODULE 3 - FEASIBILITY STUDY  
PRELIMINARY DESIGN PROGRAM SUBMITTAL

MODULE 3.1.4      SITE OPTION 2M - 4 STORY OPTION  
GEORGE KEVERIAN SCHOOL  
TOTAL SF 189,420 SF



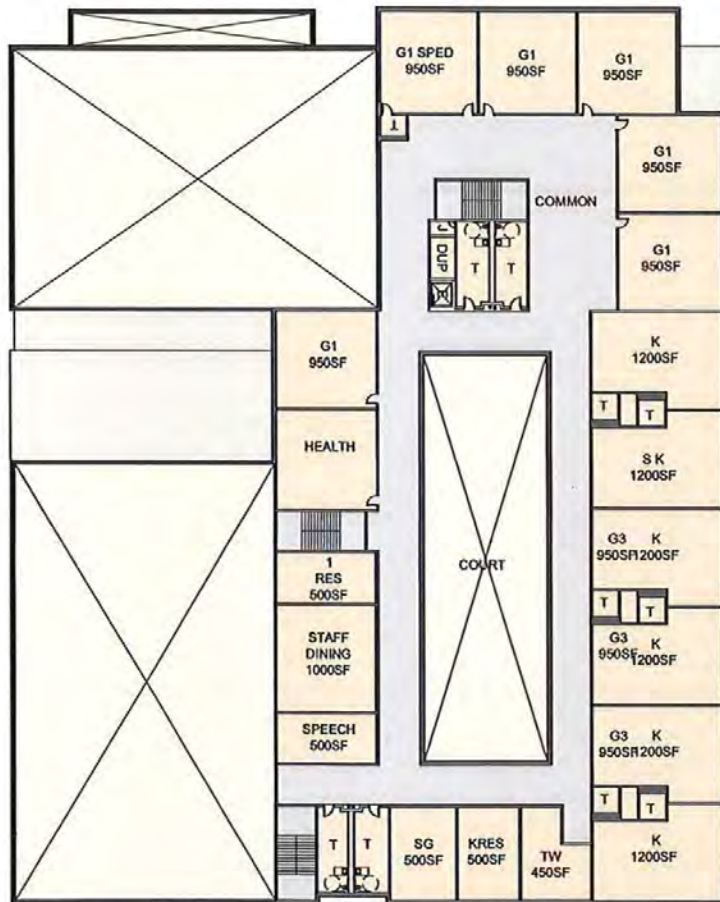
FIRST FLOOR

55,320 SF



EVERETT PUBLIC SCHOOLS  
CITY OF EVERETT  
GEORGE KEVERIAN SCHOOL  
MODULE 3 - FEASIBILITY STUDY  
PRELIMINARY DESIGN PROGRAM SUBMITTAL

MODULE 3.1.4      SITE OPTION 2M - 4 STORY OPTION  
GEORGE KEVERIAN SCHOOL  
TOTAL SF 189,420 SF



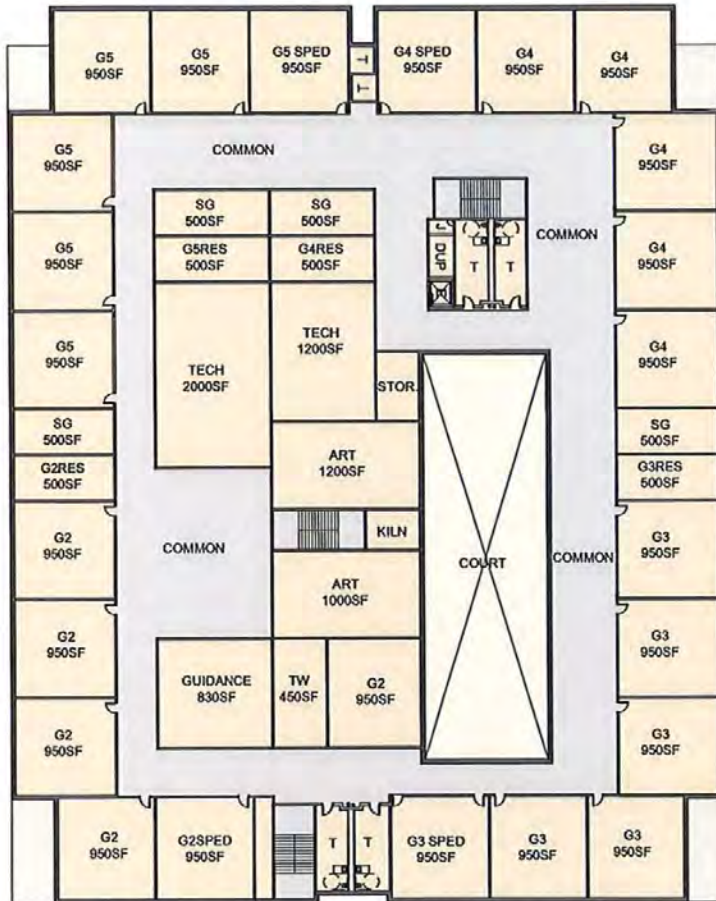
SECOND FLOOR

30,900 SF



**EVERETT PUBLIC SCHOOLS  
CITY OF EVERETT  
GEORGE KEVERIAN SCHOOL  
MODULE 3 - FEASIBILITY STUDY  
PRELIMINARY DESIGN PROGRAM SUBMITTAL**

**MODULE 3.1.4      SITE OPTION 2M - 4 STORY OPTION  
GEORGE KEVERIAN SCHOOL  
TOTAL SF 189,420 SF**



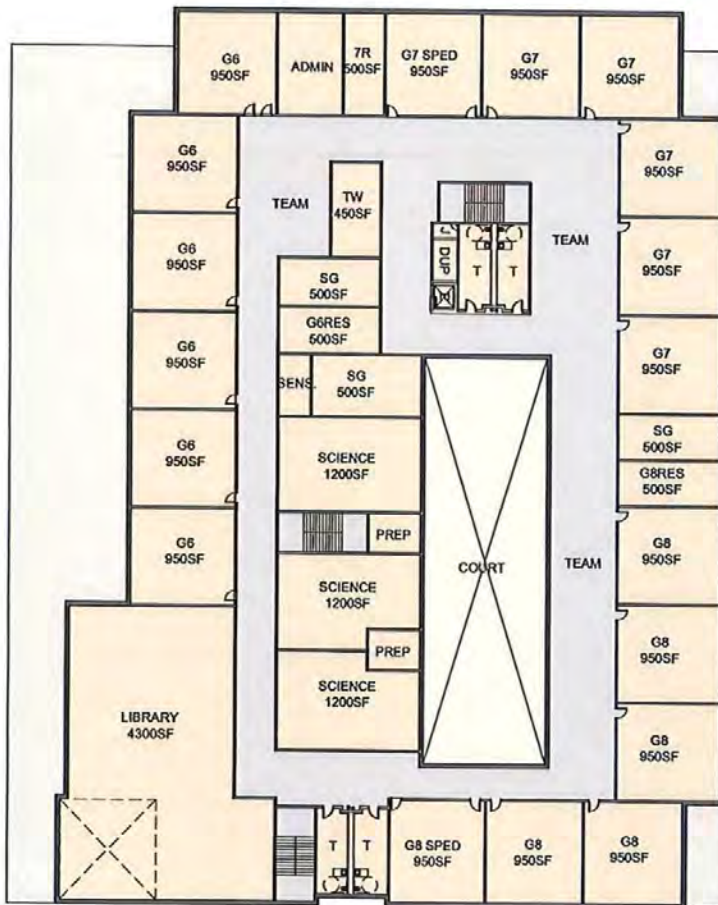
**THIRD FLOOR**  
55,450 SF





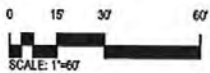
EVERETT PUBLIC SCHOOLS  
CITY OF EVERETT  
GEORGE KEVERIAN SCHOOL  
MODULE 3 - FEASIBILITY STUDY  
PRELIMINARY DESIGN PROGRAM SUBMITTAL

MODULE 3.1.4      SITE OPTION 2M - 4 STORY OPTION  
GEORGE KEVERIAN SCHOOL  
TOTAL SF 189,420 SF



FOURTH FLOOR

47,750 SF



EVERETT PUBLIC SCHOOLS  
CITY OF EVERETT  
GEORGE KEVERIAN SCHOOL  
MODULE 3 – FEASIBILITY STUDY  
PREFERRED SCHEMATIC REPORT SUBMITTAL

MODULE 3.3.3      SITE OPTION 2N ~ EXISTING SITE PLAN  
FORMER HIGH SCHOOL

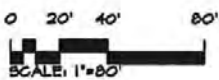
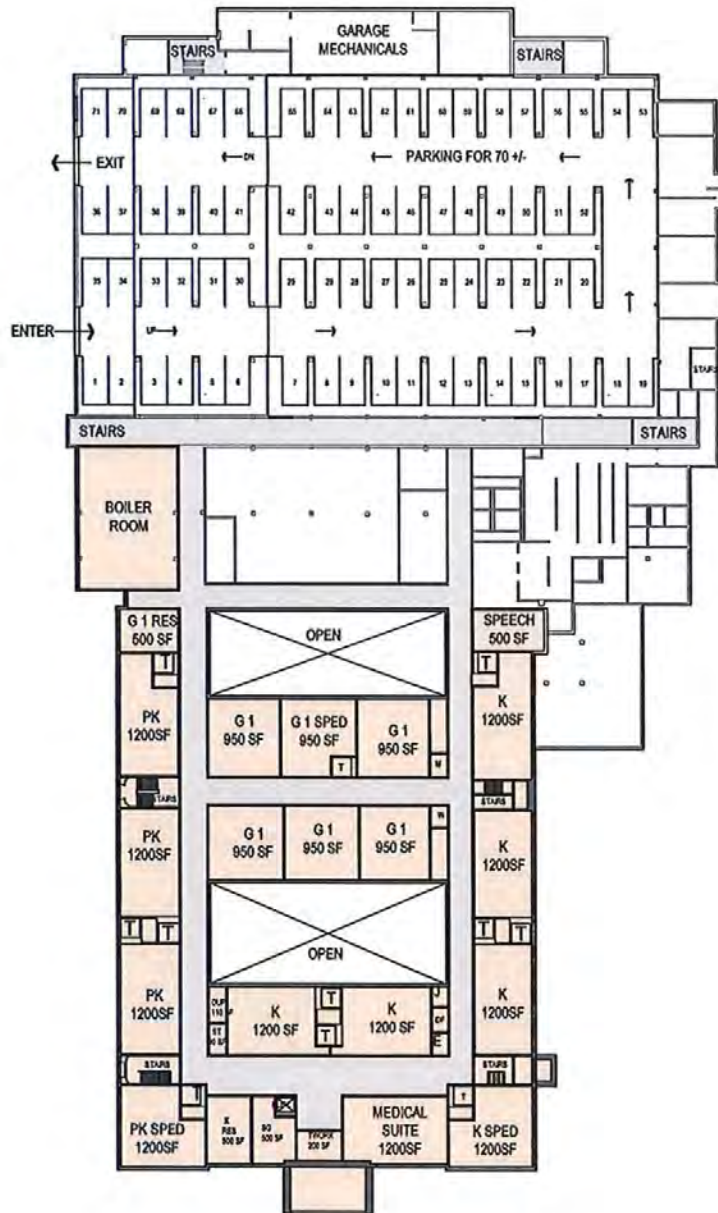


0 25 50 100  
SCALE: 1/64" = 1'-0"



**EVERETT PUBLIC SCHOOLS  
CITY OF EVERETT  
GEORGE KEVERIAN SCHOOL  
MODULE 3 - FEASIBILITY STUDY  
PRELIMINARY DESIGN PROGRAM SUBMITTAL**

**MODULE 3.1.6      SITE OPTION #2N ~ EXISTING FLOOR PLANS  
FORMER HIGH SCHOOL ~ RENOVATIONS  
GROUND FLOOR**

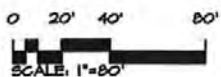
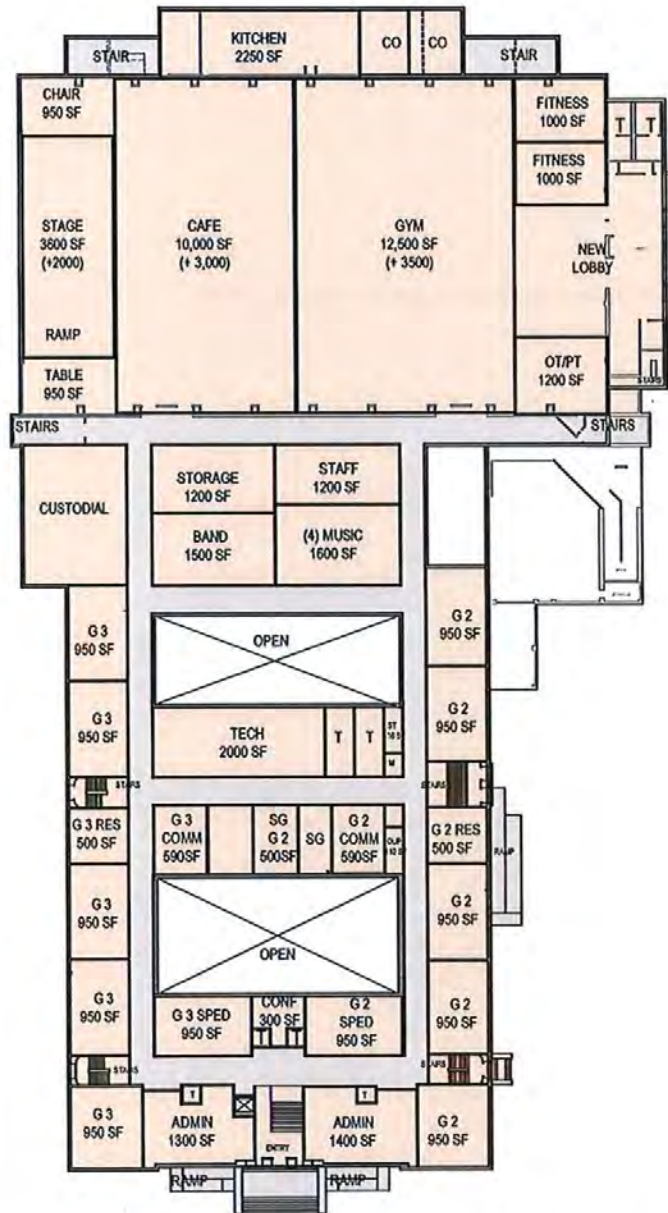


**GROUND FLOOR  
106,300 SF**



**EVERETT PUBLIC SCHOOLS  
CITY OF EVERETT  
GEORGE KEVERIAN SCHOOL  
MODULE 3 - FEASIBILITY STUDY  
PRELIMINARY DESIGN PROGRAM SUBMITTAL**

**MODULE 3.1.6      SITE OPTION #2N ~ EXISTING FLOOR PLANS  
FORMER HIGH SCHOOL ~ RENOVATIONS  
FIRST FLOOR**

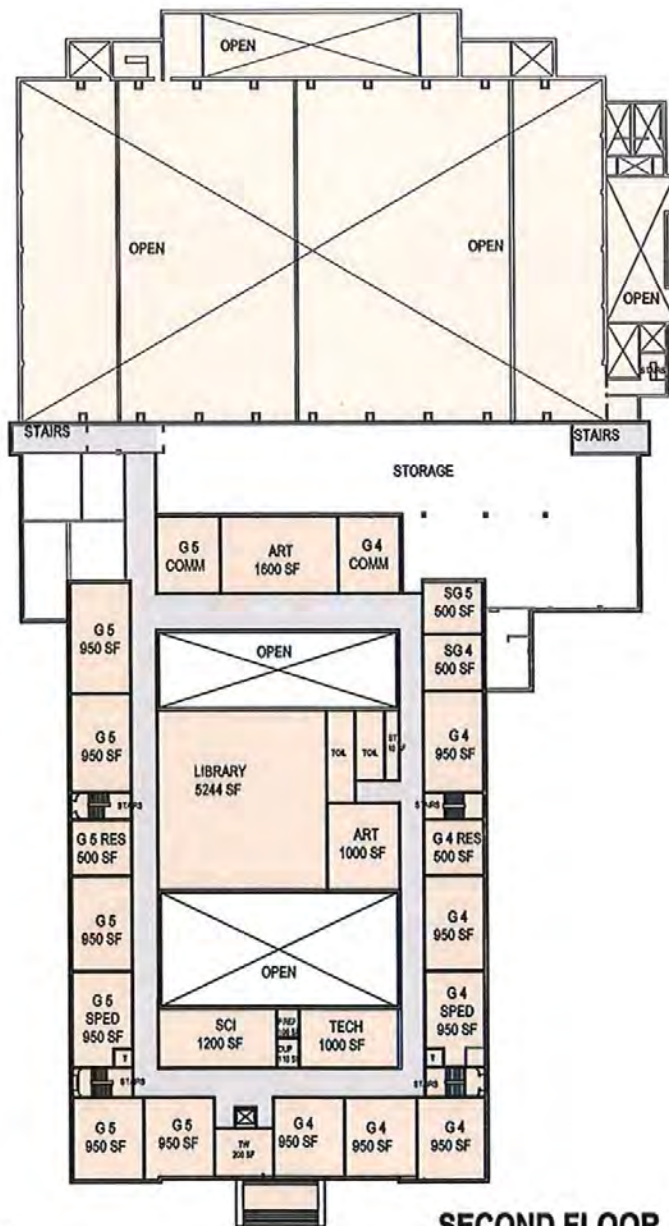


**FIRST FLOOR  
104,400 SF**

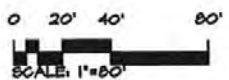


**EVERETT PUBLIC SCHOOLS  
CITY OF EVERETT  
GEORGE KEVERIAN SCHOOL  
MODULE 3 - FEASIBILITY STUDY  
PRELIMINARY DESIGN PROGRAM SUBMITTAL**

**MODULE 3.1.6      SITE OPTION #2N ~ EXISTING FLOOR PLANS  
FORMER HIGH SCHOOL ~ RENOVATIONS  
SECOND FLOOR**



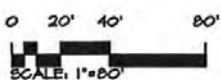
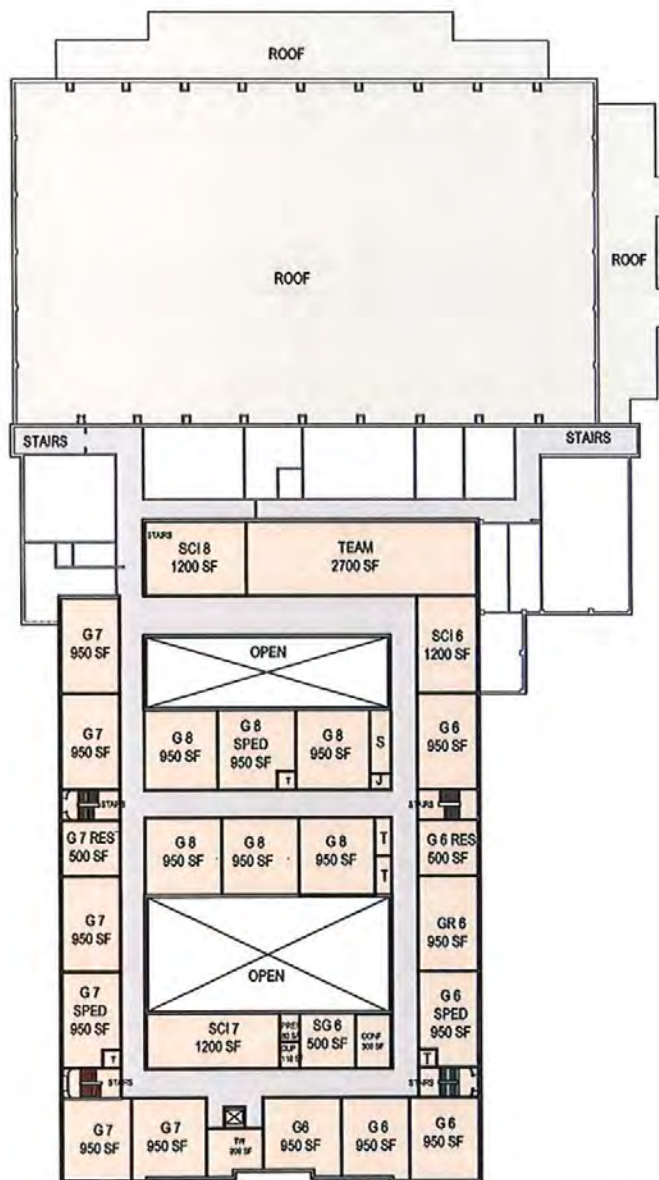
**SECOND FLOOR  
57,400 SF**





**EVERETT PUBLIC SCHOOLS  
CITY OF EVERETT  
GEORGE KEVERIAN SCHOOL  
MODULE 3 - FEASIBILITY STUDY  
PRELIMINARY DESIGN PROGRAM SUBMITTAL**

**MODULE 3.1.6      SITE OPTION #2H ~ EXISTING FLOOR PLANS  
FORMER HIGH SCHOOL ~ RENOVATIONS  
THIRD FLOOR**

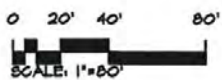
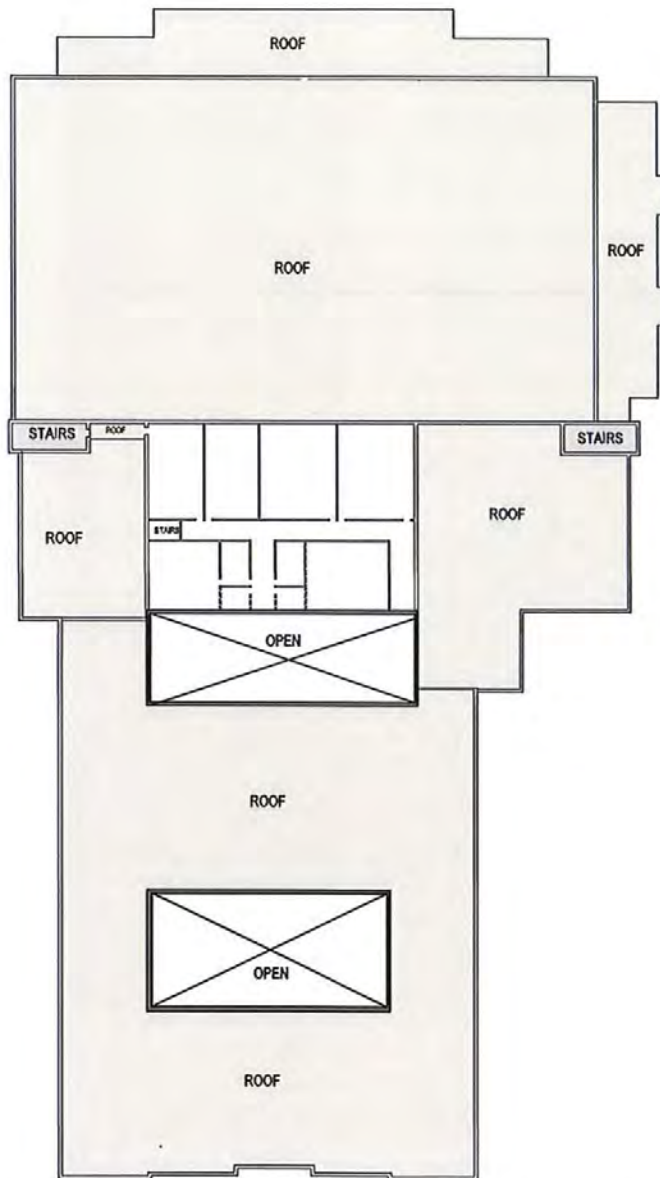


**THIRD FLOOR  
57,400 SF**



**EVERETT PUBLIC SCHOOLS  
CITY OF EVERETT  
GEORGE KEVERIAN SCHOOL  
MODULE 3 - FEASIBILITY STUDY  
PRELIMINARY DESIGN PROGRAM SUBMITTAL**

**MODULE 3.1.6      SITE OPTION #2N ~ EXISTING FLOOR PLANS  
FORMER HIGH SCHOOL ~ RENOVATIONS  
FOURTH FLOOR**



**FOURTH FLOOR  
13,400 SF**





EVERETT PUBLIC SCHOOLS  
CITY OF EVERETT  
GEORGE KEVERIAN SCHOOL  
MODULE 3 – FEASIBILITY STUDY  
PRELIMINARY DESIGN PROGRAM SUBMITTAL

MODULE 3.1.4      SITE OPTION #5 ~ EXISTING SITE PLAN  
FLORENCE STREET PARK





EVERETT PUBLIC SCHOOLS  
CITY OF EVERETT  
GEORGE KEVERIAN SCHOOL  
MODULE 3 – FEASIBILITY STUDY  
PRELIMINARY DESIGN PROGRAM SUBMITTAL

MODULE 3.1.4      SITE OPTION 5D ~ 4 STORY BUILDING, "C" SHAPE, PARKING, PLAY  
FLORENCE STREET PARK





EVERETT PUBLIC SCHOOLS  
CITY OF EVERETT  
GEORGE KEVERIAN SCHOOL  
MODULE 3 – FEASIBILITY STUDY  
PRELIMINARY DESIGN PROGRAM SUBMITTAL

MODULE 3.1.4      SITE OPTION 5E ~ 4 STORY BUILDING "C" SHAPED W/ CAFÉ & GYM STACKED  
FLORENCE STREET PARK





EVERETT PUBLIC SCHOOLS  
CITY OF EVERETT  
GEORGE KEVERIAN SCHOOL  
MODULE 3 – FEASIBILITY STUDY  
PRELIMINARY DESIGN PROGRAM SUBMITTAL

MODULE 3.1.4      SITE OPTION 5G ~ 4 STORY BUILDING, "C" SHAPE, PARKING, PLAY  
FLORENCE STREET PARK



EVERETT PUBLIC SCHOOLS  
CITY OF EVERETT  
GEORGE KEVERIAN SCHOOL  
MODULE 3 – FEASIBILITY STUDY  
PRELIMINARY DESIGN PROGRAM SUBMITTAL

MODULE 3.1.4 SITE OPTION 5H ~ 4 STORY BUILDING “C” SHAPED W/ CAFÉ & GYM STACKED  
FLORENCE STREET PARK





EVERETT PUBLIC SCHOOLS  
CITY OF EVERETT  
GEORGE KEVERIAN SCHOOL  
MODULE 3 – FEASIBILITY STUDY  
PRELIMINARY DESIGN PROGRAM SUBMITTAL

MODULE 3.1.4 SITE OPTION 5I ~ 4 STORY BUILDING UNDERGROUND PARKING  
FLORENCE STREET PARK





EVERETT PUBLIC SCHOOLS  
CITY OF EVERETT  
GEORGE KEVERIAN SCHOOL  
MODULE 3 – FEASIBILITY STUDY  
PRELIMINARY DESIGN PROGRAM SUBMITTAL

MODULE 3.1.4      SITE OPTION 5I ~ UNDERGROUND PARKING  
FLORENCE STREET PARK







Pride • Progress • Possibilities





# 5 Florence Street Site



George Keverian School,  
Everett, MA





## 5 Florence Street Site

- +/- 3.22 Acres
- Zoning – Dwelling
- Height/ Area/ Setbacks Limitations
- Property Acquisition
- Article 97





## 5 Florence Street Site

- New 4 story building
- Underground Parking
- Adjacent play area
- New small early childhood play areas on site



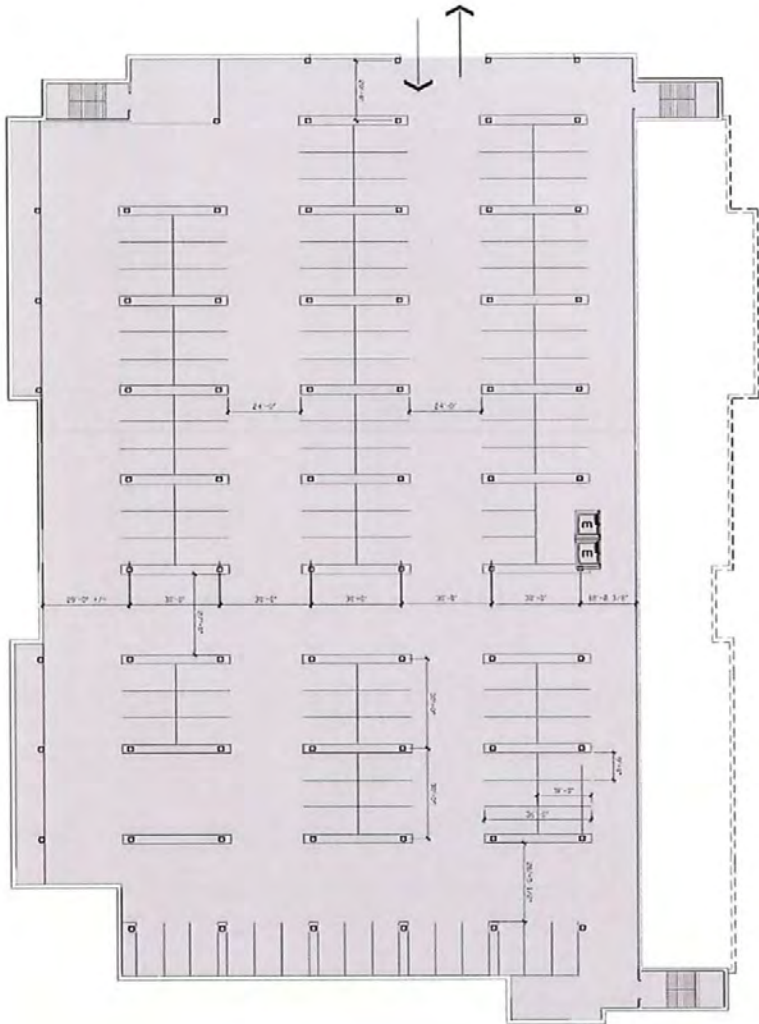
Option 5J

George Keverian School,  
Everett, MA



# 5 Florence Street Site

## LOWER LEVEL PARKING



4 Story Option

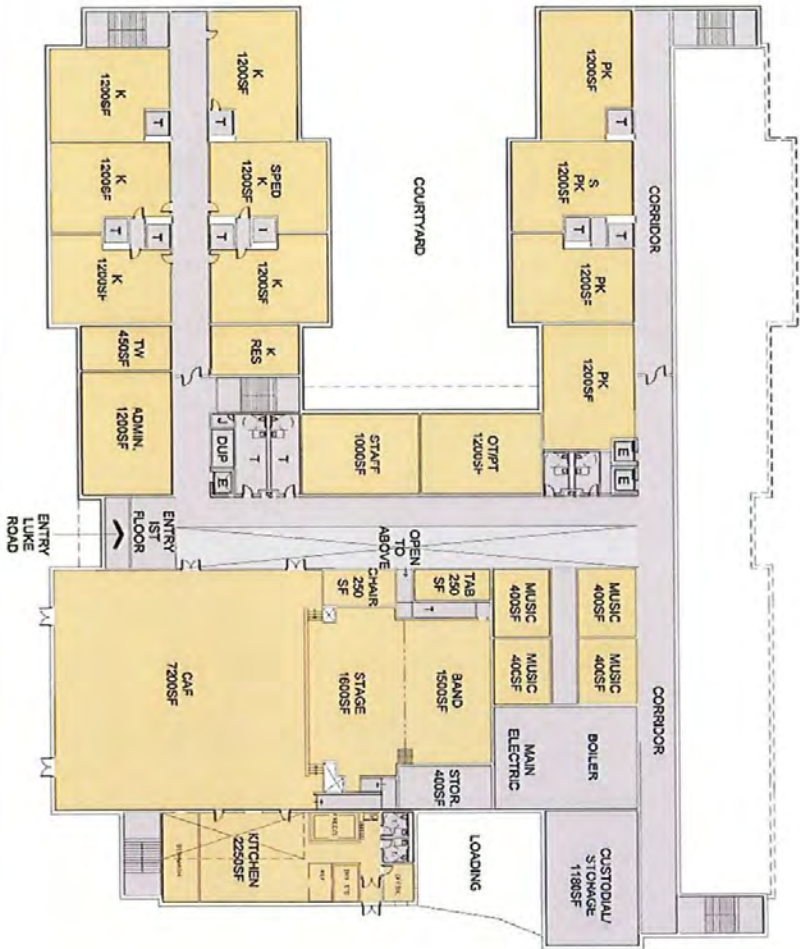
George Keverian School,  
Everett, MA





# 5 Florence Street Site

## FIRST FLOOR PLAN



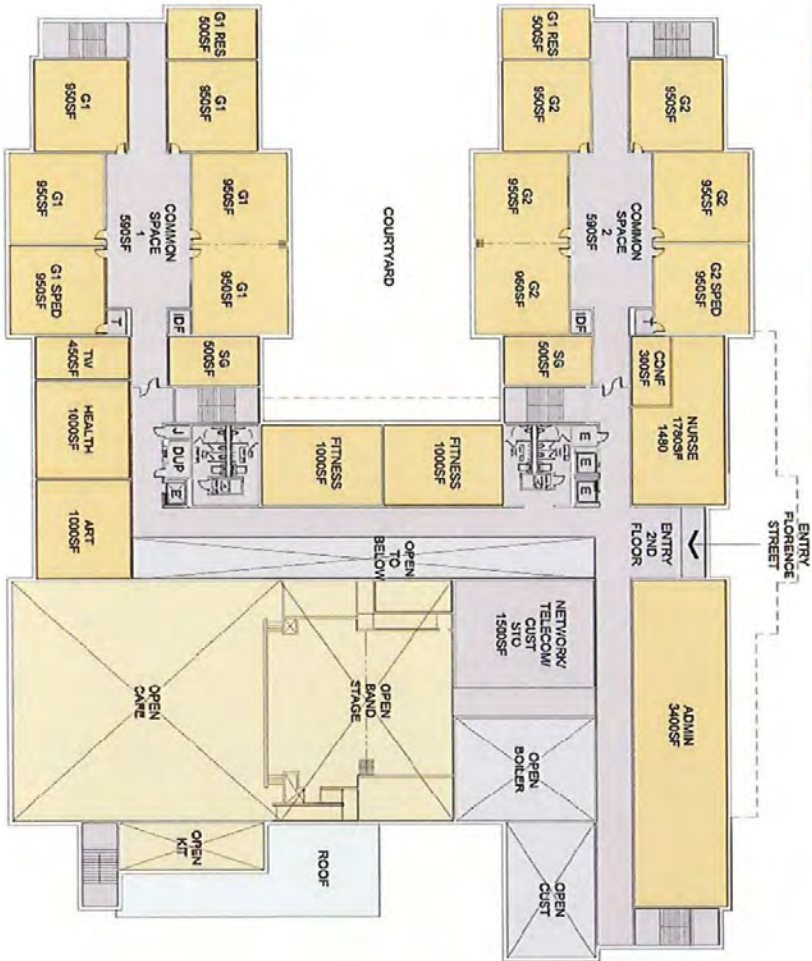
## 4 Story Option

George Keverian School,  
Everett, MA



# 5 Florence Street Site

## SECOND FLOOR PLAN



## 4 Story Option

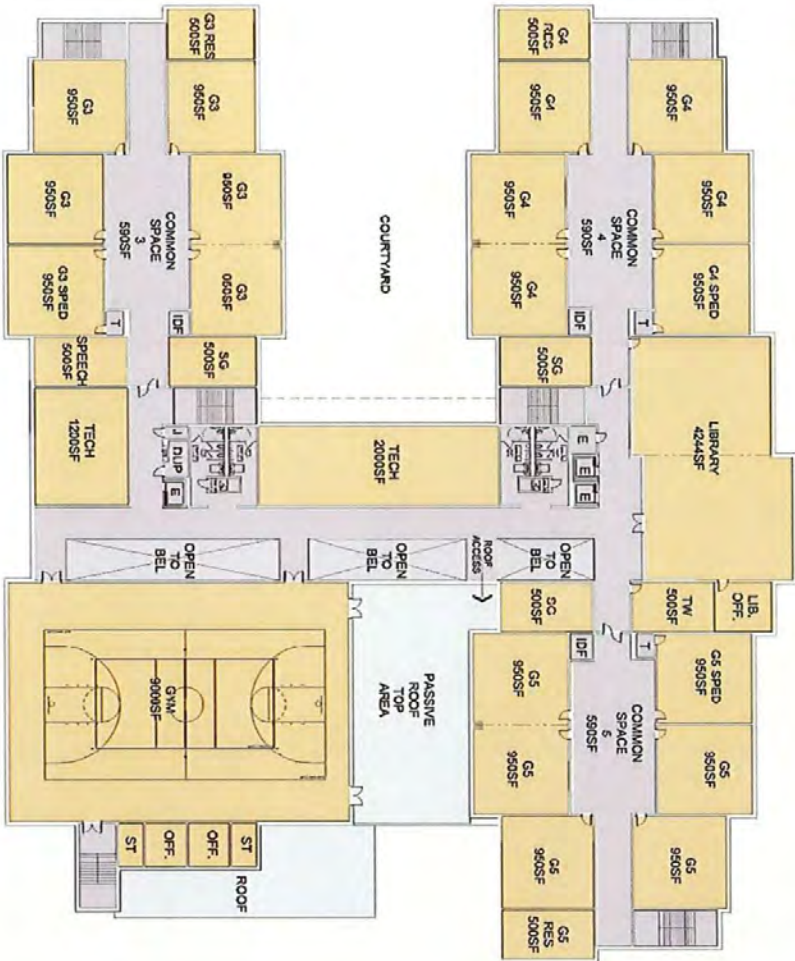
George Keverian School,  
Everett, MA





# 5 Florence Street Site

## THIRD FLOOR PLAN



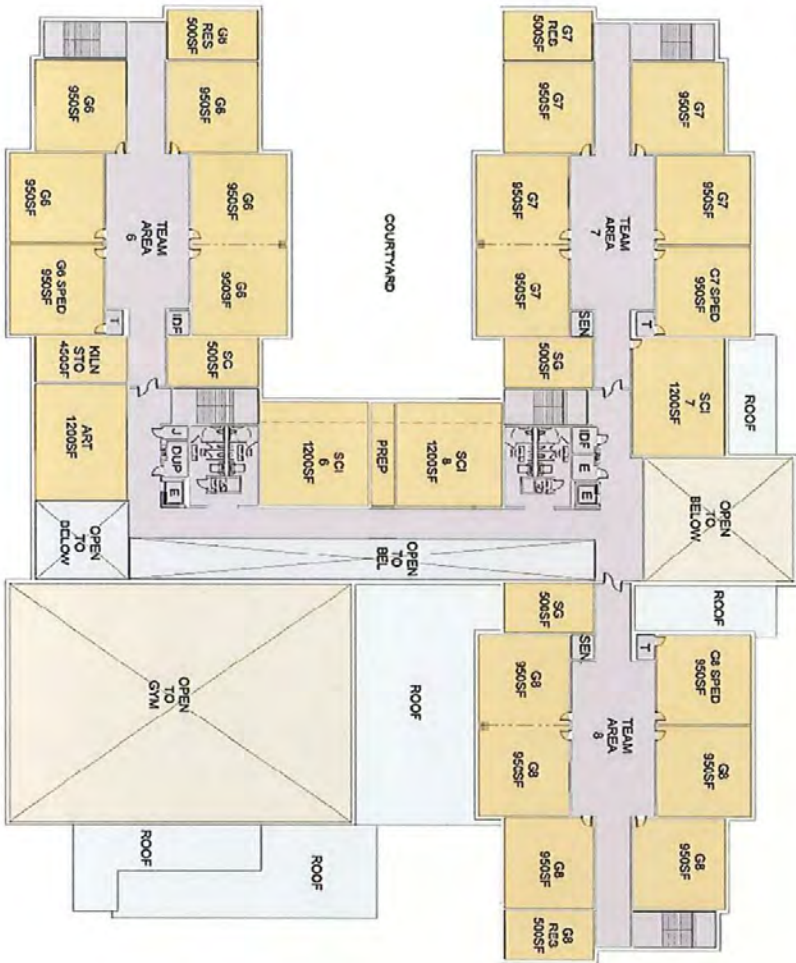
## 4 Story Option

George Keverian School,  
Everett, MA



# 5 Florence Street Site

## FOURTH FLOOR PLAN



## 4 Story Option

George Keverian School,  
Everett, MA





## 5 Florence Street Site

ROOF TOP PLAY AREA

EXAMPLE

Garfield School, Revere



4 Story Option

George Keverian School,  
Everett, MA







Thank You





C0124-23

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**To:** Mayor and City Council

**From:** Councilor Michael K. Marchese

**Date:** April 10, 2023

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**Agenda Item:**

An order recommending the creation of a new special purpose stabilization fund, to be known as the Opioid Settlement Stabilization Fund and further, to appropriate \$193,152.27 from the Budgetary Fund Balance ("Free Cash") to establish said fund, such amount being equal to that received by the city from opioid litigation settlements..

**Background and Explanation:**

**Attachments:**

April 5, 2023

The Honorable City Council  
City Hall  
484 Broadway  
Everett, Massachusetts 02149

Dear Ladies and Gentlemen:

The DOR is recommending the creation of this Order to ensure that cities and towns comply with the requirements of the opioid settlement.

The City of Everett received \$193,152.27 from this settlement which may be expended for all of the purposes allowed by law, including those outlined in applicable opioid-litigation settlement documents, a document prepared by the Substance Abuse Bureau of the Commonwealth's Office of Health and Human Services Department found at <https://www.mass.gov/doc/massachusetts-abatement-terms/download> entitled "Abatement Strategies", and consistent with any state guidelines or regulations further clarifying allowable uses of opioid litigation settlement funds.

I recommend your favorable passage of this order.

Respectfully submitted,

Carlo DeMaria  
Mayor

/lrh

April 5, 2023

ORDER

BE IT

ORDERED: BY THE CITY COUNCIL OF THE CITY OF EVERETT, as Follows:

To create, pursuant to the provisions of G.L. c. 40, §5B, a new special purpose stabilization fund, to be known as the Opioid Settlement Stabilization Fund, which may be expended for all of the purposes allowed by law, including those outlined in applicable opioid-litigation settlement documents, a document prepared by the Substance Abuse Bureau of the Commonwealth's Office of Health and Human Services Department found at <https://www.mass.gov/doc/massachusetts-abatement-terms/download> entitled "Abatement Strategies", and consistent with any state guidelines or regulations further clarifying allowable uses of opioid litigation settlement funds;

And further, to adopt the last paragraph of said §5B and dedicate to said Opioid Settlement Stabilization Fund, without further appropriation, 100% of the opioid litigation settlement funds received by the City;

And further, to appropriate \$193,152.27 from the Budgetary Fund Balance ("Free Cash"), such amount being equal to that received by the City from opioid litigation settlements resulting from the City's participation in the national Opioid Multi-District Litigation, into said Opioid Settlement Stabilization Fund.

This action will create a dedicated special stabilization fund into which monies already received from opioid litigation settlements will be placed and into which future settlement funds will automatically be placed, and will allow for the expenditure of such funds for purposes permitted under the terms of those settlements and applicable state requirements.



C0125-23

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**To:** Mayor and City Council  
**From:** Councilor Michael K. Marchese  
**Date:** April 10, 2023

---

**Agenda Item:**

An order recommending the adoption of the last paragraph MGL Chapter 40, Section 5B and dedicate to said Opioid Settlement Stabilization Fund, without further appropriation, 100% of the opioid litigation settlement funds received by the city

**Background and Explanation:**

**Attachments:**



**Part I** ADMINISTRATION OF THE GOVERNMENT

**Title VII** CITIES, TOWNS AND DISTRICTS

**Chapter 40** POWERS AND DUTIES OF CITIES AND TOWNS

**Section 5B** STABILIZATION FUNDS; ESTABLISHMENT

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*[Section impacted by 2020, 92, Secs. 10, 16 and 17, effective June 5, 2020 relating to the suspension of the dedication of revenue to special funds for fiscal year 2021 in order to address disruptions caused by the outbreak of COVID-19.]*

Section 5B. Cities, towns and districts may create 1 or more stabilization funds and appropriate any amount into the funds. Any interest shall be added to and become part of the fund.

The treasurer shall be the custodian of all stabilization funds and may deposit the proceeds in a trust company, co-operative bank or savings bank, if the trust company or bank is organized or exists pursuant to the laws of the commonwealth or any other state or may transact business in the commonwealth and has its main office or a branch office in the commonwealth; a national bank, federal savings bank or federal savings and loan association, if the bank or association may transact business and has its main office or a branch office in the commonwealth; provided, however, that a state-chartered or federally-chartered bank shall be insured by the Federal Deposit Insurance Corporation or its successor; or

may invest the funds in participation units in a combined investment fund pursuant to section 38A of chapter 29 or in securities that are legal investments for savings banks.

At the time of creating any stabilization fund the city, town or district shall specify, and at any later time may alter, the purpose of the fund, which may be for any lawful purpose, including without limitation, an approved school project pursuant to chapter 70B or any other purpose for which the city, town or district may lawfully borrow money. The specification and any alteration of purpose, and any appropriation of funds from any such fund, shall be approved by a two-thirds vote, except as provided in paragraph (g) of section 21C of chapter 59 for a majority referendum vote. Subject to said section 21C of said chapter 59, any such vote shall be of the legislative body of the city, town or district, subject to charter.

Notwithstanding section 53 of chapter 44 or any other general or special law to the contrary, a city, town or district that accepts this paragraph may dedicate, without further appropriation, all, or a percentage not less than 25 per cent, of a particular fee, charge or other receipt to any stabilization fund established pursuant to this section; provided, however, that the receipt is not reserved by law for expenditure for a particular purpose. For purposes of this paragraph, a receipt shall not include taxes or excises assessed pursuant to chapter 59, 60A, 60B, 61, 61A or 61B or surcharges assessed pursuant to section 39M or chapter 44B. A dedication shall be approved by a two-thirds vote of the legislative body of the city, town or district, subject to charter, and may be terminated in the same manner. A vote to dedicate or terminate a dedication shall be made before the fiscal year in which the dedication or termination is to commence and shall be effective at least for 3 fiscal years.



April 5, 2023

ORDER

BE IT

ORDERED: BY THE CITY COUNCIL OF THE CITY OF EVERETT, as Follows:

To create, pursuant to the provisions of G.L. c. 40, §5B, a new special purpose stabilization fund, to be known as the Opioid Settlement Stabilization Fund, which may be expended for all of the purposes allowed by law, including those outlined in applicable opioid-litigation settlement documents, a document prepared by the Substance Abuse Bureau of the Commonwealth's Office of Health and Human Services Department found at <https://www.mass.gov/doc/massachusetts-abatement-terms/download> entitled "Abatement Strategies", and consistent with any state guidelines or regulations further clarifying allowable uses of opioid litigation settlement funds;

And further, to adopt the last paragraph of said §5B and dedicate to said Opioid Settlement Stabilization Fund, without further appropriation, 100% of the opioid litigation settlement funds received by the City;

And further, to appropriate \$193,152.27 from the Budgetary Fund Balance ("Free Cash"), such amount being equal to that received by the City from opioid litigation settlements resulting from the City's participation in the national Opioid Multi-District Litigation, into said Opioid Settlement Stabilization Fund.

This action will create a dedicated special stabilization fund into which monies already received from opioid litigation settlements will be placed and into which future settlement funds will automatically be placed, and will allow for the expenditure of such funds for purposes permitted under the terms of those settlements and applicable state requirements.





C0129-23

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**To:** Mayor and City Council  
**From:** Councilor Darren M. Costa  
**Date:** April 10, 2023

---

**Agenda Item:**

A resolution requesting that the Administration provide a high-level cost analysis for their vision of the construction of a new high school building and its operations.

**Background and Explanation:**

**Attachments:**



**CARLO DEMARIA**  
**MAYOR**

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***Office of the Mayor***

*484 Broadway Everett, Massachusetts 02149*

May 3, 2023

The Honorable City Council  
484 Broadway  
Everett, Massachusetts 02149

**RE: C0129-23 Resolution/s/ Councilor Darren M. Costa**

**A resolution requesting that the Administration provide a high-level cost analysis for their vision of the construction of a new high school building and its operations.**

Dear Honorable Members:

Thank you for your interest in obtaining additional information relative to the construction of a new high school facility.

As both Superintendent Tahiliani shared in her presentation to the Council in October 2022, there are space constraints at the current Everett High School that will only be alleviated with the construction of a new high school facility. The Mayor's position also has been that the construction of a new high school is the only solution that will alleviate space concerns across the entire district. The proposal to use the former Pope John High School would not provide complete district relief because the suggestion to use that site for 7<sup>th</sup> and 8<sup>th</sup> grade students does nothing to address space concerns at the current high school raised by Superintendent Tahiliani.

The Everett School Committee and the members of the City Council have acknowledged the need to address space concerns at the current high school by approving multiple statements of interest filed with the Massachusetts School Building Authority (MSBA) Core Program for a new high school facility to be built.

The City does not have an exact cost projection for a new high school facility because we have not reached that phase in the MSBA Core Program Process. Another Statement of Interest (SOI) has been filed. The next step in the process is for Everett's SOI to be invited into the Eligibility Period, which is a 270-day period in which certain preliminary requirements need to be completed (Module 1). Once the preliminary work has been completed, Everett then would procure a team of professionals procured under an MSBA specific process to work with the district as the project progresses through the MSBA process (Module 2). Once resources have been procured for the Project Team, Everett's educational program would be documented; an initial space summary would be completed; existing conditions documented; design parameters established; alternatives are developed and established; and recommendations would be developed for the most cost-effective and educationally appropriate preferred solution for the



**CARLO DEMARIA**  
*MAYOR*

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*Office of the Mayor*

484 Broadway Everett, Massachusetts 02149

MSBA to consider (Module 3). If approval is received from the MSBA Board of Directors in Module 3, the project proceeds to schematic design to develop a final design sufficient to develop project scope, budget and timeline (Module 4). Once the feasibility study has been completed and the scope, budget and timeline have been completed, the MSBA Board of Directors and local officials need to approve and authorize their respective participation to move the project forward (Module 5).

For additional information on the phases of the MSBA Core Program process, please visit: [https://www.massschoolbuildings.org/building/modules\\_overview](https://www.massschoolbuildings.org/building/modules_overview).

Although the City of Everett has not progressed sufficiently in the MSBA process to provide a cost projection at this time, you may wish to review the information made available by the MSBA on other projects that have been invited that includes information on cost per square foot for projects that are further along in the Core Program. That information may be accessed at: <https://info.massschoolbuildings.org/TabPub/TableauCostData.aspx>.

On behalf of Mayor DeMaria, we hope that this information is responsive to your inquiry and provides the Council with additional information and resources to help answer your questions regarding the MSBA process.

Respectfully submitted,

Erin Deveney

Erin Deveney  
Chief of Staff



C0134-23

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**To:** Mayor and City Council

**From:** Councilor Stephanie Martins

**Date:** April 24, 2023

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**Agenda Item:**

That Representative McGonagle and State Senator DiDomenico provide an update on the Home Rule Petition creating the Cadet Program

**Background and Explanation:**

**Attachments:**





C0135-23

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**To:** Mayor and City Council  
**From:** Councilor Stephanie Martins  
**Date:** April 24, 2023

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**Agenda Item:**

That the CFO provide an update on the status of the process of building the new police station

**Background and Explanation:**

**Attachments:**



C0136-23

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**To:** Mayor and City Council

**From:** Councilor Stephanie Martins

**Date:** April 24, 2023

---

**Agenda Item:**

That the Planning Board/ZBA consider sharing their agenda with the City Council as it gets posted and attaching public documents/presentations pertaining to each item to the agenda that is posted online for increased transparency

**Background and Explanation:**

**Attachments:**



C0147-23

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**To:** Mayor and City Council  
**From:** Councilor Stephanie V. Smith  
**Date:** May 8, 2023

---

**Agenda Item:**

That the Administration provides the budget files electronically in addition to paper packages

**Background and Explanation:**

**Attachments:**

**FY24 budget data requested in an electronic format by department**

**Personnel**

FY22 Actual #

FY23 Funded #

FY23 Actual Staff Right Now #

FY24 # Requested

FY22 Budgeted \$

FY22 Actual \$

FY23 Budgeted \$

FY23 Actual to date \$

FY24 Request \$

**Expenses**

YTD Expended

YTD Encumbered

FY23 Budget Approved

FY23 Budget Revised (if applicable)

FY22 Actuals





C0154-23

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**To:** Mayor and City Council  
**From:** Councilor Vivian Nguyen  
**Date:** May 8, 2023

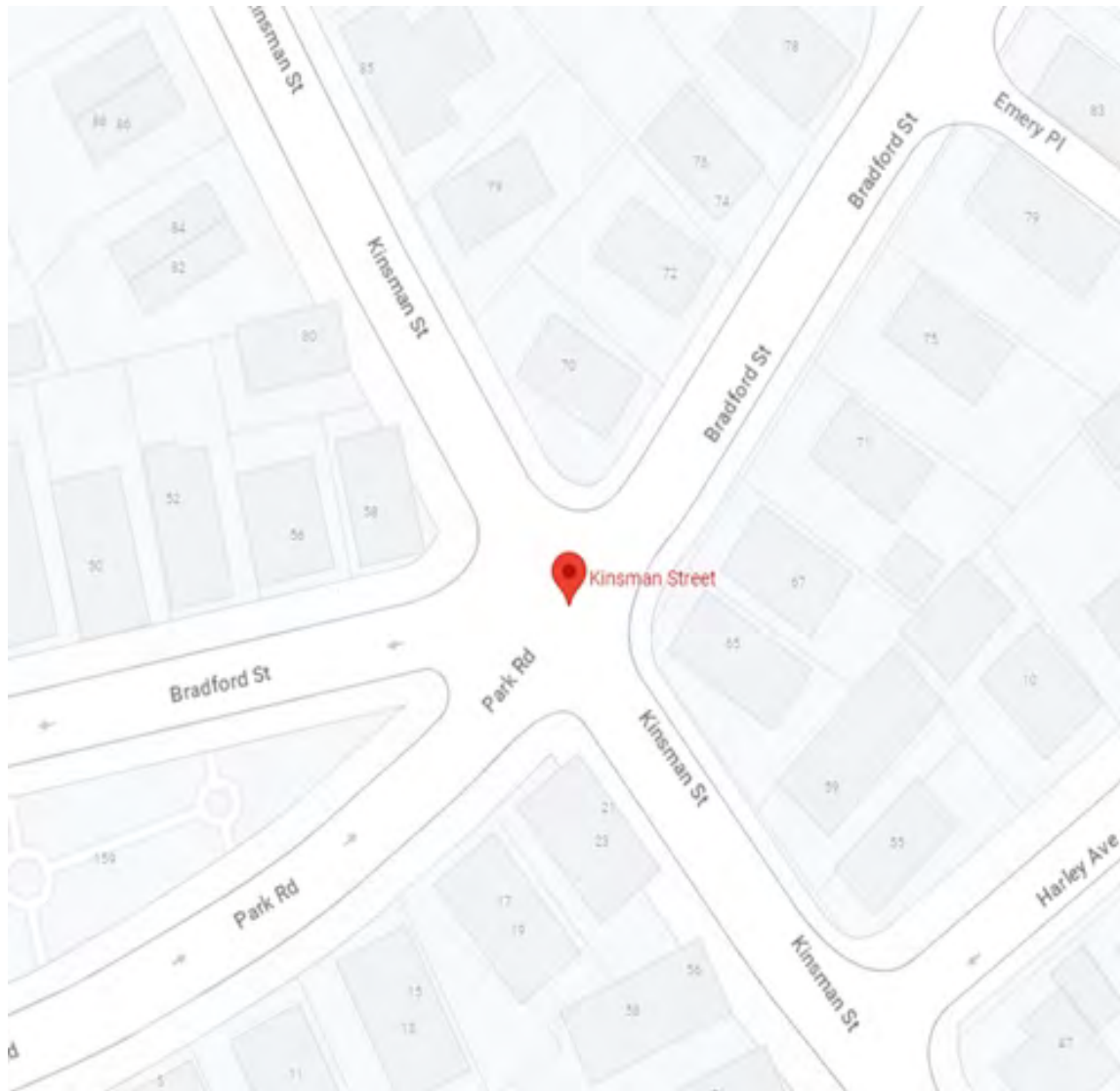
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**Agenda Item:**

To add a speed bump at the intersection of Kinsman St., Bradford St, and Park Rd.

**Background and Explanation:**

**Attachments:**





C0155-23

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**To:** Mayor and City Council  
**From:** Councilor Vivian Nguyen, Councilor Stephanie Martins  
**Date:** May 8, 2023

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**Agenda Item:**

That the administration consider using ARPA funds for an on-demand micro-transit pilot program.

**Background and Explanation:**

**Attachments:**

**Resolution:**

That the administration consider using ARPA funds for an on-demand micro-transit pilot program.

**Background Info:**

As our city continues to grow, so do our transportation needs. While traditional public transportation options exist, many residents still experience difficulty accessing reliable and convenient rides. On-demand micro-transit has been identified as a possible solution to address this issue. By providing residents with flexible, on-demand transit options that can pick them up and drop them off at their desired locations within the city, on-demand micro-transit could help reduce traffic congestion and improve overall transportation accessibility. A pilot program would allow us to test out this new transportation model in a controlled environment and gather data on its effectiveness in solving our parking issue and improving accessibility for residents e.g. living up a hill, with disabilities, can't find parking.





C0156-23

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**To:** Mayor and City Council  
**From:** Councilor Stephanie Martins  
**Date:** May 8, 2023

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**Agenda Item:**

That the speed bump on Chestnut Street that was removed during the winter be returned.

**Background and Explanation:**

**Attachments:**



C0157-23

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**To:** Mayor and City Council  
**From:** Councilor Stephanie Martins  
**Date:** May 8, 2023

---

**Agenda Item:**

An Ordinance Banning the Sale of Nips in the City of Everett

**Background and Explanation:**

**Attachments:**

**ENROLLED ORDINANCE**

*PUBLISHED PURSUANT TO CHAPTER 1 SECTION 4.5 OF THE REVISED ORDINANCES OF THE CITY OF EVERETT AND IN COMPLIANCE WITH MASSACHUSETTS GENERAL LAWS Chapter 43, Section 23.*

ENROLLED:

DATE OF PROPOSED ORDAINMENT:

**CITY COUNCIL**



.....**No.....**  
IN THE YEAR TWO THOUSAND AND TWENTY THREE

**AN ORDINANCE BANNING THE SALE OF NIPS IN THE CITY OF EVERETT**

Councilor /s/ Vivian Nguyen, Stephanie Martins

**WHEREAS:** the sale and consumption of “nips” (small, single-serving bottles of alcoholic beverages) within the City of Everett contributes to littering and public intoxication; and

**WHEREAS:** it is in the best interest of the public and the environment of the City of Everett to ban the sale of nips within city limits.

**NOW,** therefore, by the authority granted to the City Council of the City of Everett, Massachusetts to make and amend ordinances:

**Be it Ordained** by the City Council of the City of Everett, Massachusetts that Chapter 12 – Licenses And Business Regulations of the Revised Ordinances of the City of Everett is hereby amended by adding *Section 12-2007 – Sale of Nips Forbidden* as follows:

## **Section 12-2007. SALE OF NIPS FORBIDDEN**

### **Section 12-2007.1. Definitions**

(a) The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

(1) "Nips" means any small, single-serving bottle of alcoholic beverages containing no more than 100 milliliters of liquid.

(2) "Retailer" means any person, partnership, or corporation that sells or offers for sale alcoholic beverages within the City of Everett.

### **Section 12-2007.2. Prohibition**

(a) No retailer shall sell or offer for sale nips within the City of Everett.

(b) Any retailer found in violation of this section shall be subject to penalties as outlined in Section 12-2007.4.

### **Section 12-2007.3. Exceptions**

This section shall not apply to:

(a) Wholesalers, distributors, or manufacturers who sell nips to licensed retailers located outside the City of Everett.

(b) Sale or distribution of nips for promotional purposes in compliance with state and local laws, provided they are not for individual retail sale.



**Section 12-2007.4. Penalties**

- (a) Penalties for violations of this section shall be in accordance with the provisions of Section 1-8.

This ordinance shall take effect upon passage by the City Council and subsequent approval by His Honor the Mayor.

A true copy attest,



*Sergio Cornelio*







































# Retailers say a sales ban on mini-booze bottles won't help Boston. But Chelsea leaders say their law was transformational.

What Boston city councilors learned Monday as the council considers a potential ban of their own.

By [Christopher Gavin](#)  
April 4, 2023



Discarded bottles lie behind a park bench in Cleary Square in Hyde Park, October 2021.

More on this issue:



[Should Boston ban nips? City councilor calls for hearing on potentially outlawing mini bottles of alcohol.](#)



## Should nips be banned in Boston? Here's why readers are split.

A potential **ban on the sale of mini bottles of alcohol in Boston** could either be a disastrous blow to the city's package stores or a transformational approach to tackling alcoholism and litter.

That's at least what **Boston city councilors** heard during a hearing Monday, where testimony from a director of the Massachusetts Package Store Association and from Chelsea city leaders, who put in place a similar ban in 2018, offered dueling visions of what a ban on retail sales of alcohol bottles of 100 milliliters or less may bring about.

"A ban of this nature has proven to generate no measurable impacts on systemic littering or public intoxication, but they would directly harm and potentially ruin small and minority-owned businesses, and there's so many in the city of Boston," Steve Rubin, of the package store association and owner of Huntington Wine and Spirits in Fenway. "These businesses are highly stressed as is."

But former Chelsea City Councilor Roy Avellaneda and Chelsea Police Chief Keith Houghton said a ban in their city proved otherwise.

Alcohol-related emergency calls have dropped, data shows, while Chelsea's downtown has seen less panhandling and cleaner streets, and, as a result, has enjoyed an overall better atmosphere in recent years as restaurants and other businesses thrived, they said.

"I've noticed a transformation of the community," said Jason Owens, a community outreach worker in Chelsea, who works to connect individuals with substance use disorder and mental illness to appropriate services. "It's absolutely beautiful now."

Advertisement:

The hearing, sponsored by Councilor Ricardo Arroyo, brought together the city's public health and licensing officials, along with leaders from Chelsea and Newton — communities with their own retail bans — to consider how this kind of law could have a positive impact on public health and litter.

There is no specific law currently proposed.

There are at least 70 stores that already do not sell the small bottles as set by a condition imposed by the Boston Licensing Board when granting a retail liquor license, Arroyo said.

He noted how litter alone from the mini bottles is widespread and cited how one local group in his district, Keep Hyde Park Beautiful, was able to **collect 10,000 bottles in less than two months.**

Being able to address two issues at once is “an overwhelming reason to move forward with something like this,” Arroyo said.

## **The argument from retailers**

Last month, Robert Mellion, executive director and general counsel for the Massachusetts Package Store Association, **told Boston.com** the ban would likely be more of “a political issue than it is a practical solution.”

“If the purpose to banning, let's say 100 milliliters [and] down, is to prevent public drunkenness, then that's not going to do it. That's not going to address the issue,” he said. “... That's just because, you know, a 200 milliliter or 250 milliliter bottle can be hidden just as well as a 100 milliliter bottle can [be] so all you're going to do is incentivize somebody ... to just buy several sizes up.”

It's a point Rubin reiterated Monday.

He recalled how the city has before asked retailers to refrain from selling the bottles the day of the South Boston St. Patrick's Day parade — a move that has backfired.

“What happened was the worst thing for alcoholism,” he said. “Everyone went up to the next size.”

With a ban on 100 milliliter bottles, the next available size for customers will be 200 milliliters.

Advertisement:

“That’s a container that you can’t drink in public,” Rubin said. “So what’s going to happen to that container of 200 [milliliters]? It’s going to be a big problem. So that’s going to increase alcoholism for most.”

Rubin said the solution lies in public-private partnerships between retailers and municipalities.

He offered, for example, that officials should seek to expand the state’s “**bottle bill**” — the law that provides for a 5-cent recycling deposit on select bottles and cans — to include the small bottles. The package store association has supported legislation to do so on Beacon Hill for the past three legislative sessions.

He also said the industry often sponsors anti-littering campaigns and initiatives and wondered aloud where the government-funded anti-littering campaigns are to help with the issue.

Meanwhile, a ban, Rubin said, would put Boston package stores at a disadvantage to neighboring cities and towns, where retailers would still be able to sell the miniature bottles.

Rubin, citing data from suppliers, said sales increased 63.9% in East Boston, 25.8% in Revere, and 13.8% in Everett after the Chelsea ban took hold.

Advertisement:

“Revenues at stores plummeted,” he said. “No, they didn’t go out of business. But ask them how bad their sales have been.”

## **What happened in Chelsea**

Avellaneda, the former Chelsea city councilor, said since the city rolled out its ban on mini bottles of alcohol in 2018, there was a large drop in the number of alcohol-related emergency calls.

Before the law in 2015, Chelsea logged 720 calls; 521 calls in 2016; 400 calls in 2018; and 216 calls in 2020, he said.

“That’s an incredible amount of resources no longer used by public safety officials because we simply banned [the bottles],” Avellaneda said.

The city also got cleaner — something he described as an “immediate overnight success.”



Chelsea's downtown in particular "transformed," he said. He credited the law, along with wraparound services and supports for those struggling with alcoholism, with helping to reduce panhandling in the area.

"Once the ban went into place downtown Broadway is now revitalized," Avellaneda said.

Families and residents have been attracted to the neighborhood in a way they weren't in the years before the ban, he said.

"The restaurant scene is booming," he added. "We've had an increase in meal taxes. We've had increases in jobs and we have less vacancy in our storefronts downtown."

According to Avellaneda, no package stores closed after the ban took effect.

Last year, a liquor license for retail sold for five times the value of what it was before the COVID-19 pandemic, he said.

"Obviously there is still money to be made," he said.

According to Houghton, the police chief, Chelsea continues to see 20% fewer instances where authorities must place an intoxicated person into protective custody than in 2018.

"Chelsea is rejuvenated," he said.

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"Nips" littered near a Dorchester liquor store. (Photo by Michael Jonas)

GOVERNMENT

# Arroyo wants to ban sale of 'nips' in Boston

## City councilor calls small liquor bottles a public health hazard and litter blight

 MICHAEL JONAS

Mar 20, 2023

**IT COULD BE** the shot ban heard ‘round the state.

Fed up with thousands of tiny booze bottles littering his district, and concerned about the public health impact of a product that seems tailor-made to feed alcohol addiction, Boston City Councilor Ricardo Arroyo is calling for a hearing to consider a ban on the sale of “nips” in retail liquor stores in the city.



Sale of the small 50- and 100-milliliter containers of hard liquor has long been a source of neighborhood ire in urban communities, where they are often the bottle of choice for homeless people and those drinking on street corners and in public parks. Since 2018, five Massachusetts communities have banned nip sales. But a no-nip proposal in the state’s largest city will reverberate loudly, elevating the stakes of the debate and attention it is likely to generate.

Arroyo said there is a “two-pronged” argument for a ban, citing evidence that it has been “directly related to better health outcomes” in Chelsea, the first Massachusetts community to impose a ban, and has had a “an almost immediate” impact on litter in the densely-packed city of 40,000 residents just north of Boston.

“I haven’t heard any good reason not to do this,” Arroyo said, other than “profit margins for liquor stores” that rely on nip sales.

Along with Chelsea, nip bans have been adopted in Falmouth, Mashpee, Newton, and Wareham.



In Chelsea, which adopted a ban on retail sale of nips in 2018, the move has been “a game-changer,” said Keith Houghton, the city’s police chief.

Following adoption of the ban, calls for ambulance and firefighter response to alcohol-related medical emergencies in Chelsea fell by more than half. Houghton said the city has long had a serious issue with homeless alcoholics congregating in public places. The nip ban has not solved it, but the problem has been “seriously reduced,” said Houghton, who was a police captain when the ban was crafted and served as the department’s liaison to the city licensing commission.

“It’s hard to not notice the difference on the streets,” said Roy Avellenada, a former Chelsea city councilor who helped lead the push for the ban. Avellenada and Houghton said nips that were once regularly strewn throughout downtown Chelsea and in many parks have all but disappeared.

“The parks are clean” and people are “not loitering on benches” downtown, said Houghton.

Chelsea initially banned the sale of 50-milliliter liquor bottles, but then expanded the new rule to include 100-milliliter containers.

Robert Mellion, executive director of the Massachusetts Package Stores Association, said the bans do little to tackle alcohol addiction issues, as people simply find ways to buy pints and larger containers. As for the litter problem, Mellion’s organization favors legislation that has been filed for several years to expand the state’s bottle bill to include nips.

“That’s the practical solution,” said Mellion.

Just how big a problem are discarded nips? In one area of Arroyo’s Hyde Park-based district, volunteers with a local neighborhood beautification organization picked up more than 10,000 of the miniature liquor bottles in a period of less than two months.

Including nips in the state's bottle bill would bring a new – and costly – challenge to recycling efforts, as the existing machines used to recycle plastic containers can't process the tiny bottles.

Mellion said the Chelsea ban hasn't necessarily led to less alcohol abuse, it's only shifted the location where it occurs. He said wholesale liquor sale data show that a decrease in overall sales in Chelsea has been accompanied by increases in neighboring East Boston and Everett.

No Chelsea liquor stores have closed as a result of the ban. But Mellion said the city licensing rule has been hard on Chelsea liquor outlets, with nip sales accounting for as much as 20 percent of all sales at some of them. "A lot of stores rely on those sales," he said.

Arroyo plans to introduce an order at this week's council meeting calling for a hearing at which he wants to hear from officials from the Boston Public Health Commission and the Licensing Board that oversees liquor sales on the potential benefits of a nip ban.

A spokesman for Mayor Michelle Wu was non-committal, saying "we are reviewing the language in the hearing order and look forward to the hearing."

Arroyo said neighborhood residents already push the Licensing Board to ban nip sales as a condition of license transfers or when a store seeks approval to expand.

That kind of piecemeal approach "is like whack-a-mole," said Avellenada, the former Chelsea city councilor. "You're not solving the issue, you're shifting where they can go buy them."

Mellion said the liquor store owners association will oppose any effort to stop all nip sales in Boston. "A ban in Boston is definitely going to have impacts all across the state," he said.

Avelenada thinks the industry will mount an all-out effort to block a hip ban in the state's capital city.

“Boston is the 800-pound gorilla,” he said. “As Boston goes, maybe the rest of Massachusetts will go.”

Tagged in: alcohol sales/ Environment

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