AGENDA PACKET

REGULAR MEETING OF THE CITY COUNCIL
MONDAY, JULY 22, 2024 7:00 PM

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

AGENDA

REGULAR MEETING OF THE CITY COUNCIL
MONDAY, JULY 22, 2024 7:00 PM

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

ROLL CALL

PLEDGE OF ALLEGIANCE

PUBLIC HEARINGS

1. **C0240-24** Public Hearing/s/ Councilor Robert J. Van Campen, as President

   A petition requesting that National Grid be granted permission to install 110' of 2-4" conduit from existing pole 1122-0 to private property located at 52 School Street to provide a permanent underground service

PUBLIC PARTICIPATION

APPROVAL OF MINUTES OF THE PREVIOUS MEETING

Minutes of the Special City Council Meeting of June 10, 2024

Minutes of the Regular City Council Meeting of June 10, 2024

Minutes of the Regular City Council Meeting of June 24, 2024

COMMUNICATIONS FROM HIS HONOR THE MAYOR

2. **C0238-24** Order/s/ Councilor Robert J. Van Campen, as President

   An order requesting the confirmation of the re-appointment of Erik Swanson to the position of Director of Engineering for a term ending January 5, 2026.

3. **C0242-24** Order/s/ Councilor Robert J. Van Campen, as President

   An order requesting approval to accept and expend a grant from the Department of

Conservation & Recreation in the amount of $500,000.00 to be used to design a multi-use path that connects the Northern Strand Community Path over to Route 16.

4. **C0243-24** Order/s/ Councilor Robert J. Van Campen, as President

   An order requesting approval to accept a grant from the Massachusetts Gaming Commission in the amount of $1,748,361.00 to support the Everett Police Department at the Encore Boston Harbor site.

5. **C0244-24** Order/s/ Councilor Robert J. Van Campen, as President

   An order requesting approval to accept a grant from the Massachusetts Gaming Commission in the amount of $2,348,400.00 to support transportation upgrades and public safety measures related to the area of the Encore Boston Harbor site

6. **C0245-24** Order/s/ Councilor Robert J. Van Campen, as President

   An order requesting approval to accept and expend a donation to the 2024 Summer Jobs Program from Everett Bank in the amount of $2,500.00

7. **C0246-24** Order/s/ Councilor Robert J. Van Campen, as President

   An order requesting approval to accept and expend a donation to the Everett Council on Aging from Patricia A. Hoover, in memory of Joe Scully, in the amount of $50.00

8. **C0251-24** Order/s/ Councilor Robert J. Van Campen, as President

   An order requesting approval to declare specific DPW vehicles as surplus. The referenced inventory is in need of costly repairs which are beyond the actual value of the vehicles

9. **C0252-24** Order/s/ Councilor Robert J. Van Campen, as President

   An order requesting approval to accept and expend a grant from the Commonwealth of Massachusetts, Office of Court Management in the amount of $100,000 to support expenditures made as part of the Second Chance Everett program through June 30, 2024.

10. **C0253-24** Order/s/ Councilor Robert J. Van Campen, as President

    An order requesting approval to accept and expend donations to the Everett Youth Commission from the Rocco and Burley families in the amount of $900.00, as part of a donation program funded by their annual Bocce Tournament, and from John and Joanne Ragucci in the amount of $100.00, in memory of Allen Panarese.

11. **C0258-24** Order/s/ Councilor Robert J. Van Campen, as President

    An order requesting the confirmation of the re-appointment of Bernard J. Devereux to the position of City Assessor for a three-year term ending June 30, 2027

12. **C0260-24** Ordinance/s/ Councilor Robert J. Van Campen, as President

    An ordinance proposing the addition of two new sections to Appendix A – Zoning of the Revised Ordinances of the City of Everett:Section 37 – Master Planned Development and Section 38 - Everett Docklands Innovation District (“EDID”)

13. **C0261-24** Order/s/ Councilor Robert J. Van Campen, as President

    An order requesting approval to accept and expend a donation in the amount of $5,000 to the Everett Police Department from Radius Recycling for National Night Out

14. **C0262-24** Order/s/ Councilor Robert J. Van Campen, as President

    An order requesting approval of an appropriation by borrowing in the amount of $72,000,000 for building improvements, equipment, and furnishings at the Old Everett High School, located at 548 Broadway

PETITIONS AND LICENSES

15. **C0241-24** Petition/s/ Councilor Robert J. Van Campen, as President

    A petition requesting the approval of a new class two motor vehicle dealer license for MYM Auto Motors at 1993 Revere Beach Parkway

UNFINISHED BUSINESS

16. **C0127-24** Order/s/ Councilor Robert J. Van Campen, as President

    An order requesting approval to appropriate by borrowing $3,000,000.00 to fund Everett Square Improvements.

17. **C0234-24** Resolution/s/ Councilor Robert J. Van Campen & the Entire Membership of the City Council

    That the City of Everett honor the distinguished and exemplary service of Mary F. Aleo in the Women's Army Auxiliary Corps. during World War II, and find an appropriate way to recognize and honor all female veterans who have served throughout our nation's history

18. **C0237-24** Order/s/ Councilor Robert J. Van Campen, as President

    An order requesting approval to expend $10,000,000 from ARPA funds for Improvements at the Old Everett High School including the replacement of the roof.

NEW BUSINESS

19. **C0239-24** Resolution/s/ Councilor Anthony DiPierro

    Requesting that the Administration appear to discuss procedures for notifying residents of roadwork and concerns regarding lack of said communication

20. **C0247-24** Order/s/ Councilor Robert J. Van Campen, as President

    An order calling for the 2024 State Primary Election

21. **C0249-24** Resolution/s/ Councilor Robert J. Van Campen

    That the Inspectional Services Department strictly enforce all front-yard parking violations throughout the City of Everett.

22. **C0254-24** Resolution/s/ Councilor Holly D. Garcia

That the Director of Youth Development & Enrichment appear at our next regular meeting to discuss the repurpose plan for the Shute Library

23. **C0255-24** Resolution/s/ Councilor Katy L. Rogers, Councilor Holly D. Garcia, Councilor Stephanie Martins

    A resolution requesting that the City of Everett adopt a Textile Recycling Program

24. **C0256-24** Resolution/s/ Councilor Katy L. Rogers

    A resolution to consider acquiring the Bouvier Building on Broadway in Everett Square by eminent domain and propose its redevelopment for public community benefits

25. **C0259-24** Ordinance/s/ Councilor Katy L. Rogers

    An ordinance pertaining to trees in the City of Everett

MAINTENANCE REQUESTS

A. Councilor Robert J. Van Campen

That the water main on Belmont Park be replaced in the interest of public safety

B. Councilor Robert J. Van Campen

That all dog parks throughout the City of Everett be up kept and maintained on a routine and ongoing basis

C. Councilor Robert J. Van Campen

That all crosswalks along Hancock Street, and throughout the City of Everett, be re-striped and repainted in the interest of public safety

D. Councilor Katy L. Rogers

The City of Everett considers painting parameter parking lines on Waverly St

ADJOURMENT

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

City of Everett Massachusetts

C0240-24

To: **Mayor and City Council**

From: **Councilor Robert J. Van Campen**

Date: July 22, 2024

Agenda Item:

A petition requesting that National Grid be granted permission to install 110’ of 2-4” conduit from existing pole 1122-0 to private property located at 52 School Street to provide a permanent underground service

Background and Explanation:

Attachments:

nationalgrid

July 2, 2024

To the City Council of Everett, Massachusetts

To Whom It May Concern:

Enclosed please find a petition of NATIONAL GRID covering the installation of underground facilities.

If you have any questions regarding this permit, please contact:

Joseluis Azurdia (781) 853-1870 or joseluis.azurdia@nationalgrid.com

Please notify National Grid's Jenn Iannalfo of the hearing date / time to Jennifer.Iannalfo@nationalgrid.com

If this petition meets with your approval, please return an executed copy to:

National Grid: Jennifer Iannalfo; 1101 Turnpike Street; North Andover, MA 01845

Very truly yours,

Nick Memmolo

Nick Memmolo
Distribution Design Supervisor

Enclosures

Questions contact – Joseluis Azurdia (781) 853-1870 or joseluis.azurdia@nationalgrid.com

Petition of the Massachusetts Electric Company d/b/a NATIONAL GRID
Of NORTH ANDOVER, MASSACHUSETTS
For Electric Conduit Location:

To the City Council of Everett, Massachusetts

Respectfully represents the Massachusetts Electric Company d/b/a NATIONAL GRID of North Andover, Massachusetts, that it desires to construct a line of underground electric conduits, including the necessary sustaining and protecting fixtures, under and across the public way or ways hereinafter named.

Wherefore it prays that after due notice and hearing as provided by law, it be granted permission to excavate the public highways and to run and maintain underground electric conduits, together with such sustaining and protecting fixtures as it may find necessary for the transmission of electricity, said underground conduits to be located substantially in accordance with the plan filed herewith marked – School Street - Everett, Massachusetts.

The following are the streets and highways referred to:

WR# 30969777

School Street - National Grid to install underground facilities on School Street beginning at a point approximately 90 feet Southwest of the centerline of the intersection of School Street & Gladstone Street and continuing approximately 110 feet in a Northerly direction. Install ~ 110' of 2-4" conduit from existing pole 1122-0 to private property to provide a permanent underground service at 52 School Street, Everett, Ma.

Location approximately as shown on plan attached.

Massachusetts Electric Company d/b/a
NATIONAL GRID *Nick Memmolo*
BY _____
Engineering Department

Questions contact – Joseluis Azurdia (781) 853-1870 or joseluis.azurdia@nationalgrid.com

Dated: July 2, 2024

ORDERED:

Notice having been given and public hearing held, as provided by law, that the Massachusetts Electric Company d/b/a NATIONAL GRID be and it is hereby granted permission to excavate the public highways and to run and maintain underground electric conduits, together with such sustaining and protecting fixtures as said company may deem necessary, in the public way or ways hereinafter referred to, and to make the necessary house connections along said extensions, as requested in petition with said company dated the 24th day of June, 2024.

Said underground electric conduits shall be located substantially in accordance with the plan filed herewith marked – School Street - Everett, Massachusetts.

The following are the public ways or part of ways along which the underground electric conduits above referred to may be laid:

WR# 30969777

School Street - National Grid to install underground facilities on School Street beginning at a point approximately 90 feet Southwest of the centerline of the intersection of School Street & Gladstone Street and continuing approximately 110 feet in a Northerly direction. Install ~ 110' of 2-4" conduit from existing pole 1122-0 to private property to provide a permanent underground service at 52 School Street, Everett, Ma.

I hereby certify that the foregoing order was adopted at a meeting of the .....

.....

....., held on the ..... day of ....., 20 .....

....., ..., 20 .....

Received and entered in the records of location orders of the City/Town of

Book ..... Page .....

Attest:

.....

..... hereby certify that on .....20....., at ..... o'clock, ...M

at ....., a public hearing was held on the petition of Massachusetts Electric Company d/b/a NATIONAL GRID for permission to construct the underground electric conduits described in the order herewith recorded, and that I mailed at least

seven days before said hearing a written notice of the time and place of said hearing to each of the owners of real estate (as determined by the last preceding assessment for taxation) along the ways or parts of ways upon which the Company is permitted to construct the underground electric conduits under said order. And that thereupon said order was duly adopted.

.....

.....

.....

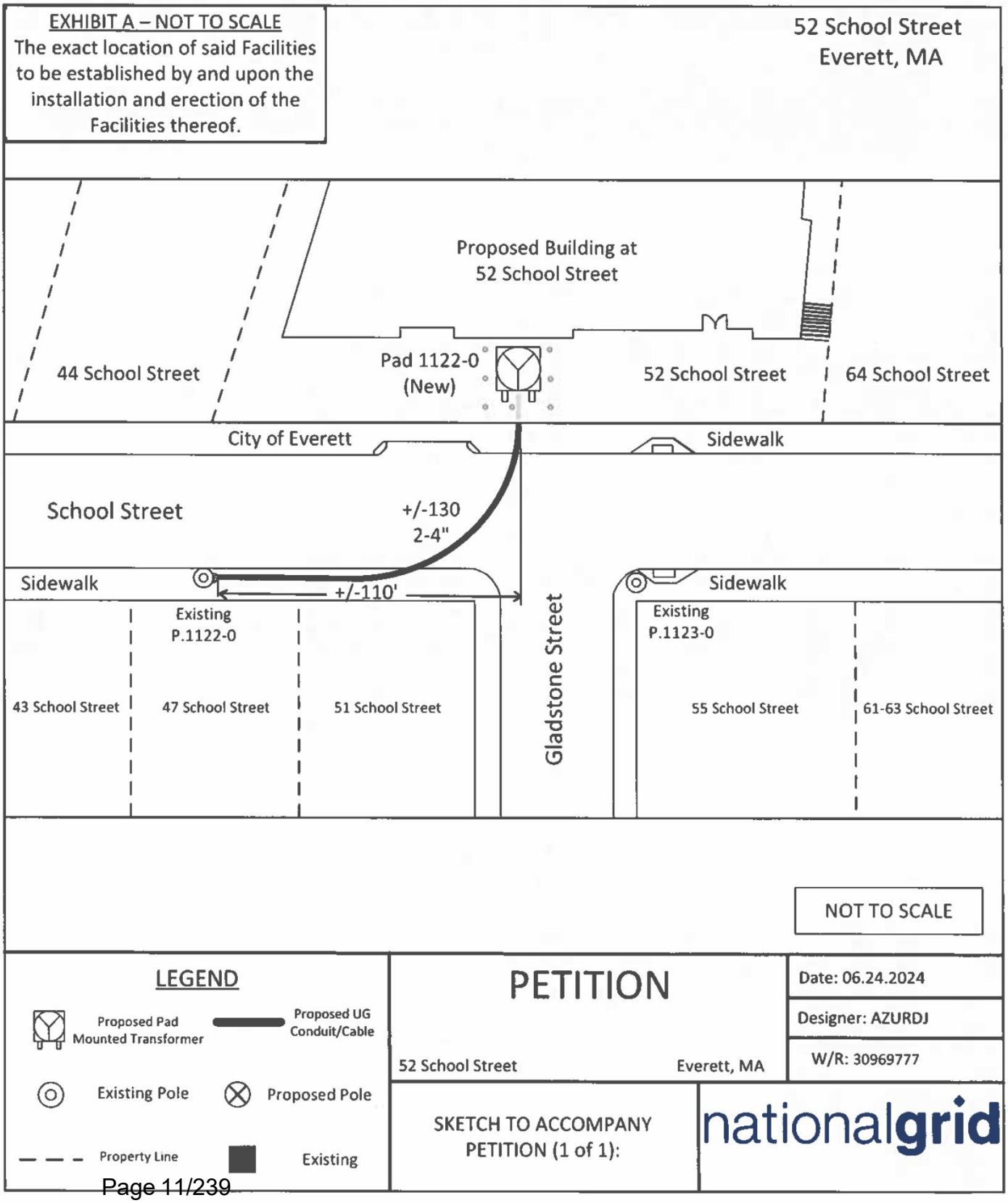
EXHIBIT A – NOT TO SCALE
The exact location of said Facilities to be established by and upon the installation and erection of the Facilities thereof.
52 School Street
Everett, MA
Proposed Building at
52 School Street
44 School Street
Pad 1122-0
(New)
52 School Street
64 School Street
City of Everett
Sidewalk
School Street
+/-130
2-4"
Sidewalk
+/-110'
Sidewalk
Existing
P.1122-0
Existing
P.1123-0
43 School Street
47 School Street
51 School Street
Gladstone Street
55 School Street
61-63 School Street
NOT TO SCALE
LEGEND
Proposed Pad Mounted Transformer
Proposed UG Conduit/Cable
Existing Pole
Proposed Pole
Property Line
Existing
PETITION
52 School Street
Everett, MA
Date: 06.24.2024
Designer: AZURDJ
W/R: 30969777
SKETCH TO ACCOMPANY PETITION (1 of 1):
nationalgrid

MEETING MINUTES

SPECIAL MEETING OF THE CITY COUNCIL
MONDAY, JUNE 10, 2024 6:00 PM

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

ROLL CALL

Members Present
Guerline Alcy Jabouin, Anthony DiPierro, Holly Garcia, John Hanlon, Michael Marchese, Wayne Matewsky, Katy Rogers, Peter Pietrantonio, Stephanie Smith, Robert Van Campen

PLEDGE OF ALLEGIANCE

PUBLIC HEARINGS

1. **C0182-24** Public Hearing/s/ Councilor Robert J. Van Campen, as President

   The Everett City Council, in accordance with Section 6-4 of the City Charter, shall conduct a public hearing to allow the public to speak on the proposed City of Everett's Fiscal Year 2025 Proposed Budget Appropriations including the General Fund Budget, the Water/Sewer Enterprise Fund Budget and the ECTV Enterprise Fund Budget.

   Councilor John Hanlon moved to take both Public Hearings, items 1 and 2 collectively, which was seconded. The motion passed unanimously.

   Peggy Serino, resident, questioned the 12% budget increase despite $1 million of the previous year's budget going unused. She raised concerns about funds for the school department, the wellness center manager's salary and business arrangement, and city employees taking home vehicles. She urged the council to cut the budget.

   John Puopolo, resident, criticized the practice of city employees taking home vehicles for call-outs. He noted a lack of funding to address school overcrowding and suggested many departments are over funded to increase free cash. He pointed out inconsistencies in flag placement on city streets and questioned the source of funds for this. Lastly, he supported the council's decision not to approve the CIP without detailed plans.

Paula Sterite, resident, criticized the budget increase and use of free cash. She questioned salaries, particularly the mayor's administrator and the wellness center management contract with PlayFit. She raised concerns about finance charges, insurance policy payments, the school department charge-backs, and the cost of allowing employees to take city vehicles home. She suggested putting the city's advertising contract out to bid, questioned grants and earmarks spending, and urged a more modern, efficient approach to running the 311 call center. Lastly, she supported the council's decision on the CIP and questioned the fairness of water and sewage fees for new developments.

MOTION:	Favorable Action
MOVER:	Anthony DiPierro
SECONDER:	Michael Marchese
RESULT:	**Passed [0 TO 0]**
AYES:	
NAYS:	
AWAY:	

2. **C0183-24** Public Hearing/s/ Councilor Robert J. Van Campen, as President

The Everett City Council, in accordance with Section 6-5(b) of the City Charter, shall conduct a public hearing to allow the public to speak on the City of Everett’s Fiscal Year 2025 Proposed Capital Improvement Plans including the General Fund Capital Improvement Plan and the Water & Sewer Enterprise Fund Capital Improvement Plan

Councilor John Hanlon moved to take items 1 and 2 collectively, which was seconded. The motion passed unanimously.

Peggy Serino, resident, questioned the 12% budget increase despite $1 million of the previous year's budget going unused. She raised concerns about funds for the school department, the wellness center manager's salary and business arrangement, and city employees taking home vehicles. She urged the council to cut the budget.

John Puopolo, resident, criticized the practice of city employees taking home vehicles for call-outs. He noted a lack of funding to address school overcrowding and suggested many departments are overfunded to increase free cash. He pointed out inconsistencies in flag placement on city streets and questioned the source of funds for this. Lastly, he supported the council's decision not to approve the CIP without detailed plans.

Paula Sterite, resident, criticized the budget increase and use of free cash. She questioned salaries, particularly the mayor's administrator and the wellness center management contract with PlayFit. She raised concerns about finance charges, insurance policy payments, the school department chargebacks, and the cost of allowing employees to take city vehicles home. She suggested putting the city's

advertising contract out to bid, questioned grants and earmarks spending, and urged a more modern, efficient approach to running the 311 call center. Lastly, she supported the council's decision on the CIP and questioned the fairness of water and sewage fees for new developments.

MOTION:	Favorable Action
MOVER:	Anthony DiPierro
SECONDER:	Michael Marchese
RESULT:	**Passed [0 TO 0]**
AYES:	
NAYS:	
AWAY:	

ADJOURNMENT

Meeting adjourned at 6:20 PM

MOTION:	Adjourn
MOVER:	Stephanie Smith
SECONDER:	Wayne Matewsky
RESULT:	**Passed [0 TO 0]**
AYES:	
NAYS:	
AWAY:	

Respectfully Submitted
Sergio Condlio
Clerk of the City Council

MEETING MINUTES

REGULAR MEETING OF THE CITY COUNCIL
MONDAY, JUNE 10, 2024 7:00 PM

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

ROLL CALL

Members Present
Guerline Alcy Jabouin, Anthony DiPierro, Holly Garcia, John Hanlon, Michael Marchese, Wayne Matewsky, Peter Pietrantonio, Katy Rogers, Stephanie Smith, Robert Van Campen

PLEDGE OF ALLEGIANCE

PUBLIC HEARINGS

1. **C0202-24** Order/s/ Councilor Robert J. Van Campen, as President

   An order proposing an amendment to the city's Administrative Code to create and codify an Active Transportation Advisory Committee in the City of Everett

   Council President Van Campen opened the public hearing, no one spoke in favor or against.

MOTION:	Favorable Action
MOVER:	Anthony DiPierro
SECONDER:	Stephanie Smith
RESULT:	**Passed [10 TO 0]**
AYES:	Alcy Jabouin, DiPierro, Garcia, Hanlon, Marchese, Matewsky, Pietrantonio, Rogers, Smith, Van Campen
NAYS:	
AWAY:	

PUBLIC PARTICIPATION

APPROVAL OF MINUTES OF THE PREVIOUS MEETING

Minutes of the Regular City Council Meeting of May 13, 2024

MOTION:	Accept Meeting Minutes
MOVER:	Anthony DiPierro
SECONDER:	John Hanlon
RESULT:	**Passed [0 TO 0]**
AYES:	
NAYS:	
AWAY:	

Minutes of the Regular City Council Meeting of May 28, 2024

MOTION:	Accept Meeting Minutes
MOVER:	Anthony DiPierro
SECONDER:	John Hanlon
RESULT:	**Passed [0 TO 0]**
AYES:	
NAYS:	
AWAY:	

COMMUNICATIONS FROM HIS HONOR THE MAYOR

2. C0219-24 Order/s/ Councilor Robert J. Van Campen, as President

An order requesting approval to transfer $24,000 from the Veterans Benefit Allowance account to the Veterans Salary account. This transfer is necessary to cover increased salary expenditures due to an employee absence

Rule 13 was suspended to approve the order.

Director Coleman explained that while he was out on leave for a month and a half, employee Jerry Miranda covered the office full time, including claims and administrative duties, so this transfer is to pay her overtime for that.

Councilor Matewsky asked if the state reimburses the city for veteran's services salaries. Director Coleman clarified the state reimburses 75% of Chapter 115 veteran benefits like financial assistance, medical costs, etc. but not salaries.

MOTION:	Favorable Action

MOVER:	Anthony DiPierro	Item Number {{item.number}}
SECONDER:	Peter Pietrantonio	
RESULT:	**Passed [10 TO 0]**	
AYES:	Alcy Jabouin, DiPierro, Garcia, Hanlon, Marchese, Matewsky, Pietrantonio, Rogers, Smith, Van Campen	
NAYS:		
AWAY:		

3. **C0220-24** Order/s/ Councilor Robert J. Van Campen, as President

An order requesting approval to accept and expend a grant from the Department of Fire Service, Executive Office of Public Safety, in the amount of $9,800 to provide fire and life safety education to school-age students and/or senior citizens.

MOTION:	Favorable Action
MOVER:	Stephanie Smith
SECONDER:	Anthony DiPierro
RESULT:	**Passed [9 TO 0]**
AYES:	Alcy Jabouin, DiPierro, Garcia, Hanlon, Matewsky, Pietrantonio, Rogers, Smith, Van Campen
NAYS:	
AWAY:	Marchese

4. **C0224-24** Order/s/ Councilor Robert J. Van Campen, as President

An order requesting approval to transfer $130,000 from the Health Department Salaries account to the Health Department Professional Services account. The Health Department is requesting this transfer to continue utilizing Cataldo as an outside staffing company to address school nurse staffing issues until the open vacancies have been filled.

Councilor Pietrantonio asked what happens to the $130,000 if the vacancies get filled. The Health Director explained the money is for already funded positions, so it would transfer back to fund the salaries of the filled positions.

Councilor Alcy Jabouin asked for further clarification. The Health Director explained there are 22 funded school nurse positions, with 12 currently filled and 10 vacancies. This transfer is to pay Cataldo staffing to fill those vacancies in the meantime. If all 10 positions got filled, the $130,000 would transfer back to pay those salaries. But she doesn't expect to be able to fill all the vacancies in the foreseeable future.

Councilor Rogers asked how they are handling the vacant positions in the schools currently. The Health Director said they are using Cataldo staffing, which is what this transfer will allow them to continue.

MOTION:	Favorable Action

MOVER:	Stephanie Smith	Item Number {{item.number}}
SECONDER:	John Hanlon	
RESULT:	**Passed [9 TO 0]**	
AYES:	Alcy Jabouin, DiPierro, Garcia, Hanlon, Matewsky, Pietrantonio, Rogers, Smith, Van Campen	
NAYS:		
AWAY:	Marchese	

5. **C0225-24** Order/s/ Councilor Robert J. Van Campen, as President

   An order requesting approval to appropriate by borrowing $2,000,000.00 to fund the MSBA New High School Feasibility Study

   Item referred to the Ways and Means Committee.

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

PETITIONS AND LICENSES

6. **C0214-24** Petition/s/ Councilor Robert J. Van Campen, as President

   A petition requesting the approval of a new class two motor vehicle dealer license for R.D. Auto Repair at 88 East Elm Street

   The Clerk noted the petitioners are current license holders in the city. Councilor Matewsky said he and Councilor Hanlon met with the new owners before the meeting. He said the previous owner Mr. Gear passed away and his son is handling the real estate. All paperwork seems in order, so given it is summertime, he asked the Council to vote favorably so they can get their permit quickly.

   A motion was made and seconded to suspend the rules, which passed unanimously. A motion was then made and seconded for favorable action, which also passed unanimously by roll call vote.

MOTION:	Favorable Action
MOVER:	Wayne Matewsky
SECONDER:	Anthony DiPierro
RESULT:	**Passed [9 TO 0]**
AYES:	Alcy Jabouin, DiPierro, Garcia, Hanlon, Matewsky, Pietrantonio, Rogers, Smith, Van Campen

NAYS:	
AWAY:	Marchese

7. C0215-24 Petition/s/ Councilor Robert J. Van Campen, as President

A petition requesting the renewal of a lodging house license for the Bill Moore House at 76 Norwood Street

Items 7&8 were taken collectively and passed unanimously.

MOTION:	Favorable Action
MOVER:	Anthony DiPierro
SECONDER:	Stephanie Smith
RESULT:	**Passed [9 TO 0]**
AYES:	Alcy Jabouin, DiPierro, Garcia, Hanlon, Matewsky, Pietrantonio, Rogers, Smith, Van Campen
NAYS:	
AWAY:	Marchese

8. C0216-24 Petition/s/ Councilor Robert J. Van Campen, as President

A petition requesting the renewal of a lodging house license for the Hancock Hotel at 19 Hancock Street

Items 7&8 were taken collectively and passed unanimously.

MOTION:	Favorable Action
MOVER:	Anthony DiPierro
SECONDER:	Stephanie Smith
RESULT:	**Passed [9 TO 0]**
AYES:	Alcy Jabouin, DiPierro, Garcia, Hanlon, Matewsky, Pietrantonio, Rogers, Smith, Van Campen
NAYS:	
AWAY:	Marchese

UNFINISHED BUSINESS

9. C0112-24 Resolution/s/ Councilor Guerline Alcy Jabouin & Councilor Peter Pietrantonio

That the city consider placing a moratorium on the construction of any new residential developments consisting of four units or more.

MOTION:	Refer Back to Sponsor(s)
MOVER:	Guerline Alcy Jabouin
SECONDER:	Peter Pietrantonio

RESULT:	**Passed [0 TO 0]**	Item Number {{item.number}}
AYES:		
NAYS:		
AWAY:		

10. C0173-24 Resolution/s/ Councilor Guerline Alcy Jabouin, Councilor Katy L. Rogers

That the Superintendent of Schools, and any relevant representatives of the school administration appear before the City Council to present and discuss existing and foreseeable space needs throughout the entire district at all grade levels including potential use of Pope John and the former Everett High School

The Superintendent is unable to attend this meeting but has requested to postpone to the June 24th meeting, when he and his staff can attend.

MOTION:	Postpone
MOVER:	Anthony DiPierro
SECONDER:	Stephanie Smith
RESULT:	**Passed [0 TO 0]**
AYES:	
NAYS:	
AWAY:	

11. C0198-24 Order/s/ Councilor Robert J. Van Campen, as President

An order requesting the confirmation of the appointment of Captain Paul Strong as Chief of the Everett Police Department effective July 1st, 2024, for a three year term through June 30th, 2027

This item was taken out of order at the start of the meeting. Councilor DiPierro moved for favorable action, which was seconded. There was no discussion. The motion passed unanimously by roll call vote.

Chief Strong was then sworn in by the City Clerk. The Chief made remarks thanking various people. The meeting then recessed for 10 minutes.

MOTION:	Favorable Action
MOVER:	Anthony DiPierro
SECONDER:	Michael Marchese
RESULT:	**Passed [10 TO 0]**
AYES:	Alcy Jabouin, DiPierro, Garcia, Hanlon, Marchese, Matewsky, Pietrantonio, Rogers, Smith, Van Campen
NAYS:	
AWAY:	

12. C0209-24 Resolution/s/ Councilor Peter Pietrantonio

That the Veterans Director come to the next meeting and explain office hours and services, as well as how many memorial squares have to be installed

Councilor Pietrantonio asked about the office location, noting complaints that it is on the 2nd floor. Director Coleman said it was originally on the 1st floor but moved upstairs during COVID for privacy reasons. He has spoken with the Mayor's office about renovations to allow moving it back downstairs while still having a private space upstairs if needed. He expects it will move back to the 1st floor.

Councilor Pietrantonio asked about memorial plaques that need to be installed, specifically for George Desiderio. Director Coleman said there are about 22 plaques pending from during COVID. He met with the administration to get dates for dedication ceremonies that will work for the families and expects to have dates to reach out to the families next week.

MOTION:	Refer Back to Sponsor(s)
MOVER:	Peter Pietrantonio
SECONDER:	Stephanie Smith
RESULT:	**Passed [0 TO 0]**
AYES:	
NAYS:	
AWAY:	

NEW BUSINESS

13. C0217-24 Resolution/s/ Councilor Anthony DiPierro, Councilor Katy L. Rogers

A resolution requesting that the Department of Public Works install bat boxes in Glenwood Cemetery as an insect deterrent as summer is approaching

Councilor DiPierro moved to refer this item to the Department of Public Works with a request that they install bat boxes in Glenwood Cemetery as an insect deterrent as summer is approaching. The Clerk asked DiPierro to explain what a bat box is. DiPierro explained it is a small wooden structure, like a birdhouse, that attracts bats to nest. They then eat mosquitos, helping with that issue. The motion to refer passed unanimously by voice vote.

MOTION:	Refer
MOVER:	Anthony DiPierro
SECONDER:	Katy Rogers
RESULT:	**Passed [0 TO 0]**
AYES:	
NAYS:	

AWAY:	

14. C0218-24 Resolution/s/ Councilor Anthony DiPierro, Councilor Katy L. Rogers

A resolution requesting that the Department of Conservation and Recreation install bat boxes along the culvert behind Grover Street to help combat the mosquito issues the neighborhood faces in the summer months

Councilor DiPierro explained this is the same issue as item 13. He has spoken with Representative McGonigal who will contact the DCR Commissioner. He moved to refer the item to the DCR and Rep. McGonigal's office, which was seconded.

Councilor Rogers moved to amend the item to add Councilor Hanlon as a cosponsor, which passed unanimously. She then moved to further amend to include Dartmouth Street for consideration, which also passed unanimously.

The motion to refer the item as amended passed unanimously by voice vote.

MOTION:	Refer
MOVER:	Anthony DiPierro
SECONDER:	Katy Rogers
RESULT:	**Passed [0 TO 0]**
AYES:	
NAYS:	
AWAY:	

15. C0223-24 Resolution/s/ Councilor Holly D. Garcia

That the administration provide an update on the current use and future plans for the former Pope John building.

Councilor Garcia noted this has been a topic of discussion for a while and residents want to know what is going on with the building. While it is being sent to the Superintendent, she would also like it to go to the administration for their feedback. She moved to refer it to the administration with a request for a written response in 2 weeks (at the June 24th meeting). The motion was seconded and passed unanimously by voice vote.

MOTION:	Refer
MOVER:	Holly Garcia
SECONDER:	Guerline Alcy Jabouin
RESULT:	**Passed [0 TO 0]**
AYES:	
NAYS:	
AWAY:	

ADJOURNMENT

Item Number {{item.number}}

The meeting adjourned at 8:50 PM

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

Respectfully Submitted

Sergio Condlio

Clerk of the City Council

MEETING MINUTES

REGULAR MEETING OF THE CITY COUNCIL
MONDAY, JUNE 24, 2024 7:00 PM

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

ROLL CALL

Members Present
Guerline Alcy Jabouin, Anthony DiPierro, Holly Garcia, John Hanlon, Michael Marchese, Stephanie Martins, Wayne Matewsky, Peter Pietrantonio, Katy Rogers, Stephanie Smith, Robert Van Campen

PLEDGE OF ALLEGIANCE

PRESENTATION OF PETITIONS, MEMORIALS, AND REMONSTRANCE'S

1. Presentation of Everett ‘75 Scholarships to Recipients

PUBLIC HEARINGS

2. **C0221-24** Public Hearing/s/ Councilor Robert J. Van Campen, as President

   A petition requesting that National Grid be granted permission to install 1 new JO pole (3021-50) on Beacham Street to accommodate and provide a permanent underground service at 212 Beacham Street

   The public hearings for items 1 and 2 were opened and then closed after the petitioner spoke.
   - Councilor Hanlon moved for favorable action, stating the petitions were the most complete ones received.
   - Councilor Rogers stated she would vote no until National Grid responds regarding the Chapter 91 path.
   - Councilor Matewsky stated he spoke to the National Grid representative about construction issues at Paris St and Lewis St. He will vote in favor but wants the issues looked into.

MOTION:	Favorable Action
MOVER:	John Hanlon
SECONDER:	Stephanie Smith
RESULT:	**Passed [9 TO 2]**
AYES:	DiPierro, Garcia, Hanlon, Marchese, Martins, Matewsky, Pietrantonio, Smith, Van Campen
NAYS:	Alcy Jabouin, Rogers
AWAY:	

3. **C0222-24** Public Hearing/s/ Councilor Robert J. Van Campen, as President

A petition requesting that National Grid be granted permission to install approximately 10' feet of 2-4" conduit from existing pole #3022-0 to private property at 212 Beacham Street to provide a permanent underground service.

The public hearings for items 1 and 2 were opened and then closed after the petitioner spoke.
- Councilor Hanlon moved for favorable action, stating the petitions were the most complete ones received.
- Councilor Rogers stated she would vote no until National Grid responds regarding the Chapter 91 path.
- Councilor Matewsky stated he spoke to the National Grid representative about construction issues at Paris St and Lewis St. He will vote in favor but wants the issues looked into.

MOTION:	Favorable Action
MOVER:	John Hanlon
SECONDER:	Stephanie Smith
RESULT:	**Passed [9 TO 2]**
AYES:	DiPierro, Garcia, Hanlon, Marchese, Martins, Matewsky, Pietrantonio, Smith, Van Campen
NAYS:	Alcy Jabouin, Rogers
AWAY:	

PUBLIC PARTICIPATION

APPROVAL OF MINUTES OF THE PREVIOUS MEETING

Joint Convention of the City Council & School Committee (FY25 Budget Presentation) – May 16, 2024

MOTION:	Accept Meeting Minutes
MOVER:	Peter Pietrantonio
SECONDER:	Anthony DiPierro
RESULT:	**Passed [0 TO 0]**
AYES:	

NAYS:	
AWAY:	

COMMUNICATIONS FROM HIS HONOR THE MAYOR

4. C0226-24 Order/s/ Councilor Robert J. Van Campen, as President

An order recommending the approval of the Fiscal Year 2025 General Fund Budget as submitted by His Honor the Mayor and as amended by the City Council in the amount of $281,761,273.00

- Councilor Van Campen thanked members for a thorough budget process that reduced the budget by over $500,000.
- He stressed the need to wean off the practice of using free cash to fund the operating budget, but stated he will vote in favor.
- Councilor Alcy Jabouin stated she will vote no, feeling the budget gave out high-paid jobs to people who don't show up for work. She said it's time to run the city like a business.

MOTION:	Favorable Action
MOVER:	Anthony DiPierro
SECONDER:	Stephanie Smith
RESULT:	**Passed [10 TO 1]**
AYES:	DiPierro, Garcia, Hanlon, Marchese, Martins, Matewsky, Pietrantonio, Rogers, Smith, Van Campen
NAYS:	Alcy Jabouin
AWAY:	

5. C0227-24 Order/s/ Councilor Robert J. Van Campen, as President

An order recommending the approval of the Fiscal Year 2025 Water & Sewer Enterprise Fund Budget as submitted by His Honor the Mayor in the amount of $22,492.927.00

MOTION:	Favorable Action
MOVER:	Anthony DiPierro
SECONDER:	Stephanie Smith
RESULT:	**Passed [11 TO 0]**
AYES:	Alcy Jabouin, DiPierro, Garcia, Hanlon, Marchese, Martins, Matewsky, Pietrantonio, Rogers, Smith, Van Campen
NAYS:	
AWAY:	

6. C0228-24 Order/s/ Councilor Robert J. Van Campen, as President

An order recommending the approval of the Fiscal Year 2025 ECTV Enterprise Fund Budget as submitted by His Honor the Mayor in the amount of $565,832.00

MOTION:	Favorable Action
MOVER:	Anthony DiPierro
SECONDER:	Stephanie Smith

RESULT:	**Passed [11 TO 0]**
AYES:	Alcy Jabouin, DiPierro, Garcia, Hanlon, Marchese, Martins, Matewsky, Pietrantonio, Rogers, Smith, Van Campen
NAYS:	
AWAY:	

7. **C0229-24** Order/s/ Councilor Robert J. Van Campen, as President

An order recommending the approval of the Fiscal Year 2025 General Fund Capital Improvement Plan as submitted by His Honor the Mayor in the amount of $55,033,741.00

MOTION:	Favorable Action
MOVER:	John Hanlon
SECONDER:	Michael Marchese
RESULT:	**Passed [9 TO 2]**
AYES:	Alcy Jabouin, DiPierro, Hanlon, Marchese, Martins, Matewsky, Pietrantonio, Rogers, Van Campen
NAYS:	Garcia, Smith
AWAY:	

8. **C0230-24** Order/s/ Councilor Robert J. Van Campen, as President

An order recommending the approval of the Fiscal Year 2025 Water & Sewer Enterprise Fund Capital Improvement Plan as submitted by His Honor the Mayor in the amount of $7,229,800.00

MOTION:	Favorable Action
MOVER:	John Hanlon
SECONDER:	Michael Marchese
RESULT:	**Passed [11 TO 0]**
AYES:	Alcy Jabouin, DiPierro, Garcia, Hanlon, Marchese, Martins, Matewsky, Pietrantonio, Rogers, Smith, Van Campen
NAYS:	
AWAY:	

9. **C0231-24** Order/s/ Councilor Robert J. Van Campen, as President

An order recommending the authorization of the FY2025 expenditure limits for the city's 53E½ Revolving Funds in use by many city departments.

MOTION:	Favorable Action
MOVER:	John Hanlon
SECONDER:	Michael Marchese
RESULT:	**Passed [11 TO 0]**
AYES:	Alcy Jabouin, DiPierro, Garcia, Hanlon, Marchese, Martins, Matewsky, Pietrantonio, Rogers, Smith, Van Campen
NAYS:	
AWAY:	

10. **C0233-24** Order/s/ Councilor Robert J. Van Campen, as President

An order requesting approval to accept and expend a grant from the Commonwealth to North Workforce Board for use by the Youth Development and Enrichment department in the amount of $128,081.25 to be used to provide young Everett residents with workforce skills.

MOTION:	Favorable Action
MOVER:	Stephanie Smith
SECONDER:	Anthony DiPierro
RESULT:	**Passed [11 TO 0]**
AYES:	Alcy Jabouin, DiPierro, Garcia, Hanlon, Marchese, Martins, Matewsky, Pietrantonio, Rogers, Smith, Van Campen
NAYS:	
AWAY:	

11. C0236-24 Order/s/ Councilor Robert J. Van Campen, as President

An order requesting approval to accept and expend donations totaling $150.00 from City of Everett employees during the months of April and May for the Fire Victims Fund.

MOTION:	Favorable Action
MOVER:	Stephanie Smith
SECONDER:	Holly Garcia
RESULT:	**Passed [11 TO 0]**
AYES:	Alcy Jabouin, DiPierro, Garcia, Hanlon, Marchese, Martins, Matewsky, Pietrantonio, Rogers, Smith, Van Campen
NAYS:	
AWAY:	

12. C0237-24 Order/s/ Councilor Robert J. Van Campen, as President

An order requesting approval to expend $10,000,000 from ARPA funds for Improvements at the Old Everett High School including the replacement of the roof.

MOTION:	Postpone
MOVER:	Stephanie Smith
SECONDER:	Anthony DiPierro
RESULT:	**Passed [0 TO 0]**
AYES:	
NAYS:	
AWAY:	

This item was taken collectively with items 22 and 25. Superintendent Hart appeared before the Council stating he and the Mayor discussed the use of the Old Everett High School on Broadway to be used as a 7th and 8th Grade academy similarly to when Everett had the Parlin Junior High School. The cost estimates are in the 60 million dollar range but there were not much else to be discussed as the city was waiting on if the Council was to be on board with the project. This estimate does not include the roof which is another 10 million dollars. Councilors expressed some enthusiasm over having some plan but still worried about having other uses in the same building as the school and utilizing the building for both a preschool and Junior High School. Other Councilors stated that the City

has a school building that is newer and more easily renovated in the Pope John High School and that should be what we use to help solve overcrowding. Superintendent Hart stated he was only offered the High School and that is why there is a plan to renovate the Old EHS which would be able to hold all the 7th and 8th grade students across the city and that it is centrally located. The Council requested more information be presented by the Administration on the potential for the use of old EHS as a school before they would approve the 10 million for the roof. The item was postponed to have the Administration come back with the Superintendent with a more comprehensive plan and assessment of the building with a breakdown of the full cost to renovate the building.

COMMITTEE REPORTS

13. C0171-24 Order/s/ Councilor Robert J. Van Campen, as President

In accordance with Sections 6-2 and 6-3 of the City Charter, His Honor Mayor Carlo DeMaria hereby calls for a joint meeting of the City Council and School Committee for the presentation of the city's proposed Fiscal Year 2025 operating budgets and to review the city's budget policy.

MOTION:	Accept Committee Report
MOVER:	Stephanie Smith
SECONDER:	Anthony DiPierro
RESULT:	**Passed [0 TO 0]**
AYES:	
NAYS:	
AWAY:	

14. C0180-24 Order/s/ Councilor Robert J. Van Campen

A order amending the City Council's current remote participation rules for members

MOTION:	Favorable Action
MOVER:	Stephanie Smith
SECONDER:	Michael Marchese
RESULT:	**Passed [10 TO 1]**
AYES:	Alcy Jabouin, DiPierro, Garcia, Marchese, Martins, Matewsky, Pietrantonio, Rogers, Smith, Van Campen
NAYS:	Hanlon
AWAY:	

15. C0181-24 Order/s/ Councilor Robert J. Van Campen, Councilor Stephanie V. Smith

An order amending the Everett City Council rule regarding City Council member's actual and necessary expenses

MOTION:	Favorable Action
MOVER:	Stephanie Smith
SECONDER:	Anthony DiPierro
RESULT:	**Passed [11 TO 0]**

AYES:	Alcy Jabouin, DiPierro, Garcia, Hanlon, Marchese, Martins, Matewsky, Pietrantonio, Rogers, Smith, Van Campen
NAYS:	
AWAY:	

16. C0172-24 Resolution/s/ Councilor Peter Pietrantonio

That the chairperson of the Zoning Board of Appeals be invited to appear before the City Council, and if she can provide the Council with information for the last two years on how many variances & denials that they gave out.

MOTION:	Refer Back to Sponsor(s)
MOVER:	Peter Pietrantonio
SECONDER:	Anthony DiPierro
RESULT:	**Passed [0 TO 0]**
AYES:	
NAYS:	
AWAY:	

17. C0207-24 Resolution/s/ Councilor Peter Pietrantonio

That the DPW Director come to the next meeting to explain the maintenance of our City traffic islands and parks

MOTION:	Refer Back to Sponsor(s)
MOVER:	Peter Pietrantonio
SECONDER:	Holly Garcia
RESULT:	**Passed [0 TO 0]**
AYES:	
NAYS:	
AWAY:	

18. C0208-24 Resolution/s/ Councilor Peter Pietrantonio

That the DPW provide an update on the port a potty that I ordered for the Northern Trail at Wellington Ave

MOTION:	Refer Back to Sponsor(s)
MOVER:	Peter Pietrantonio
SECONDER:	Michael Marchese
RESULT:	**Passed [0 TO 0]**
AYES:	
NAYS:	
AWAY:	

19. C0206-24 Order/s/ Councilor Robert J. Van Campen, as President

An order requesting approval to accept and expend an additional award of funds for a grant from the Massachusetts Department of Environmental Protection in the amount of

$2,148.57 under the Recycling Dividends Program of the Sustainable Materials Recovery Program.

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

20. C0225-24 Order/s/ Councilor Robert J. Van Campen, as President

An order requesting approval to appropriate by borrowing $2,000,000.00 to fund the MSBA New High School Feasibility Study

- Councilor Pietrantonio asked where the 77% reimbursement goes. Councilor Smith stated it's not actually being expended.
- CFO Eric Demas clarified the city will expend the funds and then submit to MSBA for reimbursement. The net difference is what the council would bond or find another funding source for.
- Councilor Alcy Jabouin asked if it's wasted money if no action is taken on the report findings. CFO Demas confirmed the report is required by MSBA to move forward with a new high school project.
- Councilor Garcia asked if the reimbursement rate is in a contractual agreement. CFO Demas said the current disclosed rate is 77.15% but it's unknown if that could change in the future.
- Councilor Rogers asked if the reimbursement is contingent on approving the study results. CFO Demas said as long as costs are eligible and approved by MSBA, they will reimburse until the city states they are no longer pursuing the project.
- Councilor DiPierro reiterated this is the second feasibility study and not approving it may jeopardize future involvement with the school building authority.

MOTION:	Favorable Action
MOVER:	Anthony DiPierro
SECONDER:	John Hanlon
RESULT:	**Passed [9 TO 2]**
AYES:	DiPierro, Garcia, Hanlon, Martins, Matewsky, Pietrantonio, Rogers, Smith, Van Campen
NAYS:	Alcy Jabouin, Marchese
AWAY:	

UNFINISHED BUSINESS

21. C0014-24 Resolution/s/ Councilor Stephanie Martins & the Entire City Council

That the administration provide an update on the process to select a new permanent Fire Chief.

- Mayor's Chief of Staff Erin Devaney was invited to provide an update.
- She stated a written communication was submitted confirming the assessment center was conducted on June 11th with 5 candidates.
- Results were shared with the Civil Service Commission who will take 2-6 weeks to verify candidate information.
- Once an eligible list and scores are published, the mayor as appointing authority will make a recommendation to the council for approval.
- In response to Councilor Martins, she confirmed after receiving the eligible list, the mayor intends to go with the assessment center scoring and ranking, absent any disqualifying information.
- Councilor Pietrantonio asked if the council will see candidate scores. Ms. Devaney believes they become published like other civil service lists.

MOTION:	Refer Back to Sponsor(s)
MOVER:	Stephanie Martins
SECONDER:	Peter Pietrantonio
RESULT:	**Passed [0 TO 0]**
AYES:	
NAYS:	
AWAY:	

22. C0127-24 Order/s/ Councilor Robert J. Van Campen, as President

An order requesting approval to appropriate by borrowing $3,000,000.00 to fund Everett Square Improvements.

MOTION:	Postpone
MOVER:	Anthony DiPierro
SECONDER:	Wayne Matewsky
RESULT:	**Passed [0 TO 0]**
AYES:	
NAYS:	
AWAY:	

23. C0173-24 Resolution/s/ Councilor Guerline Alcy Jabouin, Councilor Katy L. Rogers

That the Superintendent of Schools, and any relevant representatives of the school administration appear before the City Council to present and discuss existing and foreseeable space needs throughout the entire district at all grade levels including potential use of Pope John and the former Everett High School

MOTION:	Refer Back to Sponsor(s)
MOVER:	Guerline Alcy Jabouin
SECONDER:	Katy Rogers
RESULT:	**Passed [0 TO 0]**

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

24. C0190-24 Resolution/s/ Councilor Anthony DiPierro, Councilor Michael K. Marchese

A resolution requesting that the Planning and Development Department engage the owners of the Glendale Square Shopping Center to discuss the future of the plaza and to potentially form a public / private partnership moving forward.

MOTION:	Refer Back to Sponsor(s)
MOVER:	Michael Marchese
SECONDER:	John Hanlon
RESULT:	**Passed [0 TO 0]**
AYES:	
NAYS:	
AWAY:	

25. C0203-24 Resolution/s/ Councilor Guerline Alcy Jabouin

An resolution requesting that the Everett Youth Initiative Council to come to the May 13th meeting to present their ARPA projects, and the status as it it nearing the end of the school year.

MOTION:	Refer Back to Sponsor(s)
MOVER:	Guerline Alcy Jabouin
SECONDER:	Holly Garcia
RESULT:	**Passed [0 TO 0]**
AYES:	
NAYS:	
AWAY:	

26. C0223-24 Resolution/s/ Councilor Holly D. Garcia

That the administration provide an update on the current use and future plans for the former Pope John building.

MOTION:	Refer Back to Sponsor(s)
MOVER:	Holly Garcia
SECONDER:	Katy Rogers
RESULT:	**Passed [0 TO 0]**
AYES:	
NAYS:	
AWAY:	

NEW BUSINESS

27. C0232-24 Order/s/ Councilor Robert J. Van Campen, as President

An order recommending the cancelation of the regular City Council meetings of July 8, 2024, August 12, 2024 and August 26, 2024

- Council President Van Campen stated this is consistent with historic council practice and the July 22nd meeting will still be held.

MOTION:	Favorable Action
MOVER:	Robert Van Campen
SECONDER:	Anthony DiPierro
RESULT:	**Passed [10 TO 1]**
AYES:	Alcy Jabouin, DiPierro, Garcia, Hanlon, Marchese, Martins, Matewsky, Rogers, Smith, Van Campen
NAYS:	Pietrantonio
AWAY:	

28. C0234-24 Resolution/s/ Councilor Robert J. Van Campen & the Entire Membership of the City Council

That the City of Everett honor the distinguished and exemplary service of Mary F. Aleo in the Women's Army Auxiliary Corps. during World War II, and find an appropriate way to recognize and honor all female veterans who have served throughout our nation's history

- Council President Van Campen provided background on Mary Aleo's service in the Women's Army Corps during WWII.
- He expressed the need to recognize female veterans' contributions and referred the item to the Veteran Services officer for action on honoring Ms. Aleo and all female veterans.
- A motion was made and seconded to add Councilor Matewsky as a co-sponsor, as he was a friend of the Aleo family.
- Council President Van Campen further moved to attach the entire City Council as co-sponsors. The motion was seconded. ad approved unanimously.
- The item was referred to the Veterans Services Director for action.

MOTION:	Refer
MOVER:	Robert Van Campen
SECONDER:	Stephanie Martins
RESULT:	**Passed [0 TO 0]**
AYES:	
NAYS:	
AWAY:	

29. C0235-24 Resolution/s/ Councilor Katy Rogers

A resolution to recognize the City of Everett as a Blue Carbon community to promote the conservation, restoration, and sustainable management of our water and wetlands

- Councilor Rogers explained the resolution recognizes Everett's environmental goals regarding marine and aquatic habitats, especially the Malden River waterfront.
- She noted the city has made strides in this by planting trees, removing invasive species, hosting cleanups, etc.
- A motion was made and seconded to refer item 29 to the administration for action.

MOTION:	Refer
MOVER:	Katy Rogers
SECONDER:	Peter Pietrantonio
RESULT:	**Passed [0 TO 0]**
AYES:	
NAYS:	
AWAY:	

ADJOURNMENT

Meeting adjourned at 10:10 PM

MOTION:	Adjourn
MOVER:	Anthony DiPierro
SECONDER:	John Hanlon
RESULT:	**Passed [0 TO 0]**
AYES:	
NAYS:	
AWAY:	

Respectfully Submitted

Sergio Condito

Clerk of the City Council

City of Everett Massachusetts

C0238-24

To: **Mayor and City Council**

From: **Councilor Robert J. Van Campen**

Date: July 22, 2024

Agenda Item:
An order requesting the confirmation of the re-appointment of Erik Swanson to the position of City Engineer to a term ending January 5, 2026.

Background and Explanation:

Attachments:

CARLO DeMARIA
MAYOR

CITY OF EVERETT - OFFICE OF THE MAYOR
484 Broadway Everett, Massachusetts 02149
☏ 617-394-2270
✎ mayorcarlo.demaria@ci.everett.ma.us

June 25, 2024

Honorable City Council
484 Broadway
Everett, MA 02149

Dear Honorable Members:

Please be advised that in accordance with Section 3-3 of the City Charter and, Section IV(VII)(a) of the City of Everett Administrative Code, I hereby re-appoint, subject to confirmation by the City Council, Erik Swanson to the position of Director of Engineering for a term ending January 5, 2026.

Under the terms of the Administrative Code, this appointment shall not exceed a term of three (3) years. I am submitting for your approval an appointment for a term with an expiration date to coincide with the last date of my current term in office.

Thank you for your favorable consideration.

Respectfully submitted,

Carlo DeMaria
Mayor

June 25, 2024

City of Everett, Massachusetts

CITY COUNCIL

Offered By: _____
Councilor Robert VanCampen, as President

Bill Number:
Bill Type: Order

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

I hereby re-appoint, subject to confirmation by the City Council, and accordance with Section 3-3 of the City Charter and, Section IV(VII)(a) of the City of Everett Administrative Code, Erik Swanson to the position of Director of Engineering for a term ending January 5, 2026.

City of Everett Massachusetts

C0242-24

To: **Mayor and City Council**

From: **Councilor Robert J. Van Campen**

Date: July 22, 2024

Agenda Item:

An order requesting approval to accept and expend a grant from the Department of Conservation & Recreation in the amount of $500,000.00 to be used to design a multi-use path that connects the Northern Strand Community Path over to Route 16.

Background and Explanation:

Attachments:

CARLO DeMARIA
MAYOR

CITY OF EVERETT - OFFICE OF THE MAYOR
484 Broadway Everett, Massachusetts 02149
☎ 617-394-2270
✎ mayorcarlo.demaria@ci.everett.ma.us

July 8, 2024

Honorable City Council
484 Broadway
Everett, MA 02149

Dear Honorable Members:

I hereby submit for your consideration an order to accept and expend a grant from the Department of Conservation in the amount of $500,000 to be used to design a multi-use path that connects the Northern Strand Community Path over to Route 16.

Thank you for your favorable consideration.

Respectfully submitted,

Carlo DeMaria
Mayor

July 8, 2024

City of Everett, Massachusetts

CITY COUNCIL

Offered By: _____
Councilor Robert VanCampen, as President

Bill Number:
Bill Type: Order

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

to accept and expend a grant from the Department of Conservation in the amount of $500,000 to be used to design a multi-use path that connects the Northern Strand Community Path over to Route 16.

City of Everett Massachusetts

C0243-24

To: **Mayor and City Council**

From: **Councilor Robert J. Van Campen**

Date: July 22, 2024

Agenda Item:

An order requesting approval to accept a grant from the Massachusetts Gaming Commission in the amount of $1,748,361/00 to support the Everett Police Department at the Encore Boston Harbor site.

Background and Explanation:

Attachments:

CARLO DeMARIA
MAYOR

CITY OF EVERETT - OFFICE OF THE MAYOR
484 Broadway Everett, Massachusetts 02149
☎ 617-394-2270
✎ mayorcarlo.demaria@ci.everett.ma.us

July 8, 2024

Honorable City Council
484 Broadway
Everett, MA 02149

Dear Honorable Members:

I hereby submit for your consideration an order to accept a grant from the Massachusetts Gaming Commission in the amount of $1,748,361 to support the Everett Police Department at the Encore Boston Harbor site.

Thank you for your favorable consideration.

Respectfully submitted,

Carlo DeMaria
Mayor

July 8, 2024

City of Everett, Massachusetts

CITY COUNCIL

Offered By: _____
Councilor Robert VanCampen, as President

Bill Number:
Bill Type: Order

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

to accept and expend a grant from the Massachusetts Gaming Commission in the amount of $1,748,361 to support the Everett Police Department at the Encore Boston Harbor site.

City of Everett Massachusetts

C0244-24

To: **Mayor and City Council**

From: **Councilor Robert J. Van Campen**

Date: July 22, 2024

Agenda Item:

An order requesting approval to accept a grant from the Massachusetts Gaming Commission in the amount of $2,348,400.00 to support transportation upgrades and public safety measures related to the area of the Encore Boston Harbor site

Background and Explanation:

Attachments:

CARLO DeMARIA
MAYOR

CITY OF EVERETT - OFFICE OF THE MAYOR
484 Broadway Everett, Massachusetts 02149
☎ 617-394-2270
✎ mayorcarlo.demaria@ci.everett.ma.us

July 8, 2024

Honorable City Council
484 Broadway
Everett, MA 02149

Dear Honorable Members:

I hereby submit for your consideration an order to accept a grant from the Massachusetts Gaming Commission in the amount of $2,348,400 to support transportation upgrades and public safety measures related to the area of the Encore Boston Harbor site.

Thank you for your favorable consideration.

Respectfully submitted,

Carlo DeMaria
Mayor

July 8, 2024

City of Everett, Massachusetts

CITY COUNCIL

Offered By: _____
Councilor Robert VanCampen, as President

Bill Number:
Bill Type: Order

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

to accept and expend a grant from the Massachusetts Gaming Commission in the amount of $2,348,400 to support transportation upgrades and public safety measures related to the area of the Encore Boston Harbor site.

Back-up for MGC Grant:

- Identify the source of the grant fund
  - Massachusetts Gaming Commission

- The amount of the grant
  - $2,348,400

- Identify if there is a city match and if there is, what is that amount and what is the source of the city's matching funds
  - There is no City match or other matching funds REQUIRED. That said, some of the projects seeking MGC funding are not funded to meet 100% of their financial needs and may need additional funding from a variety of sources to be seen through (i.e. the $1,000,000 toward Everett Square does not cover the entire cost of the project.
  - Also, for construction activities, MGC grants may cover up to 100% of the cost if the grant is for under $250,000. For construction activities in excess of $250,000 (with a maximum of $1,500,000 for a single activity), MGC may cover up to 30% of the total cost. To subsidize the remaining 70%, the City of Everett may seek additional funding sources outside of City funds.

- How long is the grant period, i.e. when does the grant need to be spent
  - Unsure, but more than a year.

- What project, effort, or initiative is the grant funding going to support and why is that important to the residents of Everett

Project Name	**Project Description**	**Timeline**	**QTY**	**Amount**
ALERT Active Shooter Training & OT	ALERT active shooter training - 3 day course.	Jan - March 2025	1	$75,000
Fire Boat Training	Overtime/Backfill of members	FY 2025	1	$200,000
Police Hardware & Software Upgrades	Motorola GEU Capable Radio	FY 2025	10	$90,000
Police Hardware & Software Upgrades	Lan Tel Cameras and Antennas	FY 2025	15	$25,000
Police Overtime	150 Land Based Patrols OT (2 Ofc/4 hrs. each)	9/24-8/25	150	$114,510
Police Overtime	25 Marine patrols OT (2 Ofc/4 hrs. each)	Mem day - Labor day	25	$19,090
Encore Corridor Updates	Encore corridor Upgrades	2024-2025	1	$360,500
Everett Square Pedestrian and Transit Improvements	Construction of Roadway, Sidewalk and Landscaping	2024-2025	1	$1,164,300
Lower Mystic Transportation Management Association Support	CRM Database	2025-2028	1	$102,109
Lower Mystic Transportation Management Association Support	Program Operations and management	2025-2028	1	$167,891
Lower Mystic Transportation Management Association Support	Membership Development	2025-2028	1	$30,000

- Which department(s) will be responsible for administering the grant and how it is being spent
  - Varies depending on the project (seen above in the table).

City of Everett Massachusetts

C0245-24

To: **Mayor and City Council**

From: **Councilor Robert J. Van Campen**

Date: July 22, 2024

Agenda Item:

An order requesting approval to accept and expend a donation to the 2024 Summer Jobs Program from Everett Bank in the amount of $2,500.00

Background and Explanation:

Attachments:

CARLO DeMARIA
MAYOR

CITY OF EVERETT - OFFICE OF THE MAYOR
484 Broadway Everett, Massachusetts 02149
☎ 617-394-2270
✎ mayorcarlo.demaria@ci.everett.ma.us

July 8, 2024

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 to the 2024 Summer Jobs Program from Everett Bank in the amount of $2,500.00.

Thank you for your favorable consideration.

Respectfully submitted,

Carlo DeMaria
Mayor

July 8, 2024

City of Everett, Massachusetts

CITY COUNCIL

Offered By: _____
Councilor Robert VanCampen, 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 to the 2024 Summer Jobs Program from Everett Bank in the amount of $2,500.00.

City of Everett Massachusetts

C0246-24

To: **Mayor and City Council**

From: **Councilor Robert J. Van Campen**

Date: July 22, 2024

Agenda Item:

An order requesting approval to accept and expend a donation to the Everett Council on Aging from Patricia A. Hoover, in memory of Joe Scully, in the amount of $50.00

Background and Explanation:

Attachments:

CARLO DeMARIA
MAYOR

CITY OF EVERETT - OFFICE OF THE MAYOR
484 Broadway Everett, Massachusetts 02149
☎ 617-394-2270
✎ mayorcarlo.demaria@ci.everett.ma.us

July 8, 2024

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 to the Everett Council on Aging from Patricia A. Hoover, in memory of Joe Scully, in the amount of $50.00.

Thank you for your favorable consideration.

Respectfully submitted,

Carlo DeMaria
Mayor

July 8, 2024

City of Everett, Massachusetts

CITY COUNCIL

Offered By: _____
Councilor Robert VanCampen, 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 to the Everett Council on Aging from Patricia A. Hoover, in memory of Joe Scully, in the amount of $50.00.

City of Everett Massachusetts

C0251-24

To: **Mayor and City Council**

From: **Councilor Robert J. Van Campen**

Date: July 22, 2024

Agenda Item:

An order requesting approval to declare specific DPW vehicles as surplus. The referenced inventory is in need of costly repairs which are beyond the actual value of the vehicles

Background and Explanation:

Attachments:

CARLO DeMARIA
MAYOR

CITY OF EVERETT - OFFICE OF THE MAYOR
484 Broadway Everett, Massachusetts 02149

☏ 617-394-2270

✎ mayorcarlo.demaria@ci.everett.ma.us

July 15, 2024

Honorable City Council
484 Broadway
Everett, MA 02149

Dear Honorable Members:

I hereby submit for your consideration an order to declare specific DPW vehicles as surplus. A detailed list of the vehicles is attached. The referenced inventory is in need of costly repairs which are beyond the actual value of the vehicles.

Thank you for your favorable consideration in this matter.

Respectfully Submitted

Carlo DeMaria
Mayor

July 15, 2024

City of Everett, Massachusetts

CITY COUNCIL

Offered By: _____
Councilor Robert VanCampen, as President

Bill Number:
Bill Type: Order

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

ORDERED:

to declare specific DPW vehicles as surplus. A detailed list of the vehicles is attached

Vehicle	Est Trade Value-NO MAJOR Repairs	Vin Number	Issue Details	Estimated Cost to Repair
CS 1 FORD F-2 2009	$2,000	1FTSF21RX9EA31739	Needs Transmission & Turbos	Cost exceeds value
CS 2 FORD F-250 2009	$3,800	1FTSF21R99EA31733	Needs Two Turbos and body rot	Cost exceeds value
CS-3 FORD- 2008	$1,500	IFTRF14W58KD15905	Rotted frame and body	Cost exceeds value
CS 34 MACK - R-600- 1986	Scrap	1M2N165C8GA089972	Needs new motor & Miscellaneous repairs	Cost exceeds value
L 21 KOMATSU 2008	$15-$17k	A76035	Needs about $45k in repairs. Does run	Cost exceeds value
CS 811 FREIGHTLINER 2009	$3,500	1FVHC7CVX9DAN1707	Wing Harness rotted & suspension gone	Cost exceeds value
CS 25 FORD F-450 2009	$4,800	1FDAF47R69EA35376	Needs new wiring and body rotted	Cost exceeds value
T-2 EXPEDITION 2008	$1,000	1FMFU16538LA84845	Doesn't run	Cost exceeds value
OLD T-2 F150 Pickup 2006	$500	1FTRF14W96NB01642	Frame Rotted	Cost exceeds value
S-5 FORD 2005	Scrap	1FMZU72E95UB28763	Transmission & Body Rot	Cost exceeds value
151 G TAURUS 2006	$1,000	1FAFP53U77A181786	Needs Engine	Cost exceeds value
Ford Fusion 2007	$1,000	3FAHPOHA4BRI109551	Flooded Out	Cost exceeds value
S-2 FORD Taurus 2014	$3,000	1FAHP2MKXEG107244	Needs front end and rot	Cost exceeds value
151 A FORD- Van 2005	$1,000	1FBNE31L75HA55253	Misc repairs and rot	Cost exceeds value
Ford Explorer 2005	$1,000	1FMZU72E35VA4877	Need new rear end and transfer case	Cost exceeds value
151 FORD Explorer 2005	$1,000	1FMZU72E95UB28763	Body Rot and misc repairs	Cost exceeds value

City of Everett Massachusetts

C0252-24

To: **Mayor and City Council**

From: **Councilor Robert J. Van Campen**

Date: July 22, 2024

Agenda Item:

An order requesting approval to accept and expend a grant from the Commonwealth of Massachusetts, Office of Court Management in the amount of $100,000 to support expenditures made as part of the Second Chance Everett program through June 30, 2024.

Background and Explanation:

Attachments:

CARLO DeMARIA
MAYOR

CITY OF EVERETT - OFFICE OF THE MAYOR
484 Broadway Everett, Massachusetts 02149
☏ 617-394-2270
✎ mayorcarlo.demaria@ci.everett.ma.us

July 15, 2024

Honorable City Council
484 Broadway
Everett, MA 02149

Dear Honorable Members:

I hereby submit for your consideration an order to accept and expend a grant from the Commonwealth of Massachusetts, Office of Court Management in the amount of $100,000 to support expenditures made as part of the Second Chance Everett program through June 30, 2024.

Thank you for your favorable consideration.

Respectfully submitted,

Carlo DeMaria
Mayor

July 15, 2024

City of Everett, Massachusetts

CITY COUNCIL

Offered By: _____

Councilor Robert VanCampen, as President

Bill Number:
Bill Type: Order

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

to accept and expend a grant from the Commonwealth of Massachusetts, Office of Court Management in the amount of $100,000 to support expenditures made as part of the Second Chance Everett program through June 30, 2024.

Back up for $100,000 Grant from Comm of MA-Office of Court Management

- Identify the source of the grant fund
  Commonwealth of Massachusetts - Office of Court Management

- The amount of the grant
  $100,000.00

- Identify if there is a city match and if there is, what is that amount and what is the source of the city's matching funds
  N/A

- How long is the grant period, i.e. when does the grant need to be spent
  FY 2024 - expenses incurred through June 30, 2024

- What project, effort, or initiative is the grant funding going to support and why is that important to the residents of Everett

  Second Chance Everett is a body of programs that aims to provide comprehensive support for formerly incarcerated individuals as they reintegrate into the community. This program is part of Mayor Carlo DeMaria's Everett for Everyone initiative which ensures that all Everett residents have access to resources and services offered by the city. This program addresses the multifaceted challenges faced by returning citizens, promoting successful re-entry and reducing recidivism. This work in Everett parallels initiatives taking place at the state and federal levels to ensure that diversity, equity, and

  inclusion work addresses the concerns of formerly incarcerated individuals like the lack of opportunities to find meaningful living wage employment due to their background.

  Second Chance Everett works with applicable community-based organizations that provide re-entry programs and services that facilitate access to employment, education, housing, healthcare, and social services, fostering a pathway to self-sufficiency and community integration.

- Which department(s) will be responsible for administering the grant and how it is being spent
  Diversity Equity and Inclusion

City of Everett Massachusetts

C0253-24

To: **Mayor and City Council**

From: **Councilor Robert J. Van Campen**

Date: July 22, 2024

Agenda Item:

An order requesting approval to accept and expend donations to the Everett Youth Commission from the Rocco and Burley families in the amount of $900.00, as part of a donation program funded by their annual Bocce Tournament, and from John and Joanne Ragucci in the amount of $100.00, in memory of Allen Panarese.

Background and Explanation:

Mr. Panarese was a life-long resident of Everett, long-time Everett School Committee member, and strong supporter of youth sports, as well as a regular Bocce Tournament participant.

Attachments:

CARLO DeMARIA
MAYOR

CITY OF EVERETT - OFFICE OF THE MAYOR
484 Broadway Everett, Massachusetts 02149
☏ 617-394-2270
✎ mayorcarlo.demaria@ci.everett.ma.us

July 15, 2024

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 Everett Youth Commission from the Rocco and Burley families in the amount of $900.00, as part of a donation program funded by their annual Bocce Tournament, and from John and Joanne Ragucci in the amount of $100.00, in memory of Allen Panarese. Mr. Panarese was a life-long resident of Everett, long-time Everett School Committee member, and strong supporter of youth sports, as well as a regular Bocce Tournament participant.

Thank you for your favorable consideration.

Respectfully submitted,

Carlo DeMaria
Mayor

July 15, 2024

City of Everett, Massachusetts

CITY COUNCIL

Offered By: _____
Councilor Robert VanCampen, 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 Everett Youth Commission from the Rocco and Burley families in the amount of $900.00, as part of a donation program funded by their annual Bocce Tournament, and from John and Joanne Ragucci in the amount of $100.00, in memory of Allen Panarese. Mr. Panarese was a life-long resident of Everett, long-time Everett School Committee member, and strong supporter of youth sports, as well as a regular Bocce Tournament participant.

City of Everett Massachusetts

C0258-24

To: **Mayor and City Council**

From: **Councilor Robert J. Van Campen**

Date: July 22, 2024

Agenda Item:

An order requesting approval on the re-appointment of Bernard J. Devereux to the position of City Assessor for a three-year term ending June 30, 2027

Background and Explanation:

Attachments:

CARLO DeMARIA
MAYOR

CITY OF EVERETT - OFFICE OF THE MAYOR
484 Broadway Everett, Massachusetts 02149
☏ 617-394-2270
✎ mayorcarlo.demaria@ci.everett.ma.us

June 25, 2024

Honorable City Council
484 Broadway
Everett, MA 02149

Dear Honorable Members:

Please be advised that in accordance with Section 3-3 of the City Charter and, Section IV(H)(VII)(a) of the City of Everett Administrative Code, I hereby re-appoint, subject to confirmation by the City Council, Bernard J. Devereux to the position of City Assessor for a three-year term ending June 30, 2027.

I am recommending that Mr. Devereux be reappointed for the full length of the term allowed for this position due to his unique skillset and qualifications for the position which are in high demand in municipalities.

Thank you for your favorable consideration.

Respectfully submitted,

Carlo DeMaria
Mayor

June 25, 2024

City of Everett, Massachusetts

CITY COUNCIL

Offered By: _____

Councilor Robert VanCampen, as President

Bill Number:
Bill Type: Order

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

I hereby re-appoint, subject to confirmation by the City Council, and accordance with Section 3-3 of the City Charter and, Section IV(H)(VII)(a) of the City of Everett Administrative Code, Bernard J. Devereux to the position of City Assessor for a three-year term ending June 30, 2027.

City of Everett Massachusetts

C0260-24

To: **Mayor and City Council**

From: **Councilor Robert J. Van Campen**

Date: July 22, 2024

Agenda Item:
Everett Docklands Innovation District , an affiliate of the Davis Companies proposed zoning amendments

Background and Explanation:

Attachments:

EVERETT
LANDCO

T 617.451.1300
F 617.451.3604

125 High Street, Suite 2111
Boston, MA 02110

July 15, 2024

Via Hand Delivery

Everett City Council
484 Broadway
Room 38
Everett, MA 02149

Re: Everett Docklands Innovation District

Dear Council Members:

Everett Landco, LLC, an affiliate of The Davis Companies and owner of the former Exxon terminal, is pleased to present for your consideration the following proposed zoning amendments pursuant to Mass. Gen. Laws chapter 40A, § 5:

1. Proposed text amendment to create new section 36 of the Zoning Ordinance entitled "Master Planned Development";
2. Proposed text amendment to create new section 37 of the Zoning Ordinance entitled the "Everett Docklands Innovation District"; and
3. Proposed map amendment to re-zone certain parcels into the Everett Docklands Innovation District.

We have worked with the City's planning staff in a collaborative effort to develop the proposed zoning amendments. The proposed Master Planned Development provision can be used anywhere in the City to create master planned areas, creating a new process where the Zoning Ordinance does not currently contain any provision for master plans. The proposed Everett Docklands Innovation District amendment will, in conjunction with the Master Planned Development provision, facilitate Everett Landco's transformation of the former oil terminal into an innovative and mixed-use neighborhood for the future. This once in a generation project intends to transform a heavily contaminated site into brand new neighborhood with innovative uses.

We are extremely excited about the opportunities these proposed zoning changes will create for the City of Everett and look forward to discussing the proposed amendments with you at the Council's public hearing on this matter. Thank you in advance for your consideration.

Sincerely,

Michael Cantalupa
Chief Development Officer

6795670.2

Section 36 **MASTER PLANNED DEVELOPMENT.**

A. Intent

1. To utilize dynamic, long-term planning to implement the recommendations of the City for transformational development or redevelopment of land in a comprehensive manner allowing for the conceptual layout of synergistic uses and connections between buildings, social settings, streets and the surrounding environment.

2. To implement comprehensive planning and permitting to design and create destination districts at underdeveloped properties through the authorization of a long-term plan for future development, while allowing for flexibility to meet changing market demands.

B. Purpose

1. To allow a Master Plan Special Permit for the coordinated development of land as a Development Site allowing for comprehensive planning and compliance with the Everett Zoning Ordinance in the aggregate across a Development Site rather than by individual lots.

2. To provide for foreseeability in the implementation and build out of individual projects, uses and mitigation for approved Master Plans.

3. Permit some flexibility in the development of individual tracts of land by required and predetermined standards.

4. To allow for subsequent subdivision and conveyance of separate parts of the Master Plan while maintaining overall compliance.

5. To provide certainty to the City and project proponents that once a Master Plan is approved, the approved Master Plan is protected against future zoning changes.

C. Applicability

Master Plan Special Permits may be granted pursuant to this Section for property in any zoning district except Dwelling Districts. The zoning for specific districts may alter the procedures and requirements for Master Plan Special Permits set forth in this Section.

D. Definitions

1. **Approving Authority.** The Planning Board of the City of Everett.

2. **Development Project.** A Project undertaken pursuant to this Ordinance that requires Master Plan Special Permit and Site Plan Approval.

3. **Development Site.** One or more lots on which a Development Project is proposed.

4. **Gross Square Feet ("GSF").** The measure of floor area of space on all floors inclusive of heated basements, hallways, mechanical rooms, storage space and other miscellaneous space, whether or not exclusively occupied by a single tenant or occupant, measured from the exterior faces of exterior walls. Gross floor area does not include covered walkways, open roofed-over areas, porches, exterior terraces or steps, chimneys, roof overhangs, parking garages and unheated basements.

5. **Height.** The vertical distance of the highest point of the roof beam in the case of a flat roof and of the mean level of the highest gable of a sloping roof as measured from the mean ground level of the finished grade at all elevations of a building.

6. **FAR.** The result of dividing the gross floor area of the building or buildings on a lot by the total lot area expressed as a decimal number.

7. **Lot**. A parcel of land under one (1) sole or undivided ownership separate from that of any adjoining lots. A corner lot for the purposes of this Ordinance is any lot which occupies the interior angle at the intersection of two (2) street lines which make an angle of more than forty-five (45) degrees and less than one hundred thirty-five (135) degrees with each other. The Applicant shall, for the purposes of this Ordinance, have the privilege of calling either street lot line the front, without reference to the building arrangement.

8. **Open Space.** An area of land such as a square, green, park, and linear park which is located and designed for access by residents, employees and/or patrons of a Development Project, including provision for access by pedestrians and/or bicyclists for passive or active recreation and landscape buffers around structures.

9. **Site Plan.** A plan depicting a proposed Development Project which is submitted to the Approving Authority for its review and approval in accordance with the provisions of this Ordinance.

10. **Site Plan Approval.** The Approving Authority's authorization for a proposed Development Project in accordance with this Ordinance after the conduct of a Site Plan Review.

11. **Special Permit Granting Authority.** The Planning Board of the City of Everett.

E. Development Review

1. General: Development approval under this Section includes a two-tiered permitting process consisting of:

    i. Master Plan Special Permit: Development approval under this Section allows for a Master Planned Development through the issuance of Master Plan Special Permit prior to and as a prerequisite to Site Plan Review; and

ii. Site Plan Review: Development on individual lots within a Master Planned Development Property subject to an approved Master Plan Special Permit shall be subject to Site Plan Review pursuant to the provisions of this Section.

2. Master Planned Development

i. Proposed development or redevelopment of one acre of land or more may proceed as a Master Plan Special Permit.

ii. Notwithstanding the creation of separate lots within a Development Site, which are separated by streets, driveways, Open Space and other buildings or structures, Development Sites approved under a Master Plan Special Permit shall be permitted to aggregate all project components, including, but not limited to, FAR, parking, and Open Space, so that any one lot may not comply with otherwise applicable requirements provided that the overall Development Site complies, provided the Approving Authority finds that the aggregation adequately serves the area covered by the Master Plan Special Permit. Land containing buildings, structures or open spaces which are part of an approved Master Plan Special Permit may be subdivided and conveyed to third parties as separate lots and remain in compliance with the Master Plan Special Permit, provided such division does not result in any violation of this Ordinance or the requirements of the Master Plan Special Permit.

iii. Previously permitted development may be included in a Development Site and proposed build out of a Master Plan, provided that the date of the first certificate of occupancy for the subject real property is not more than two (2) years prior to the decision date of the Master Plan Special Permit.

F. Master Plan Standards

An application for a Master Plan Development Special Permit shall include the following:

1. Quantitative data including:

i. Parcel size;

ii. Proposed lot coverage of structures;

iii. Floor area ratio;

iv. Total amount of private open space, both private and public;

v. Total number and type of dwelling units by number of bedrooms;

vi. Approximate gross residential densities;

vii. Total amount in square footage of nonresidential construction by type of use;

viii. Number of parking spaces to be provided by use;

ix. Total length of streets to be conveyed to the city government;

x. Total length of streets to be held as private ways within the development;

xi. Total length by type of other public works to be conveyed to the city government;

xii. Number and types of public facilities.

2. Graphic materials shall include, but not be limited to, the following:

i. Map of existing site conditions, including contours, water course, floor plains, unique nature features, existing vegetation, soil types, existing buildings;

ii. Map of existing land use;

iii. Existing and proposed lot lines;

iv. Location and size of gross floor area of all existing and proposed buildings, structures, and other improvements including maximum heights, types of dwelling units, and nonresidential structures by use;

v. Location and size in square feet of all private open space and areas to be conveyed, dedicated, or reserved as common open spaces, public parks, recreational areas, school sites, and similar public and semi-public uses;

vi. The existing and proposed circulation system of arterial, collector, and local streets, including off-street parking areas, service areas, loading areas, and all points of access to existing public rights of way;

vii. Proposed pedestrian circulation system;

viii. Existing and proposed utility systems including sanitary sewers, storm sewers, and water, electric, gas, and telephone lines;

ix. General landscaped plan indicating the treatment of materials used for private and common open spaces;

x. Description of adjacent land areas, including land uses, zoning, densities, circulation systems, public facilities, and unique natural features of the landscape;

xi. Proposed treatment of the perimeter of the development, including materials and techniques used such as screens, fences, and walls.

3. A transportation impact and demand analysis conducted by a qualified transportation engineer. The analysis shall include:

   i. Traffic counts on arterial streets that provide access to the development site showing data on average daily traffic (ADT) and a.m. and p.m. peak periods (conducted for two hours divided into 15-minute segments);

   ii. Intersection turning movement counts at intersections likely to be affected by the proposed development (conducted for two hours divided into 15-minute segments);

   iii. An inventory of roadway characteristics showing the width of the principal approach streets and the presence or absence of pedestrian, bicycle and other transit infrastructure and accommodations and the condition of any such infrastructure and accommodations;

   iv. Estimated trip generation showing the projected inbound and outbound trip demand for the a.m. and p.m. peak periods and a typical one-hour off-peak trip generation. Estimated trip generation shall be delineated by mode, including single-occupancy vehicle ("SOV"), mass-transit and any other applicable mode of transportation. For purposes hereof, trips utilizing ride share services shall be considered SOV trips;

   v. A comprehensive Transportation Demand Management Plan, which is consistent with the requirements of Section 35 .

   vi. The estimated distribution of new vehicle trips by approach streets;

   vii. The effect of additional traffic generated by the development on impacted intersections and roadways;

   viii. Estimated off-street parking and loading requirements and time of peak accumulation.

4. Submitted master plans must propose and detail sustainability and climate resiliency measures, including but not limited to the following:

   i. Identification of all master plan scale efforts to mitigate project impacts to the environment;

   ii. A storm water management and infrastructure plan demonstrating incorporation of best management practices relative to the control and treatment of storm water within the Master Plan Development;

iii. Use of best available environmentally sustainable building and infrastructure design to the maximum extent reasonably practicable.

5. Submitted master plans must include: proposed development phasing for buildings, open space, infrastructure, mitigation projects and other improvements.

6. If the Planning Board determines, after evaluating the size, complexity, timing and scope of the proposed development, that required mitigation for the Master Plan Development can reasonably be determined at the time of issuance of a Master Plan Special Permit, it may approve a mitigation phasing plan. Alternatively, the Master Plan Special Permit may contain conditions regarding mitigation generally required for the Master Plan Development as a whole and reserving phase-specific mitigation to be determined during site plan review for each separate phase of the development.

G. Streets & Open Space

1. Streets and Open Space provided in any Master Plan shall be shown on submittals for a Master Plan Special Permit.

2. Any streets or Open Space created as part of a Master Plan may be dedicated to the public in perpetuity by a covenant or other deed restriction or by transfer to the City in fee or by easement, subject to the City's acceptance of any such interest, without impacting the FAR or other dimensional criteria of the approved Master Plan Special Permit.

3. Open Space created through easement or discontinuance of an existing street or other abutting right-of-way within the Development Site may be counted toward any required amount of Open Space required by this Section or otherwise by the Ordinance.

4. Roadway design shall be consistent with best practices for urban, multi-modal neighborhoods. Proponents should refer to example guidelines including National Association of City Transportation Officials ("NACTO") design guidance, the City of Boston's Complete Streets Design Guidelines and MassDOT's Bicycle Facilities guide. Arterial roadways shall be designed to accommodate existing transit services and, when practicable, should accommodate any planned or anticipated transit services identified by planning staff during Pre-Submittal Meeting.

H. Master Plan Development Standards

1. Sustainable Development: At a minimum, each phase of a Master Plan Development must, to the maximum extent reasonably practicable, be developed in accordance with all best practices with respect to sustainable development standards at the time when each phase undergoes Site Plan Review.

2. Parking & Mobility

   i. Motor vehicle parking may be provided as underground or aboveground structured parking, surface parking (on and off street) or as shared parking (parking for multiple uses during alternating peak times).

   ii. Development subject to a Master Plan Special Permit may provide parking pursuant to the provisions of the zoning district in the aggregate across the Development site and locate parking serving any property or use within the Master Plan on any property within the Development Site regardless of location or ownership and such parking may be allocated among the properties within a Development Site at the discretion of the project proponent, subject to the special permit granting authority determining that the aggregation adequately serves the area covered by the Master Plan Special Permit.

   iii. Parking facilities shall be designed to be sufficient to adequately serve the Master Plan Development but shall not be designed to encourage use of SOVs. All reasonably practicable measures shall be taken to maximize the non-SOV mode share and to minimize the amount of SOV parking within the Development Site.

A. Master Plan Special Permit Process

a. Purpose: A Master Plan Special Permit authorizes a long-term plan for future development and for an applicant to move forward with subsequent Site Plan Review.

b. Applicability: Approval of a Master Plan Special Permit authorizes the applicant to submit applications for subsequent Site Plan Review required by this Ordinance only and vests the right to develop property in accordance with the Master Plan.

c. Authority

   i. The Planning Board is the permit granting authority for a Master Plan Special Permit.

   ii. Waiver: The Planning Board may within its reasonable discretion waive application or other procedural requirements for a Master Plan Special Permit upon a determination that such waivers are insubstantial and are consistent with intent and purposes of the zoning district.

d. Procedures

   i. The following review procedures are required:

      a) Step 1: Pre-Submittal Meeting with Planning Staff

b) Step 2: Application Review & Staff Report
c) Step 3: Public Notice
d) Step 4: Public Hearing
e) Step 5: Decision
f) Step 6: Appeal Period
g) Step 7: Certification of Decision and Recording

ii. The review procedures required for a Master Plan Special Permit may, at the discretion of the designated review board, be conducted simultaneously with the review procedures required for other discretionary or administrative permits, as indicated elsewhere in this Ordinance.

e. Review Criteria

i. In its discretion to approve or deny a Master Plan Special Permit, the Planning Board shall make findings considering, at least, each of the following:

a) The intent of the zoning district.
b) Existing plans and standards established by the City.
c) The gross floor area allocated to different use categories.
d) The proposed alignment and connectivity of the streets in the Development Site and their relationship to streets outside the Development Site.
e) Mitigation proposed to alleviate any adverse impacts on municipal and utility infrastructure.
f) Proposed development and mitigation phasing.
g) Proposed parking to address demand by residents and users of the proposed uses.
h) Aggregation of parking, open space or other requirements, if proposed in the Master Plan, is acceptable.

ii. Waiver: The Planning Board may approve a Master Plan Special Permit that deviates from the standards of this Section upon a finding that such waiver(s) will not adversely affect public safety and will equally or better serve the purposes of the zoning district in which the Development Site is located.

iii. When considering a revision to a previously approved Master Plan Special Permit, the Planning Board shall limit its review to the proposed changes to the previously approved application.

f. Conditions

i. The Planning Board may attach reasonable conditions and limitations that it deems necessary or appropriate.

ii. Conditions must have a reasonable nexus to potential impacts of the proposed development, and be roughly proportional, both in nature and extent, to the impacts of the proposed development.

iii. The Planning Board shall require applicants to provide for infrastructure mitigation, transportation mitigation, and community impact mitigation as a condition of any Master Plan Special Permit.

iv. The Planning Board shall establish construction permitting requirements for the phasing of development, if applicable, as a condition of any Master Plan Special Permit.

g. Permit Duration and Extension

i. Master Plan Special Permits remain valid for three (3) years from the date the decision is filed with the Office of the City Clerk, excluding any time required awaiting the decision of an appeal, and remain valid so long as progress is being made in accordance with the approved phasing of development. The nature and extent of work necessary to constitute exercise of a Master Plan Special Permit may be specified in the zoning for individual districts or in the Master Plan Special Permit.

ii. The Planning Board may reduce the time period that a Master Plan Special Permit remains valid to a shorter time period as a condition attached to the permit for projects of less than two acres or 200,000 square feet of gross floor area.

iii. The Planning Board may extend the duration of validity for a Master Plan Special Permit upon making a finding that a demonstrated hardship has prevented utilization of the rights authorized by the Special Permit.

h. **Amendment of a Master Plan Special Permit.**

i. Major Amendments. A proposed amendment to a Master Plan Special Permit shall be presented to the Director of Planning and Development, who shall, within thirty days, determine whether the proposed amendment is a major amendment or a minor amendment. If the amendment is determined to be a major amendment, it shall require approval by the Planning Board after a public hearing held in accordance with the provisions of G.L. c.40A, §§9 and 11. The following matters generally will be considered major amendments:

a) Increases in floor area or ground coverage by ten percent (10%) or more across the Development Site;

b) Substantial changes to the roadway networks, access or other infrastructure serving the Development Site;

c) Addition of one or more uses not approved in the Master Plan Special Permit; or

d) results in a condition that the Director of Planning and Development determines to be substantially more detrimental to the surrounding neighborhood or the City than the existing condition(s) and approved plans.

ii. Minor Amendments. Any other modification shall be considered a minor amendment. Minor amendments shall require the approval of the Director of Planning and Development.

iii. When considering an Amendment to a Master Plan Special Permit, review shall be limited to the proposed revision to the parcel or phase with proposed changes to the previously approved Master Plan but may include aggregation of the impacts of the proposed amended plan as a whole.

i. Appeals

i. The appeal of any decision of the Planning Board regarding a Master Plan Special Permit or amendment thereto shall be made in accordance with the provisions of G.L. c. 40A §17.

B. Site Plan Review Process for Approved Master Plan Special Permits

a. Purpose: Site Plan Review is the administrative review and approval of a development to confirm compliance with the provisions of this Section and an approved Master Plan Special Permit so that the development is conforming to the provisions of this Ordinance and adequately addresses any potential impacts.

b. Applicability:

i. Site Plan Review is required for any development, including buildings, open space and streets, subject to a Master Plan Special Permit.

ii. The provisions of this Section relating to Site Plan Review supersede the requirements for Site Plan Review found otherwise in this Ordinance.

c. Authority

i. The Planning Board is the decision-making authority for Site Plan Review within an approved Master Plan Special Permit.

ii. Waiver: The Planning Board may within its reasonable discretion waive application or other procedural requirements for Site Plan Review within an approved Master Plan Special Permit upon a determination that such

waivers are insubstantial and are consistent with intent and purposes of the zoning district.

d. Procedure

i. The following review procedures are required:

a) Step 1: Pre-Submittal Meeting with Planning Staff
b) Step 2: Application Review & Staff Report
c) Step 3: Public Notice
d) Step 4: Public Hearing
e) Step 5: Decision
f) Step 6: Appeal Period
g) Step 7: Certification of Decision and Recording

ii. The Planning Board shall have 90 days from the time of submittal of a complete Site Plan Review application to render its decision.

e. Review Criteria

i. The Planning Board's review of an application for Site Plan Review shall be limited to the following criteria:

a) Compliance with the approved Master Plan Special Permit, including:

i) The bulk and height of any proposed structure(s) and accessory structure(s), adequacy of open spaces, the building coverage on the site, yard sizes (setbacks) and lot areas;

ii) The physical layout of the structure(s), driveways, parking areas, utilities and other infrastructure;

iii) The design of the exterior building facade materials and fenestration, including compliance with the Everett Design Regulations promulgated by the Planning Board;

iv) The adequacy of the arrangement of parking, drop-off/pick-up and loading areas in relation to the proposed use of the site; and

v) The adequacy of the phased mitigation attributable to the project undergoing site plan review based on the mitigation phasing set forth in the Master Plan Special Permit.

b) Adequate parking shall be provided in compliance with the Master Plan Special Permit either on the proposed lot or otherwise within the Development Site.

c) The site drainage shall be designed in accordance with applicable provisions of the Zoning and General Ordinances.

d) The design and adequacy of the sewage disposal system(s) to serve the proposed development shall be in accordance with water and sewer department requirements.

e) The site plan shall demonstrate conformance with applicable lot area, setback and height regulations pursuant to the Master Plan Special Permit for the zoning district.

ii. The Planning Board shall approve an application for site plan approval in the form submitted or with reasonable conditions which shall pertain to this Section unless the Planning Board finds that the application is incomplete or otherwise not in conformance with the applicable provisions of the Zoning Ordinance.

iii. Waiver: The board may, after review of the completed application and at its discretion, waive certain criteria if it deems it appropriate.

iv. When considering a revision to a previously approved Master Plan Special Permit, the Planning Board shall limit its review to the proposed changes to the previously approved application and any material changes in circumstances relating to the infrastructure serving the development area subsequent to issuance of the Master Plan Special Permit.

f. Conditions

i. The review board may attach reasonable conditions and limitations that it deems necessary or appropriate in order to ensure compliance with the Board's findings and the standards for granting of a Site Plan.

ii. Conditions must have a reasonable nexus to potential impacts of the proposed development, and be roughly proportional, both in nature and extent, to the impacts of the proposed development.

g. Permit Duration and Extension

i. Approval of a Site Plan will remain valid for three (3) years from the date the decision is filed with the Office of the City Clerk, excluding any time required awaiting the decision of an appeal, and remain valid so long as progress is being made in accordance with the approved phasing of development.

ii. The Planning Board may extend the duration of validity for a Site Plan upon making a finding that a demonstrated hardship has prevented utilization of the rights authorized by the Site Plan.

h. **Amendment of a Site Plan Approval.**

i. Proposed revisions to an approved site plan shall be submitted to the Director of Planning and Development.

ii. Minor Amendments. Revisions deemed minor by the Director of Planning and Development (or designee) may be approved without a public hearing. Revisions shall be considered de minimis upon the Director of Planning and Development findings that:

a) The proposed changes would not contravene the legal notice, any finding, or condition of the Planning Board in the original approval;

b) The proposed changes would not detrimentally impact matters of substance identified in meeting minutes of original hearings;

c) The proposed changes would not alter the character of the development; and

d) The proposed changes would be so insignificant as not to be noticeable to persons generally familiar with the original approval.

iii. Major Amendments. Revisions that are not minor shall be subject to the full notice and hearing provisions and shall be submitted to other City boards, department and agencies for review and comment.

iv. When considering an amendment to an approved Site Plan Approval, review shall be limited to the proposed revision to the previously approved Site Plan Approval and any material changes in circumstances relating to the infrastructure serving the parcel or phase with proposed changes subsequent to issuance of the Master Plan Special Permit.

i. Appeals: The appeal of any decision of the Planning Board regarding a Site Plan Approval or amendment thereto shall be made in accordance with the provisions of G.L. c. 40A §17.

Section 37 **EVERETT DOCKLANDS INNOVATION DISTRICT ("EDID")**

A. Intent

a. To establish zoning regulations in accordance with the land use policy objectives in the City and to encourage comprehensive planning across multiple properties.

b. To permit development in accordance with a Master Plan Special Permit pursuant to Section 36 of the Ordinance.

c. All land within the EDID shall be deemed a Priority Development Site in accordance with M.G.L. c. 43D and shall accordingly be subject to expedited permitting processes.

d. To encourage economic development, job creation and to strengthen the tax base in the City of Everett.

B. Purpose

a. To permit comprehensive planning and development across a Development Site that would otherwise not be permitted in other zoning districts in the City; to allow a diversity of land uses in close proximity, within a limited area; to facilitate development responsive to current and future market conditions; to facilitate integrated physical design; and to encourage interaction among activities located within the EDID.

b. To allow for the aggregation and compliance of certain build out standards across a Development Site rather than by individual lots in a Master Plan.

C. Applicability

a. This Section is applicable to all real property within the EDID as shown on the Official Zoning Map of the City of Everett.

b. All use, parking and dimensional regulations governing land within the EDID are set forth within this Section. All other requirements of the Zoning Ordinance that do not conflict with the provisions of this section shall apply to property within the EDID, provided that the Planning Board shall have the discretion to waive any such provisions in approving a Master Plan Special Permit if it determines such waiver to be in the public interest. Where provisions of the Zoning Ordinance conflict with the EDID, the provisions of the EDID control. Projects developed pursuant to a Master Plan Special Permit shall be subject to site plan review pursuant to Section 36 of the Zoning Ordinance rather than Section 19 of the Zoning Ordinance.

D. Master Planned Development Standards

a. Design Guidelines and Regulations

1. The Planning Board shall adopt, and may from time to time amend, regulations governing Master Planned Developments, including without limitation regulations governing the design of open space, building design, and roadway layout and design.

b. Inclusionary Housing

1. A Master Plan Special Permit may aggregate required inclusionary housing, thereby allowing certain buildings and development phases to contain fewer inclusionary housing units than would otherwise be required, with construction of the remaining required units deferred to a future phase, if it finds:

a) Adequate surety or conditions of approval will ensure that all inclusionary housing units will be constructed in a timely manner.
b) Aggregation of inclusionary housing units will not result in undue concentration of inclusionary housing units in specific phases or building types.
c) Aggregation of inclusionary housing units is warranted based upon economic or other circumstances.

c. Building Standards

1. The dimensional requirements applicable to the EDID are:

Dimension:	All Non-Master Planned Uses	Allowable Pursuant to Master Plan Special Permit
Minimum Lot Size	5,000 sf	2,000 sf
Required Frontage	40 ft.	20 ft
FAR	1.0*	NA
Minimum Lot Area per Dwelling Unit	2,000 sf**	NA
Minimum Front Yard Setback	10 ft.	0 ft.
Minimum Side Yard Setback	10 ft.	0 ft.
Minimum Rear Yard Setback	20 ft.	0 ft.
Minimum Setback to Master Planned Area Boundary		10 ft.
Minimum Open Space* **	5%	5%
Maximum Height	65 ft****	370 ft*****

*FAR may be increased to 4.0 by special permit.

**For a Development Site two acres or more the minimum square footage per dwelling unit shall be 350 square feet.

***Limited Access Open Space may comprise up to 20% of the minimum required Open Space, and the remainder shall be Public Access Open Space.

****For a Development Site two acres or more the maximum height is 85 feet.

***** 370 ft. is the maximum allowed by the Federal Aviation Administration ("FAA"). The maximum allowed height by the FAA ranges from to 250 ft. to 370 ft. depending on the location within the EDID.

2. Notwithstanding the creation of separate lots within a Development Site, which are separated by streets, driveways, Open Space and other buildings or structures, Development Sites approved under a Master Plan Special Permit shall be permitted to aggregate all project components, including, but not limited to, FAR, parking, drainage structures, retail space requirements, inclusionary housing units and Open Space, so that individual lots need not comply with otherwise applicable requirements provided that the overall Development Site complies, and provided further that the Approving Authority finds that the aggregation adequately serves the area covered by the Master Plan Special Permit. Buildings, structures or open spaces which are part of an approved Master Plan Special Permit may be subdivided and conveyed to third parties as separate lots and remain in compliance with the Master Plan Special Permit, provided such division does not result in any violation of the EDID or the requirements of a Master Plan Special Permit.

d. Use Provisions

1. The EDID has two subdistricts shown as "Subdistrict A" and Subdistrict B" shown on the Zoning Map referenced above in Section 37.3.

2. The standards of the following Table are the permitted uses for the EDID based on the following notations.

a) Permitted Uses.

i) Master Plan Developments: "Y" indicates that the Planning Board may, in its discretion, permit a use as part of the Master Plan Special Permit. Any use of such land must be specifically identified and approved in such Master Plan Special Permit. Any use not specifically identified in an approved Master Plan Special Permit shall only be permitted upon modification of such Special Permit.

ii) Non-Master Plan Developments: "Y" indicates that the use is allowed by right in the district.

b) Special Permit Uses.

i) "SP" indicates that a use allowed only if approved by the Special Permit Granting Authority ("SPGA"), in accordance with the special permit review procedures prescribed in this Ordinance. In the EDID the Planning Board is the SPGA.

c) Uses Not Permitted.

i) "-" indicates that a use is not allowed in the district.

d) Determination of Use Category.

i) For specific uses which are not listed but are clearly within a category listed in the Table of Use Regulations, the Building Commissioner shall determine whether the proposed use is permitted, and if so, into which category it will be classified. The Building Commissioner shall note the applicable use classification in the issuance of a building permit on the EDID.

3. Multiple uses in the same structure within the EDID: There shall be no restriction on combining different categories of use within the same building other than those imposed by the State Building Code or other federal, state or local regulations other than the Ordinance.

USE CATEGORY	Master Planned Uses		Non-Master Planned Uses Less Than 5,000 sq ft of Gross Floor Area		Non-Master Planned Uses Greater Than 5,000 sq ft of Gross Floor Area	
RESIDENTIAL	Sub A	Sub B	Sub A	Sub B	Sub A	Sub B
Single Family Dwelling	-	-	-	-	-	-
Two Family Dwelling	-	-	-	-	-	-
Three Family Dwelling	-	-	-	-	-	-
Attached Dwelling Development	-	-	-	-	-	-
Multifamily Residential[1]	Y	Y	Y	Y	SP	SP

[1] Residential units may not comprise more than fifty percent (50%) of the gross floor area of the first story of any multifamily residential building. Common amenities, rental and administrative offices, parking or other uses customarily accessory to multifamily residential use shall not count towards this limit. The first stories of each structure containing residential units shall contain one or more commercial uses comprising an area of at least 30

COMMERCIAL						
Active boating, water taxi, recreational boating	Y	Y	SP	SP	SP	SP
Amusement, including indoor entertainment facilities	Y	Y	Y	Y	SP	SP
Arts Center	Y	Y	Y	Y	Y	Y
Auto showrooms for the sale of automobiles and light trucks, and service facilities which are associated with the sales facilities in the same building	Y	Y	-	-	-	-
Bank	Y	Y	SP	SP	SP	SP
Bank with drive-through window(s)	Y	Y	SP	SP	SP	SP
Bar, Pub, Tavern, Cocktail Lounge	Y	Y	SP	SP	SP	SP
Brewery, including on site service and manufacturing	Y	Y	SP	SP	SP	SP
Business, Finance or other Professional Office Use[2]	Y	Y	Y	Y	SP	SP
Car wash	-	-	-	-	-	-
Convenience Store	Y	Y	Y	Y	SP	SP
Dance club / night club	Y	Y	-	-	-	-
Entertainment facilities including Concert Venue	Y	Y	-	-	-	-
Fast Order Food Establishment including drive throughs	Y	Y	SP	SP	SP	SP
For Profit Educational Schools, including but not limited to Vocational Schools	Y	Y	Y	Y	SP	SP
Freight or Trucking Terminal	-	Y	-	-	-	-
Gaming Establishment	-	-	-	-	-	-
Gasoline Station	Y	Y	-	-	-	-
Gazebo, outdoor performance space	Y	Y	Y	Y	Y	Y
Grocery Store	Y	Y	-	-	-	-

square feet for each residential unit contained within the structure. Such uses may include any of the uses listed as permitted under the "Commercial" category in this use table and may be aggregated across multiple sites to achieve the overall objective of the EDID.

[2] Including, but not limited to offices for high technology and biotech users.

Hotel	Y	Y	Y	Y	SP	SP
Kennel, pet day care establishment	Y	Y	SP	SP	SP	SP
Marina	Y	Y	SP	SP	SP	SP
Medical Services, including Hospitals, Medical Office Buildings, Community Health Centers, and Urgent Care	Y	Y	Y	Y	Y	Y
Membership Club	Y	Y	SP	SP	SP	SP
Motel	-	-	-	-	-	-
Movie theater or cinema	Y	Y	Y	Y	Y	Y
Neighborhood Market	Y	Y	Y	Y	SP	SP
Parking garage (including sub-surface) provided there shall be no door or driveway for vehicles in connection with any public garage within fifty (50) feet of any Residential sub-district boundary line. A parking garage can be a use on a separate lot or an accessory parking garage that is on a separate lot.	Y	Y	SP	SP	SP	SP
Parking, surface lots as a principal use pending the construction of structured parking pursuant to a master plan special permit (To discuss limitations on time and the public)	Y	Y	-	-	-	-
Recreational use such as bowling alley, arcade, billiards/pool hall, roller rink, tennis courts, swimming, theater, etc.	Y	Y	SP	SP	SP	SP
Resort Casino [Discuss with planning staff]	-	-	-	-	-	-
Restaurants, not including Fast Order Food Establishments, and provided that there are no drive-through facilities.	Y	Y	SP	SP	SP	SP
Retail sales and services, including large format Retail	Y	Y	SP	SP	SP	SP
Retail sales & service, w/outside storage	Y	Y	SP	SP	SP	SP
Retail sales & service, w/no outside storage	Y	Y	SP	SP	SP	SP
Service and repair stations for automobile or light truck, but not including gasoline stations	-	-	-	-	-	-
Sports/Fitness Facilities: Health Club and Spa	Y	Y	Y	Y	SP	SP
Taxicab business	-	-	-	-	-	-

Transportation related uses including railroad or street railroad passenger stations including customary accessory services therein; not including switching, storage, or freight yards or sidings.	Y	Y	-	-	-	-
Veterinary or pet grooming establishment	Y	Y	SP	SP	SP	SP
Water Taxi or Water Shuttle	Y	Y	Y	Y	Y	Y
Wholesale	Y	Y	-	-	-	-
INNOVATION						
Advanced/Light Manufacturing	Y	Y	SP	SP	SP	SP
Battery Energy Storage Systems	Y	Y	SP	SP	SP	SP
Converter Station	-	Y	SP	SP	SP	SP
Retail Electric Vehicle Charging Station	Y	Y	Y	Y	SP	SP
Laboratory	Y	Y	SP	SP	SP	SP
Life Science	Y	Y	SP	SP	SP	SP
Life Science (Manufacturing)	Y	Y	SP	SP	SP	SP
Research and Development	Y	Y	SP	SP	SP	SP
INDUSTRIAL						
Assembly Related Uses	-	Y	-	-	SP	SP
Automotive Supply and Repair	-	-	-	-	-	-
Central heating or cooling plant	-	Y	SP	SP	SP	SP
Electric Generation Plants/Substation (C0221-17)	-	Y	-	-	-	-
Heavy manufacturing providing there is no outside storage work and there are no emissions of noxious odors, smoke or noise, and no vibration discernible on the exterior of the building.	-	Y	-	-	-	-
Light manufacturing (excluding scrap metal), producing, processing, fabricating, printing, converting, altering, finishing or assembling, entirely contained within the structure with no associated emissions of noxious odors or noise, on a scale requiring not more than a total of five horsepower or steam pressure in excess of 15 pounds gauge pressure.	-	Y	-	-	SP	SP

Manufacture, assembly, processing, packing or other industrial operations associated with medium to heavy industry which involves machining, welding, shearing, forging, stamping or similar operations.	-	Y	-	-	-	SP
Power, gas or fuel generating facilities.	-	Y	-	-	-	-
Storage and sale of building materials or machinery.	-	Y	-	-	-	SP
Storage of goods in containers where all storage is contained within the building, not including storage of any raw or natural materials.	-	Y	-	-	-	SP
Trucking terminals and freestanding product distribution centers.	-	Y	-	-	-	-
Warehouse, Distribution, including E-Commerce, Last Mile, and Same Day Delivery	-	Y	-	-	-	SP
ACCESSORY USES						
Electric car charging station	Y	Y	Y	Y	Y	Y
Home Occupation	Y	Y	-	-	-	-
Hospitality uses customarily accessory to Hotel, including restaurant, bar, spa, etc.	Y	Y	-	-	-	-
Gas stored in quantities below the maximum allowable quantities (MAQs) established for hazardous materials; High-Hazard Group H occupancies as outlined by the Massachusetts State Building Code 780 CMR, the Massachusetts Comprehensive Fire Safety Code 527 CMR 1.00, and their referenced standards	Y	Y	SP	SP	SP	SP
Limo service / driving service	-	-	-	Y	-	SP
Meeting and conference space	Y	Y	Y	Y	SP	SP
Offices of a doctor, dentist or other member of a recognized profession, teacher or musician residing on the premises; provided there is no display or advertising except for a small professional name plate.	Y	Y	Y	-	SP	-
Office	Y	Y	Y	Y	Y	Y
Parking (surface lot) accessory to any permitted principal use (10 or fewer spaces)	Y	Y	Y	Y	Y	Y
Parking (surface lot) accessory to any permitted principal use (greater than ten spaces)	Y	Y	-	-	Y	Y
Solar Uses	Y	Y	Y	Y	Y	Y
Uses accessory to activities permitted as a matter of right, which activities are necessary in connection with scientific research or scientific development or related production.	Y	Y	SP	SP	SP	SP

Wholesale merchandising incidental and subordinate to a primary retail business	Y	Y	Y	Y	Y	Y
EXEMPT						
Agriculture, horticulture or floriculture and the expansion or Agriculture, horticulture or floriculture and the expansion or reconstruction of existing structures thereon for the primary purpose of agriculture, horticulture or floriculture.	Y	Y	Y	Y	Y	Y
Municipal use such as library, fire station, police station, park, and soldiers' and sailors' memorial building.	Y	Y	Y	Y	Y	Y
Public or charitable institutional building not of a correctional nature	Y	Y	Y	Y	Y	Y
Religious use including church, synagogue, mosque, parish house and Sunday School building.	Y	Y	Y	Y	Y	Y
Nonprofit educational use.	Y	Y	Y	Y	Y	Y
PROHIBITED USES						
Adult Bookstore	-	-	-	-	-	-
Adult Club	-	-	-	-	-	-
Adult Theater	-	-	-	-	-	-
Adult Video Store	-	-	-	-	-	-
Body Art/Tattoo Studio	-	-	-	-	-	-
Body Piercing Studio	-	-	-	-	-	-
Bulk storage or processing plants involving the use of flammable or combustible liquids, gases or solids.	-	-	-	-	-	-
Check-Cashing Establishment	-	-	-	-	-	-
Bulk storage or processing plants involving the use of flammable liquids, gases or solids.	-	-	-	-	-	-
Fortune Teller	-	-	-	-	-	-
Gas stored in quantities exceeding the maximum allowable quantities (MAQs) established for hazardous materials where not located within High-Hazard Group H occupancies as outlined by the Massachusetts State Building Code 780 CMR, the Massachusetts Comprehensive Fire Safety Code 527 CMR 1.00, and their referenced standards; or gas stored within ten (10) feet of any street line or party lot line, except in the case of	-	-	-	-	-	-
Gun Shop	-	-	-	-	-	-

Industrial operations, either outside or inside the building, which produce outside noxious odors, smoke, steam, or other emissions, or which produce industrial noise or require excessive use of large trucks or trailers or transfer of large amounts of industrial materials.	-	-	-	-	-	-
Industrial plants for the generation of power, steam or any other type of energy involving the use of solid fuel.	-	-	-	-	-	-
Open lot or enclosed storage of coal, coke, sand or similar materials.	-	-	-	-	-	-
Open lot storage, handling or hauling of used materials including, but not limited to building materials, metal junk, scrap, paper, rags or motor vehicles.	-	-	-	-	-	-
Parking (surface lot) as a principal use	-	-	-	-	-	-
Pawn Shop	-	-	-	-	-	-
Salvage operations or junk yard	-	-	-	-	-	-
Uses which produce offensive odors, emissions, fumes, gases, or smoke, which produce noise or vibrations which are discernible beyond the limits of the property lines or which produce dust or waste on the exterior of the building.	-	-	-	-	-	-

E. Parking & Mobility

a. Table of Parking Requirements.

Table of Parking Requirements	
Use	**Minimum Required Parking**
Bar, Cocktail Lounge, Pub Tavern	1 space for each 6 seats
Churches, Synagogues and other Places of Assembly used as Places of Worship	1 space for each 50 square feet of assembly area
Dwelling, Multifamily	0.75 spaces per unit
Elderly and Handicap Housing	0.4 spaces per unit
Hotel	0.25 Spaces per hotel room
Industrial	1 space per 4,000 SF of GSF
Medical or Dental Office	1 space per 1,000 GSF
Office Use	1 space per 2,000 GSF

Table of Parking Requirements	
Use	**Minimum Required Parking**
Places of Assembly, including Schools, Auditoriums, Museums, Theaters and Cinemas	1 space for each room plus 1 space for each 6 persons designated for the largest single room occupancy
Restaurants	1 space per 600 SF of dining area
Retail Use	1 space per 600 GSF
Warehouse	1 space per 3,000 GSF
All other uses	To be determined by the Building Commissioner based on a similar use in this table, taking into account data as may be submitted by the Applicant

b. Notes to Table of Parking Requirements.

1. If a change of use from one use to another use is proposed and the new use requires a greater number of parking spaces than the existing use, review by the Building Commissioner is required. Depending on the permitting requirements applicable to the proposed use, review by the Approving Authority may also be required. Required parking can be delivered in any combination of surface, structured parking, freestanding parking garages, (including centralized garages), or parking contained within occupied buildings.

2. When the application of the required parking standards in the Table of Parking Requirements results in a number that includes a fraction, the fraction shall be rounded up to the next whole number if the fraction is 0.5 or more. If the result includes a fraction below 0.5, the fraction shall be rounded down to the next whole number.

3. Parking spaces shall be at least nine feet wide and at least eighteen feet long. At the Applicant's option, up to fifteen percent of required parking spaces may be compact parking spaces, which shall be at least eight feet wide and at least eighteen feet long.

4. Any proposed use or building that would not meet the off-street parking requirements of subsection (5)(a) of this section will be subject to the requirements of Section 35 (Transportation Demand Management).

c. Location of Required Parking.

1. Newly constructed surface parking for new Development Projects shall be located exclusively at the side or rear of a new building relative to any Street right-of-way. Parking for new construction is not permitted to be located

within the required front yard setbacks. Remote parking may be authorized by special permit from the Planning Board.

d. Reduction of Required Parking. Notwithstanding anything to the contrary herein, any minimum required number of parking spaces may be reduced by the Approving Authority by up to fifty percent (50%) as a condition of special permit, provided the Applicant demonstrates that the fewer parking will not cause excessive congestion, endanger public safety, or that fewer parking spaces will provide positive environmental or other benefits, taking into consideration:

1. The availability of a sufficient amount, in the opinion of the Approving Authority, of available public or commercial parking in the vicinity of the use(s) being served, and including parking dedicated to the use(s) being served; and/or

2. The availability of a Fixed Public Transportation Stop within six hundred (600) linear feet of a pedestrian entrance to the Development Project, taking into account the proposed use(s) and the extent to which residents, employees and/or patrons of the proposed use(s) may be reasonably expected to access the site via public transit; and/or

3. The availability of shared use of parking spaces serving other uses having peak user demands at different times, may be permitted at the discretion of the Approving Authority, shared use may be made of required parking spaces by intermittent use establishments such as certain commercial uses or residential uses whose peak parking demand is only at night and by other uses whose peak demand is only during the day. Where such shared parking is authorized, the Approving Authority shall indicate in its written decision the basis for such reduction and may within the special permit impose conditions of use or occupancy appropriate to such reduction.

F. Definitions applicable to EDID

The Definitions set forth in Section 2 of the Zoning Ordinance are applicable herein except as specifically modified in the EDID.

a. Advanced/Light Manufacturing: Fabrication, processing or assembly employing primarily electric or other substantially noiseless and inoffensive motive power, utilizing hand labor or quiet machinery and processes, and free from neighborhood disturbing agents, such as odors, gas fumes, smoke, cinders, flashing or excessively bright lights, refuse matter, electromagnetic radiation, heat or vibration. Examples include manufacturing of pharmaceuticals, medical devices, computer components, robotics, additive manufacturing and advanced materials.

b. Battery Energy Storage Systems: The storage of energy, including, but not limited to, from sources such as wind and solar, or other available sources, and subsequent dispersal.

c. Converter Station: A specialized type of substation which forms the terminal equipment for a high-voltage direct current transmission line that converts direct current to alternating current or the reverse. In addition to the converter, the station usually contains:

1. three-phase alternating current switch gear;

2. transformers;

3. capacitors or synchronous condensers for reactive power;

4. filters for harmonic suppression; and

5. direct current switch gear

d. Electric Vehicle Charging Station: As a principal use, a retail location for the charging of electric vehicles, including accessory retail services.

e. Floor Area Ratio or "FAR": The result of dividing the gross floor area of the building or buildings on a lot by the total area of the lot, expressed as a decimal number. FAR shall not include stairs, utility shafts, mechanical shafts, elevator shafts, electrical rooms, mechanical rooms, telephone rooms, spaces less than seven feet in height, bathrooms, loading docks, and structured parking.

f. Fixed Public Transportation Stop – A stop on a system using buses, vans, light rail, rail, or other vehicles to operate on a predetermined route according to a predetermined schedule.

g. Frontage: The distance measured as a straight line along the Right of Way between the intersection of the Right of Way boundary and the lot lines or along the curve of the Right of Way and the intersection of the Right of Way boundary and the lot lines.

h. Height: The vertical distance of the highest point of the roof beam in the case of a flat roof and of the mean level of the highest gable of a sloping roof as measured from the average finished grade at the perimeter of the building. Excluded from the definition of height:

1. On any building located within the EDID, domes, cupolas and other ornamental features, solar collectors, chimneys, ventilators, skylights, tanks, bulkheads, penthouse for stairs, parapets, elevator penthouse, machinery, antennas, transceivers, and other accessory features which are required above roofs may not exceed twenty (20) feet measure vertically from the highest point of the entire building.

2. On any building located within the EDID, rooftop screens, fully enclosed mechanical penthouses or fences erected to conceal equipment shall not exceed forty (40) feet in height and shall not be included in the height

calculation of the building, provided that such rooftop screens, fully enclosed mechanical penthouses or fences are set back a minimum of ten (10) feet from the edge of the roof of the building.

i. Laboratory: A designated area within a building equipped to conduct scientific experiments, tests, investigations, research, prototype manufacture, experimental and testing activities including, but not limited to, the fields of biology, life science, chemistry, electronics, computer science, engineering, geology, medicine and physics, including vivariums. Laboratory shall include Biosafety Level 1 and 2 facilities.

j. Life Science: Research, development and/or prototype manufacturing utilizing microorganisms, chemical or biological substances, vivariums, or biomechanical equipment in the fields of Life Science, biotechnology, medical, pharmaceutical, environmental science, microbiology, comparative medicine, apparatus, machines and devices for research, development, pharmaceuticals, biomedical technologies, life systems technologies, environmental and biomedical devices manufacturing and advanced and practical application in any such field or areas. Life Science shall include accessory office. Life Science and Biotechnology uses are subject to all federal, state and local regulations and best management practices.

k. Life Science (Manufacturing): A life science or biotechnology laboratory engaged in the manufacturing of life science technologies and medicines for commercial production to the market, including accessory office.

l. Lot: A parcel of land under one (1) sole or undivided ownership separate from that of any adjoining lots. A corner lot for the purposes of this Ordinance is any lot which occupies the interior angle at the intersection of two (2) street lines which make an angle of more than forty-five (45) degrees and less than one hundred thirty-five (135) degrees with each other [note: consultants are checking this]. The Applicant shall, for the purposes of this Ordinance, have the privilege of calling either street lot line the front, without reference to the building arrangement.

m. Open Space (Limited Access): An area of land or outdoor built space such as a square, green, park, linear park, water feature, stormwater garden, landscape buffer, planting zone, balcony, or roof deck which is located and designed for access primarily or exclusively by residents, employees and/or patrons of a Development Project, including provision for access by pedestrians and/or bicyclists for passive or active recreation.

n. Open Space (Public Access): An area of land or outdoor built space such as a square, green, park, linear park, water feature, stormwater garden, landscape buffer, planting zone, balcony, or roof deck which is located and designed for access by the public, including provision for access by pedestrians and/or bicyclists for passive or active recreation.

o. Research and Development: Research, development, and testing activities that do not involve the mass manufacturing, fabrication, processing, or sale of products. Such uses shall not violate any odor, dust, smoke, gas, noise, radiation, vibration or similar pollution standard. Research and Development shall include, but is not limited to the fields of biology, life science, chemistry, electronics, computer science, engineering, geology, medicine and physics and vivariums.

p. Solar Uses: Any photovoltaic, solar energy, or solar thermal system that converts solar energy into electricity or useful forms of energy for water heating, space heating, or space cooling, provided the system is mounted on a building or public structure.

q. Setback: The shortest horizontal distance from the lot line to the nearest building wall or building part except as otherwise noted.

G. Administration

a. Master Plan Special Permits

1. Amendments: An increase in floor area ratio, height, ground coverage or trip generation of less than 20%, in and of itself, shall not alone constitute a Major Amendment for purposes of Section 36 of the Ordinance. In addition, changes to uses allocated in Phases approved in a Master Plan Special Permit shall not constitute a Major Amendment, provided that the Director of Planning and Development determines that the overall impacts after the change remain consistent with the impacts identified and mitigated for in the Master Plan Special Permit.

2. Mitigation Phasing: In approving a Master Plan Special Permit pursuant to Section 36 of the Ordinance, if the Planning Board determines, after evaluating the size, complexity, timing and scope of the proposed development, that required mitigation for the Master Plan Development can reasonably be determined at the time of issuance of a Master Plan Special Permit, it may approve a mitigation phasing plan. Alternatively, the Master Plan Special Permit may contain conditions regarding mitigation generally required for the Master Plan Development as a whole and reserving phase-specific mitigation to be determined during site plan review for each separate phase of the development.

3. Vesting of Master Plan Special Permits: Significant investment in site work, environmental remediation work or other work conducted pursuant to (including such work performed prior to approval) and in furtherance of the development described in a Master Plan Special Permit and development authorized by a Master Plan Special Permit within, three (3) years of issuance thereof, shall constitute exercise and vesting of the rights granted under the entire Master Plan Special Permit. Provided the Master Plan Special Permit is thus exercised within three (3) years, the development authorized thereunder

shall not be subject to amendments to this Ordinance enacted after the date of the Planning Board's vote to approve the Master Plan Special Permit, provided that any Major Amendment of the Master Plan Special Permit shall require compliance with the Ordinance as in effect at the time of amendment. If requested, the Building Commissioner shall be authorized to issue a binding written determination establishing that the work performed on-site satisfies the vesting provision of this Section.

b. Waivers:

1. For non-Master Plan projects, the SPGA may, within its reasonable discretion, waive application or other procedural special permit or site plan requirements upon a determination that such waivers are insubstantial and are consistent with the intent and purpose of the EDID, but may only waive zoning requirements through the special permit process.

2. For Master Plan projects the SPGA may approve waivers as provided in Section 36 of the Ordinance.

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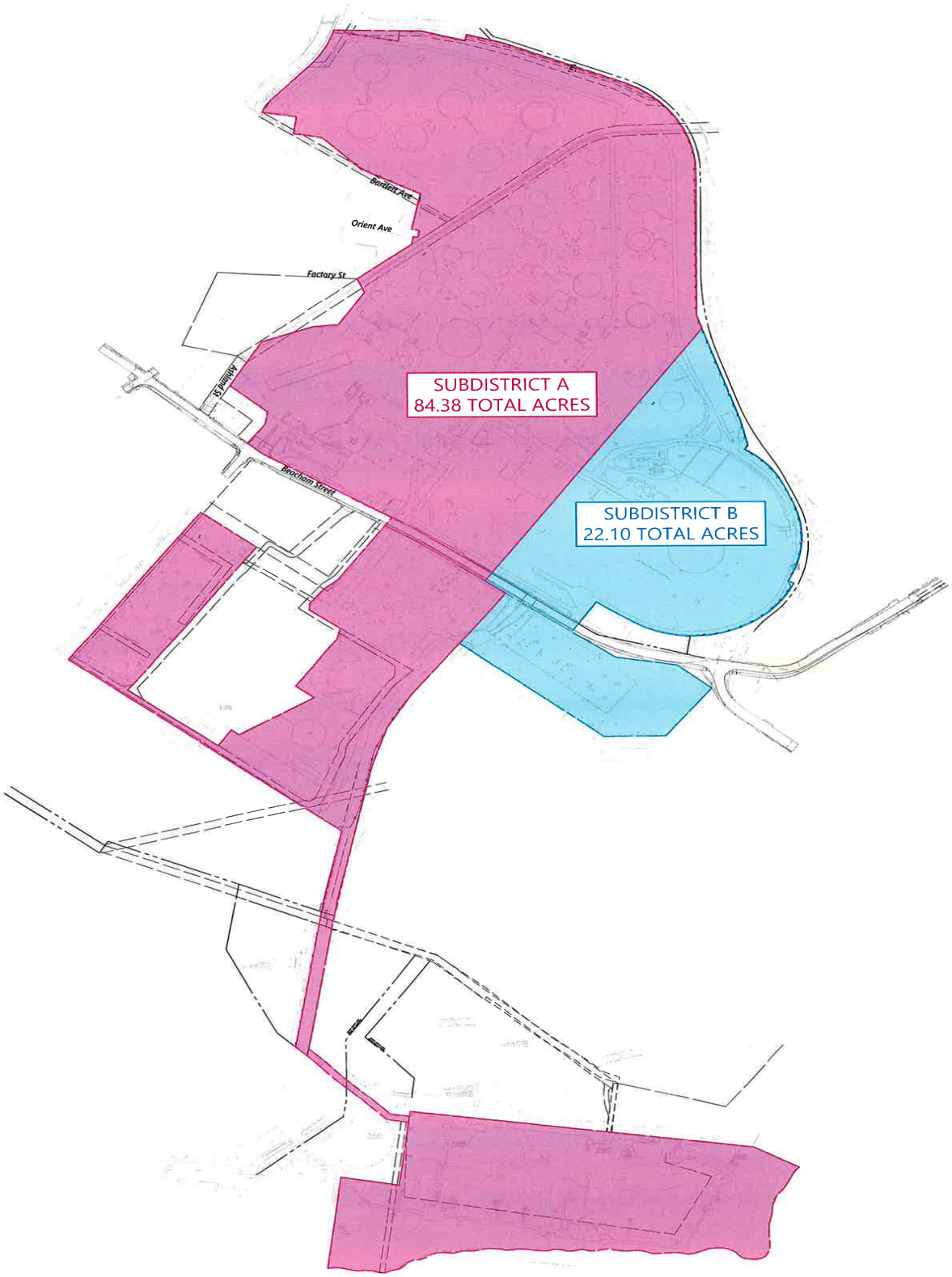


Legend

SUBDISTRICT A

SUBDISTRICT B

Everett Docklands Innovation District
52 Beacham Street
Everett, MA

WGM

July 15, 2024

Not Issued for Construction

Everett Docklands Innovation District and Subdistrict Map

Item Number 12

$2.00

15764.00

Zoning Map Amendment

The Official Zoning Map of the City of Everett shall be amended to include the parcels of land shown on the attached map within the Everett Docklands Innovation District.

City of Everett Massachusetts

C0261-24

To: **Mayor and City Council**

From: **Councilor Robert J. Van Campen**

Date: July 22, 2024

Agenda Item:

An order requesting approval to accept and expend a donation in the amount of $5,000 to the Everett Police Department from Radius Recycling for National Night Out

Background and Explanation:

Attachments:

CARLO DeMARIA
MAYOR

CITY OF EVERETT - OFFICE OF THE MAYOR
484 Broadway Everett, Massachusetts 02149

☏ 617-394-2270

✎ mayorcarlo.demaria@ci.everett.ma.us

June 26, 2024

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 in the amount of $5,000 to the Everett Police Department from Radius Recycling for National Night Out.

I recommend your favorable passage of this order.

Respectfully submitted,

Carlo DeMaria
Mayor

June 26, 2024

City of Everett, Massachusetts

CITY COUNCIL

Offered By: _____
Councilor Robert VanCampen, as President

Bill Number:
Bill Type: Order

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

to accept and expend a donation in the amount of $5,000 to the Everett Police Department from Radius Recycling for National Night Out.

City of Everett Massachusetts

C0262-24

To: **Mayor and City Council**

From: **Councilor Robert J. Van Campen**

Date: July 22, 2024

Agenda Item:

An order requesting approval of an appropriation in the amount of $72,000,000 by borrowing for building improvements, equipment, and furnishings at the Old Everett High School, located at 548 Broadway

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

July 17, 2024

Honorable City Council
484 Broadway
Everett, MA 02149

Dear Honorable Members:

I hereby request the amount of **$72,000,000** be appropriated by borrowing for building improvements, equipment, and furnishings at the Old Everett High School, located at 548 Broadway.

This funding would be used for the proposed project to address the important primary objective of alleviating constraints in our current classrooms. It also will allow for the continued use of the parcel for the public health of our residents through the availability of the health and wellness center. It will preserve the space needed to support the essential city functions of maintaining municipal facilities. It also will give us the opportunity to work with the Eliot Family Resource Center to help them continue to service over 7,000 families and provide them with critical human and social service needs conveniently in our community. It would return to the city the benefit of having the Rockwood Auditorium space for educational and community cultural purposes. These are all purposes that have a direct, positive impact on Everett families. The former Everett High School is the only municipal asset that will accommodate all these public purposes.

This funding would be in addition to the request I submitted to the Council in **C0237-24** to use $10M in ARPA funding to repair the roof at the former Everett High School.

Please note that Superintendent Hart and his team are working to identify funding available to the schools, including a request to reprogram the use of up to $6M in ESSER funds, to reduce the amount of borrowing we would have to do support this effort. The amount being requested is intended to provide to you a full cost perspective in the event other funds were not available.

Thank you for your favorable consideration.

Respectfully submitted,

Carlo DeMaria
Mayor

July 17, 2024

City of Everett, Massachusetts

CITY COUNCIL

Offered By: _____
Councilor Robert Van Campen, as President

Bill Number:
Bill Type: Order

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

That the City hereby appropriates the amount of Seventy-Two Million Dollars ($72,000,000) to be funded by borrowing for building improvements, equipment, and furnishings at the Old Everett High School, located at 548 Broadway, including the payment of all other costs incidental and related thereto, and that to meet this appropriation the Treasurer, with the approval of the Mayor, is authorized to borrow said amount under and pursuant to M.G.L. c.44, §8 or pursuant to any other enabling authority, and to issue bonds and notes therefore, provided, that any premium received upon the sale of any bonds or notes approved by this order, less any such premium applied to the payment of the costs of such issuance of bonds or notes, may be applied to the payment of costs approved by this order in accordance with M.G.L. c. 44, §20, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount; and to take any other action relative thereto.

MVG
MOUNT VERNON GROUP
ARCHITECTS

EPS

Everett Public Schools

Middle School Conversion (Former Everett High School)
548 Broadway Street, Everett, MA
Facility Assessment Study - Feasibility Report

July 22, 2024

TABLE OF CONTENTS

Aerial View of Former Everett High School

EXECUTIVE SUMMARY

Overview
The Former High School was constructed nearly 100 years ago. It is structurally sound with an efficient layout. The Everett Building Code at the time regulated the construction of the building, so it may continue its occupancy for school purposes. Used as a high school until approximately 2009, the building has since been occupied by various community organizations and after school programs mostly on the front half of the first floor. As noted below, the major systems and components need extensive upgrades or replacement to function as a modern school facility. This report lists code analyses and physical deficiencies, their remedies, and estimated costs. There is also a conceptual layout for the conversion and reuse as a middle school for 1,100 students. A preliminary cost estimate for this reconstruction is also included.

Code
The former High School was constructed in the 1920's with a large addition being constructed at the rear of the school in the 1970's. It was continuously operated as a high school until approximately 2009. Since that time, it has been periodically occupied as a recreation center, daycare center, and for after school programs. The occupied portion of the building is well maintained, and appears to be structurally sound, with satisfactory egress for a school. The building can be renovated for reuse as a school.

Architectural
Replace/Upgrade site, windows repaired sealed and re-caulked, floor-wall-ceiling finishes, doors and hardware, toilets and locker rooms, kitchen equipment, auditorium seating and stage equipment, handicapped accessibility throughout, fixed equipment and casework, roof replacement and new elevator installation.

Plumbing, Fire Protection, HVAC Systems:

Plumbing
The existing building's plumbing distribution systems appear to be adequate in quantity for continued use as a school with general upgrades and replacements required by the reconstruction. All plumbing fixtures throughout the building should be replaced with efficient, code compliant equipment and fittings.

Fire Protection
There is an existing fire protection system which will be modified as required for the building renovations. The current system is both wet pipe automatic sprinkler and standpipe system. The system will be provided with a new fire department connection of size and type to meet local requirements. Existing sprinklers will be replaced with new and new sprinklers will be installed where required by the renovations.

HVAC
Replace/ Upgrade boilers, chilled and hot water piping, DOAS units will supply conditioned and dehumidified ventilation, heating and colling in classrooms will be provided by IUs part of the VRF system, heat pumps, RTU's, ductwork unit heaters, fin tube radiation, temperature controls, make up air units, exhaust fans, building wide energy management system (EMS).

Electrical Systems
Replace/ Upgrade electrical service, transformer, diesel generator, switchboard, subpanels, feeders, distribution system, light fixtures and lighting control system, receptacles, wiring, fire alarm, CCTV, telecommunications, and security systems.

Structural
All deteriorated structural elements in the existing building and site will require general structural repairs.

Conceptual Design and Preliminary Cost Estimate
The conceptual design of the Former Everett High School for a 1,100-student middle school utilizes the current classroom configuration where possible to minimize construction on floors two and three. A new kitchen and cafeteria created on the ground floor and administration, auditorium renovations, music and locker rooms on the first floor.

The preliminary cost estimate dated June 17, 2024, indicates an estimated construction cost of $60,148, 607. In addition to the construction cost, approximately $12,000,000 (20%) is required for project "soft costs" which include Architecture, Engineering, Owner's Project Management, and other specialized subconsultants. Also included in this amount are costs for furnishings, fixtures, equipment, technology security, testing, commissioning, legal, miscellaneous items and contingency. The total estimated project cost is $72,000,000.

SECTION 1: Architectural Building Assessment

I. BUILDING DESCRIPTION

A. GENERAL DESCRIPTION

The original Everett High School is a four-story, exterior brick, multiple wythe masonry bearing wall system with ornamental soldier course brick arches and ornamental cast stone, with interior concrete masonry structure originally constructed in the early 1920's. In the 1970's an addition/renovation took place at the rear of the existing building including a four-story addition comprised of exterior brick veneer with concrete masonry unit backup bearing walls, window lintels, interior concrete masonry wall structure and steel framed roof structure and metal deck with tar & gravel built up roofing. The entire existing building encompasses an area of approximately 328,000 gross square feet on four levels consisting of general classrooms, auto shops, wood shops, electric shops and mechanical spaces, Cafeteria and Kitchen, toilet rooms and utility spaces on the lower level; General Classrooms, Administration, Health suite, Auditorium and stage, Music rooms, locker rooms, fitness rooms and gymnasium on the first floor; General Classrooms, student activities, teachers rooms, Library and office adjacencies, audio visual and equipment repair, auditorium balcony and toilet rooms on the second floor. And general classrooms, art rooms, science rooms, prep labs, lecture hall and toilets on the third floor.

Overhead view of the Former Everett High School and site.

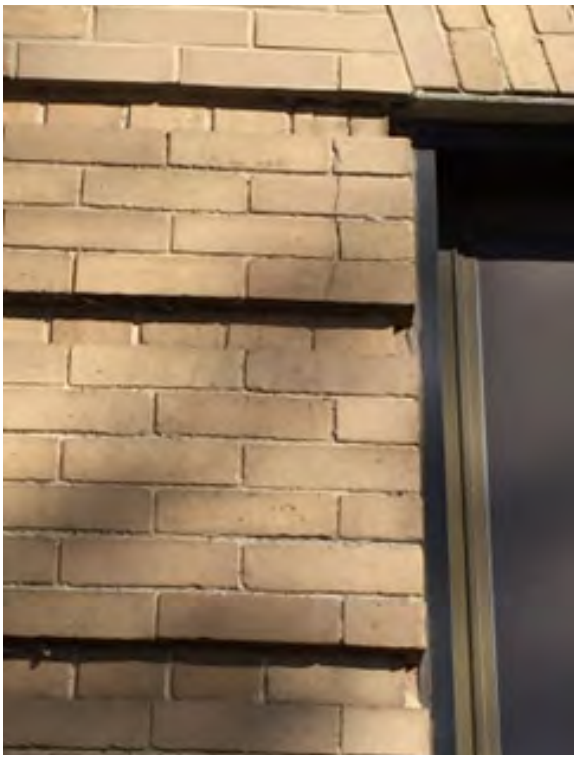
The North & South corridors of the building are single loaded leaving the building plan extremely inefficient, Stairs do serve all levels, though there is only one non- compliant elevator for a 328,000 square foot building. It is in overall poor condition.

II. EXISTING CONDITIONS

A. BUILDING ENVELOPE

1. Exterior Walls

Existing Conditions
Exterior walls of the existing 1920's building are comprised of solid masonry bearing walls, are uninsulated, and have no air circulation cavity within the composite wythes of masonry. There are ornamental cast stone bands and framework at doors, cast stone ornamental balconies along the front of the building facing Broadway. The exterior walls of the 1970 addition are comprised of concrete block with brick masonry veneer, are uninsulated, and have no air circulation cavity within the composite wythes of masonry.

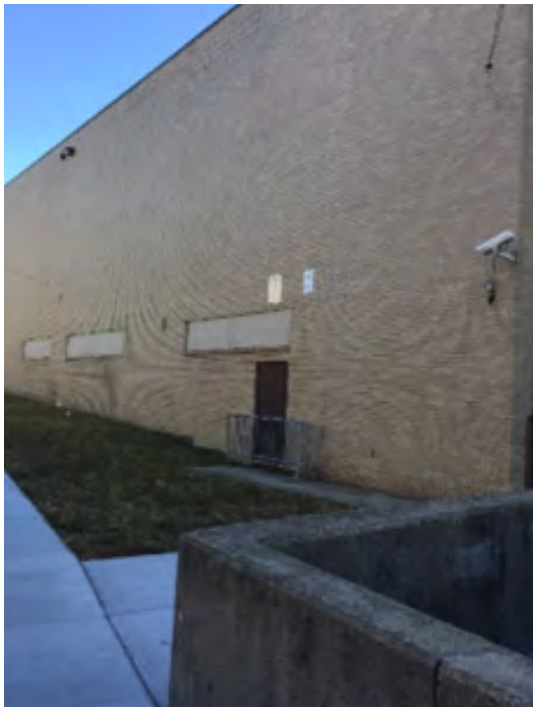


Masonry cracks and re-pointing required

Ornamental cast stone framework

Continuous cast stone bands require repointing

Ornamental cast stone balconies



1970's addition facing Linden Street
Boarded window openings

1970's addition and 1920's original building connection

Deficiencies

The existing exterior masonry walls appear to be in overall fair condition, though on the interior in numerous areas it is evident that water has migrated through the exterior brick masonry façade causing spalling and crumbling of the interior finishes at the exterior wall surfaces. At a minimum masonry cracks and failure should be repaired, replaced and approximately 50% repointed. Ornamental Cast stone balconies retain water, which is deteriorating the material on the underside.

Masonry and window openings require repointing and caulking

Recommendations

As part of any proposed future addition/renovation to the existing building, it is recommended that exterior walls be insulated at the interior face to maximize energy efficiency and 50% of existing exterior masonry be repointed or replaced to minimize ongoing and future masonry deterioration. The steel lintels above all openings are in fair condition and should be replaced as required. See the structural narrative for any additional information.

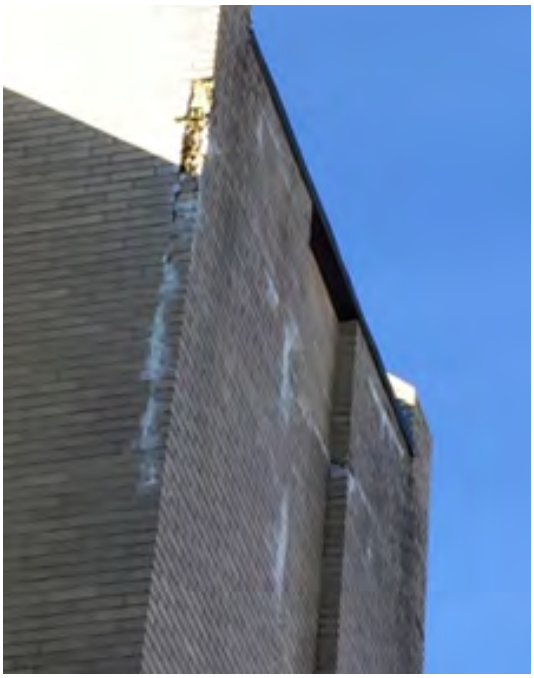
The copper cap at the top of the 1920's original building, along with all related wood blocking, should be replaced in its entirety. The brick veneer of the building should be cleaned in its entirety. The cast stone should be repointed and ornamental balconies should be lined with a membrane or water proof material as the standing water is damaging the integrity of the cast stone.

2. Window and Exterior Door Systems

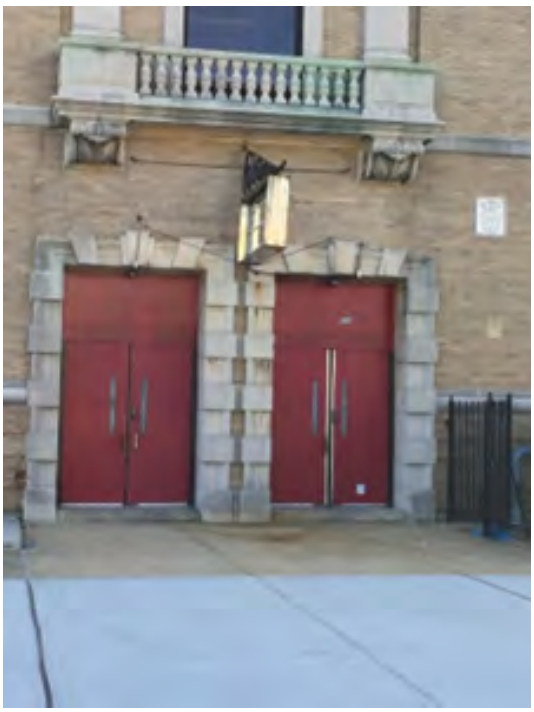
Existing Conditions

The main and secondary exterior entrance doors of the building are comprised of some replacement aluminum doors and frames and some metal doors with hollow metal frames, along with metal transoms at the head. The aluminum and metal doors, frames and transoms are in fair to poor condition. Exterior windows are replacement aluminum, operable and fixed, double pane glass windows and metal blank out panels in lieu of glazing in various areas. At the main entrance of the 1920's building, the original fan transom and doors appear to be original.

Original main entrance to school



Masonry deterioration at 1970's addition



Ornamental cast stone, metal doors & frames

Elevation facing Maple Street

Copper cornice flashings deteriorating

Aluminum windows w/double pane glazing & metal panels

Deficiencies

All doors in the 1920's building and 1970's are past their longevity showing signs of paint and weather stripping deterioration, hardware deficiencies and backer rod and sealant failure and should be removed in their entirety and substituted with thermally superior and appropriate period style doors. See above picture for example. The building is currently not handicap accessible from any of the exterior entrances. The existing concrete stair systems are in fair condition at the main entrance and side entries, though none of these entries are handicap accessible.

Most windows are in fair condition. All caulking should be replaced in its entirety where the window frame meets its adjacent exterior wall surface. Steel lintels are in fair condition but further investigation would be required, see structural narrative for any additional information.

Recommendations

As part of any addition or renovation project it is recommended all existing doors be replaced in their entirety and all windows replaced and re-caulked on the exterior in their entirety. All deficiencies listed above should be addressed.

3. Roof System

Existing Conditions

The roof of the existing 1920's and 1970's building is a built up tar & gravel roof, with stone ballast, which pitches to internal roof drains via tapered rigid insulation and or pitched structure. The applied rubber membrane roof systems are flashed into parapet walls and counter flashed in copper at the exterior edges of the building. The top of the parapet is capped in copper which overlaps the wood fascia on the exterior face of the walls. The coping stones below the copper cap of the parapet would have to be replaced in its entirety and re-flashed. There are multiple roof fans, skylights, roof top units and the like that have failed and should be all replaced.

The roof of the 1970 addition is an applied rubber roof system with gravel and flashed into vertical walls with copper thru wall flashings and caps.

Tar and gravel roof, continuous thru-wall flashing

Deteriorated flashings, both copper and membrane

Flashings deteriorated and useless

Flashings deteriorated and useless

Original Edge of roof gravel stop & flashings deteriorated

Flashings at skylights, roof fans & equipment deteriorated

Failed and deteriorating mechanical units

Failed and deteriorating mechanical units

Exterior wall light leaking at inside

Flashing deterioratinig

Deficiencies

The entire roof system on the both the original 1920's building and the 1970's addition, are in poor to failed conditions. There are numerous soft spots on the roof, metal and membrane flashings have failed.

Recommendations

As part of any addition/renovation project, it is recommended that all existing roof systems and associated components be replaced in their entirety.

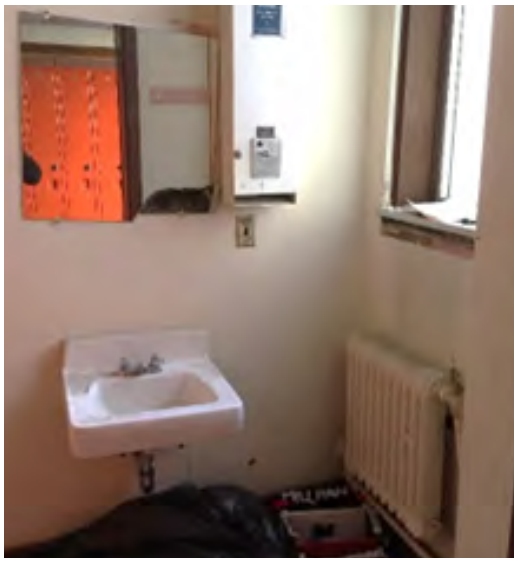
B. INTERIORS

1. Interior Walls

Existing Conditions
Interior walls of the original 1920's building are the original wood framed partitions with plaster finish. The 1970's addition is mostly painted block and finished plaster walls. Corridors are typically glazed masonry or painted block and lockers take up much of the corridor wall area. The toilet rooms on all have ceramic tile wainscoting on the wet wall or painted block and plaster. Classrooms are painted plaster.


Water migration and damge to interior surfaces

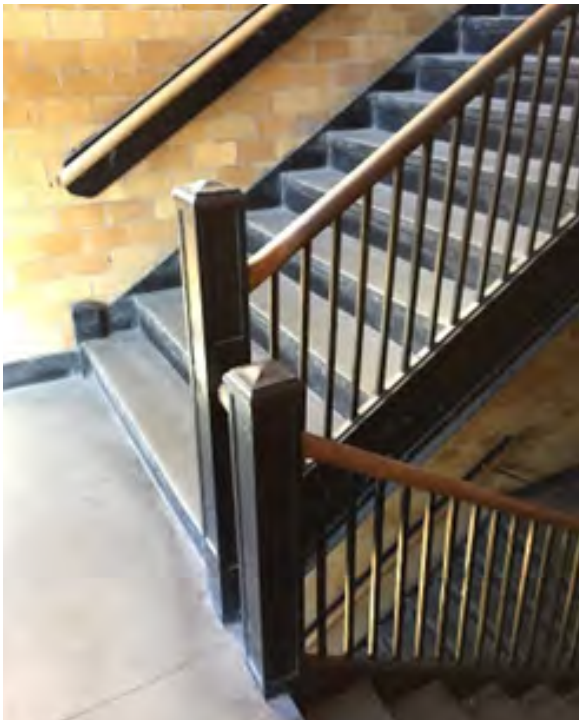

Water infiltration, wall deterioration


Ceramic tile floors, plaster walls, cmu backup


Classroom with painted plaster

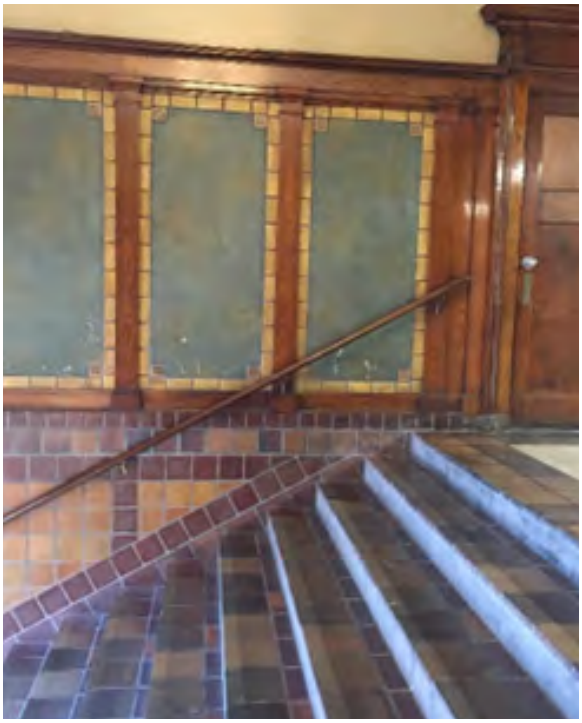
Glazed masonry wall

Existing wood floors typical in 1920's building classrooms



Interior stair rails and nosings non-compliant

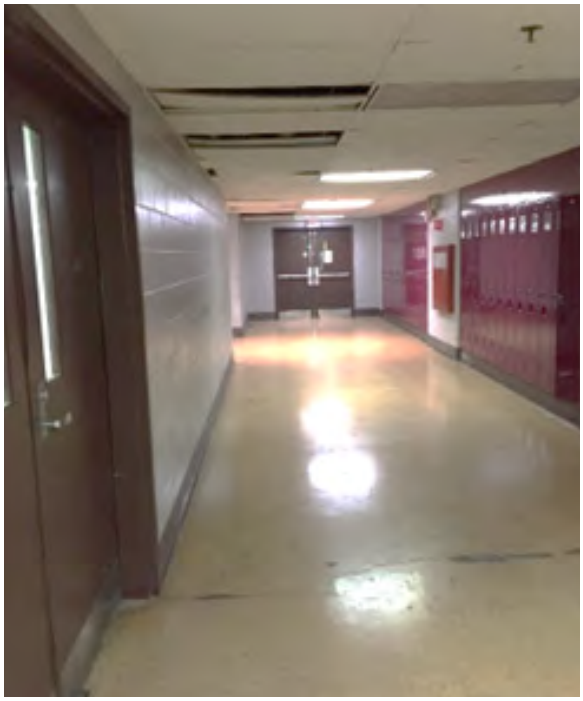
Existing interior door and trims. Hardware non-compliant.



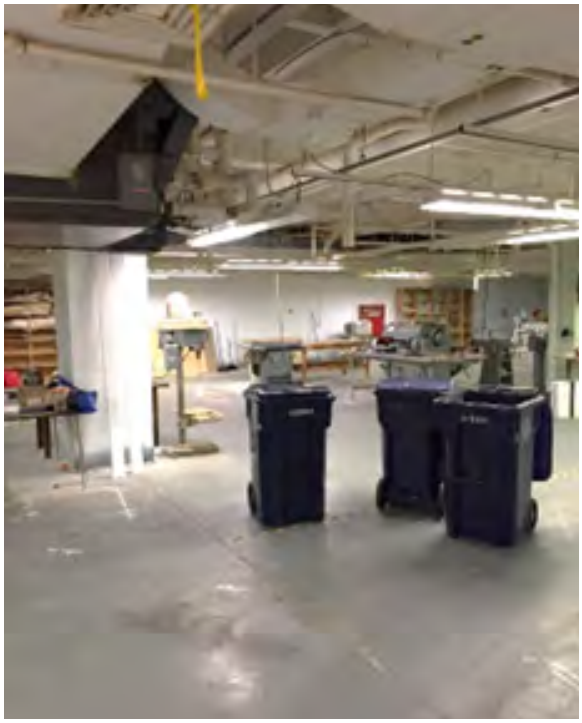
Existing interior main entry stairs non accessible

Tile stair treads main entry stair

Existing terrazzo floors and cracking



Existing VAT flooring materials

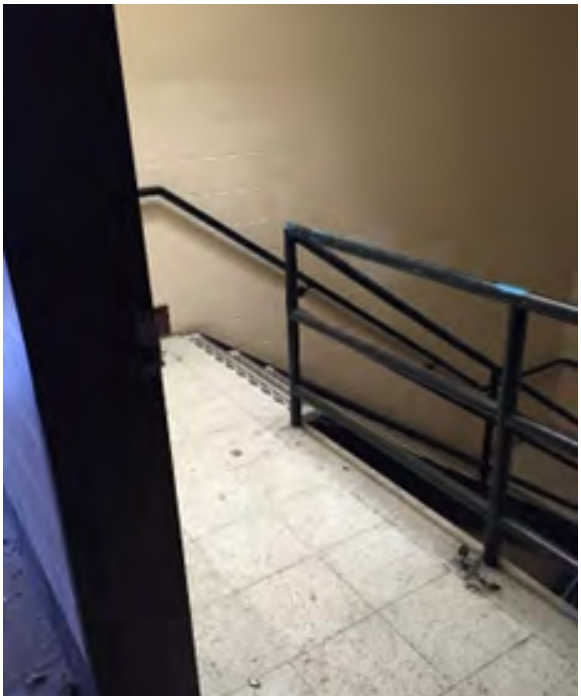


Painted concrete floors in shops

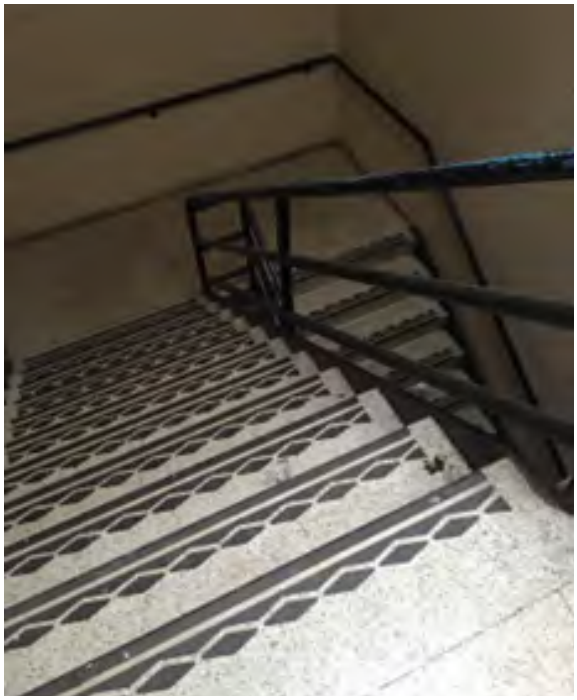
Deteriorated VAT in corridors

Existing doors

Existing Library space, acoustic tile, carpeted floor

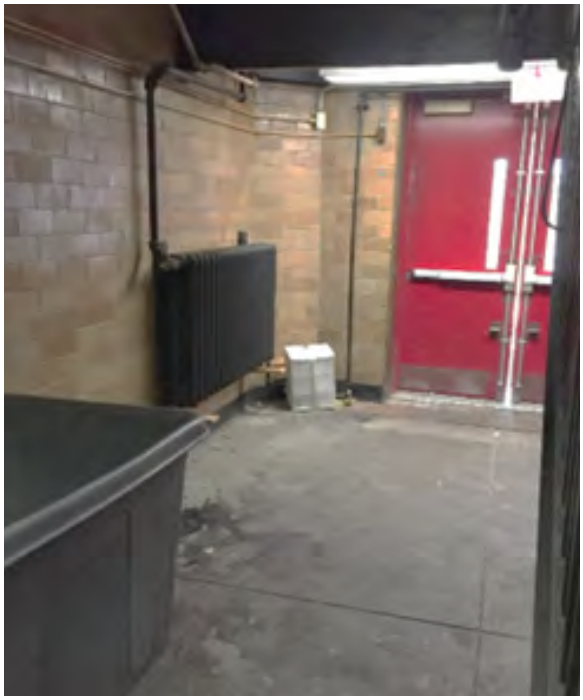


Non-compliant stairwell



Non-compliant rails and guardrails

Non-Compliant rails and stair tread nosings



Stairwell egress, glazed masonry walls

Deficiencies
Interior walls throughout the existing building are in fair condition. With the exception of openings in walls for water leaks, pipe breaks, investigation.

Recommendations
As part of any proposed future addition/ renovation, major modification of the interior partitions will be required to address current educational program requirements. The percentage of interior wall modification designed will require current seismic code issues be addressed. All items listed in 'Deficiencies' should be repaired.

2. Ceilings

Existing Conditions
The school on a whole has plaster ceilings and 2 x 4 acoustical ceiling tiles typically. Large spaces such as the gymnasium have painted deck and structure. The gymnasium is in good condition. The remainder of ceilings are in fair to poor condition. Other areas such as utility spaces and the boiler room have plaster over metal lath ceilings. These ceilings are in fair to poor condition.

Deficiencies
Suspended ceilings located throughout the building are in poor condition with selected individual areas (50%) exhibiting damaged or missing components. Plaster ceilings are in fair to poor condition and areas such as the boiler room exhibit sections where plaster no longer exists.

Recommendations
As part of any proposed addition/renovation existing ceiling systems will require complete removal and replacement. Including all grids and attachments.

Classroom acoustical ceiling tiles

Classroom plaster ceilings

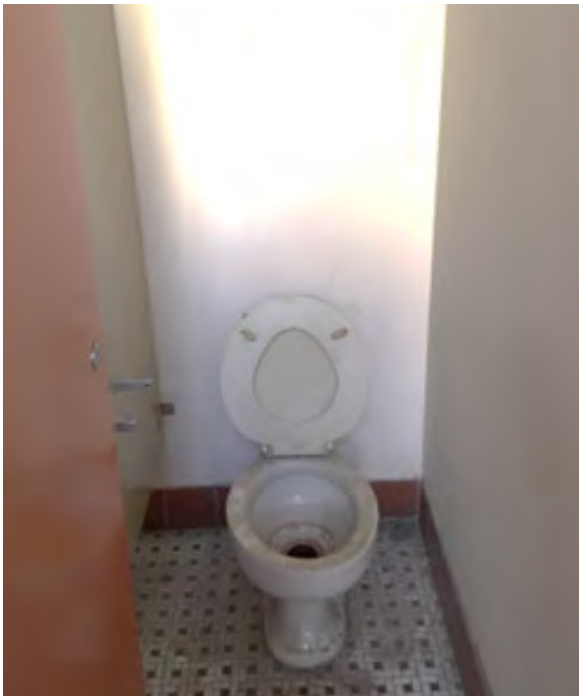
3. Floors

Existing Conditions
Existing floor finishes consist of a variety of materials, including the original wood strip flooring in the Auditorium and Classrooms, along with VAT, carpeting, ceramic tile, replacement vinyl composition tile (VCT), carpet and painted and or sealed concrete found in the boiler room area and shop areas in the basement level.

Deficiencies
Existing floor finishes throughout the existing building are in poor condition, exhibiting varying degrees of deterioration beyond what could be considered normal wear and tear and are at the end of their useful life. See Hazardous Materials study for areas containing asbestos.

Recommendations
As part of any proposed addition/renovation, all existing floor finishes must be removed and replaced in their entirety.

VCT & VAT floor in classroom



Ceramic tile in toilet rooms

Wood flooring in classrooms

Ceramic tile in toilet rooms

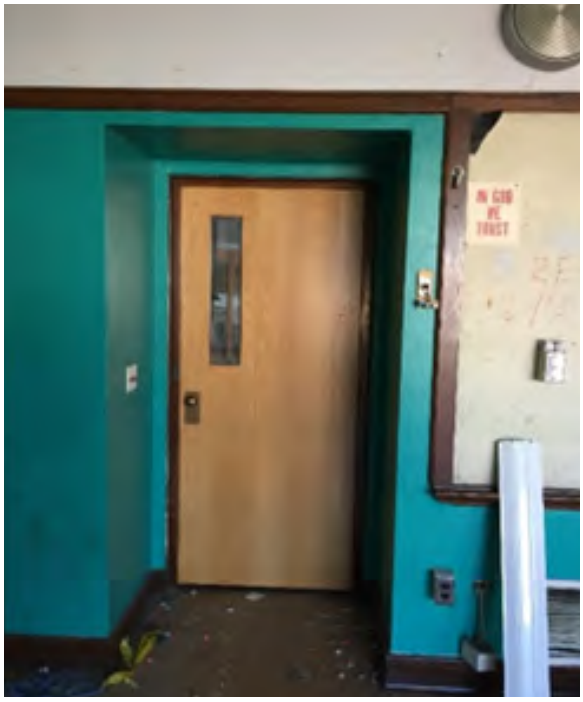
VAT & VCT worn throughout school

4. Interior Doors

Existing Conditions
The large majority of existing interior doors and operating hardware are original construction. Doors are typically solid wood construction with either no lights or have glazed units. Door hardware is a variety of original and replacement units, with lever handles at selected locations. Entrance/exit doors and hardware are non-insulated replacement units constructed of either hollow metal or aluminum from the 1970's renovation.

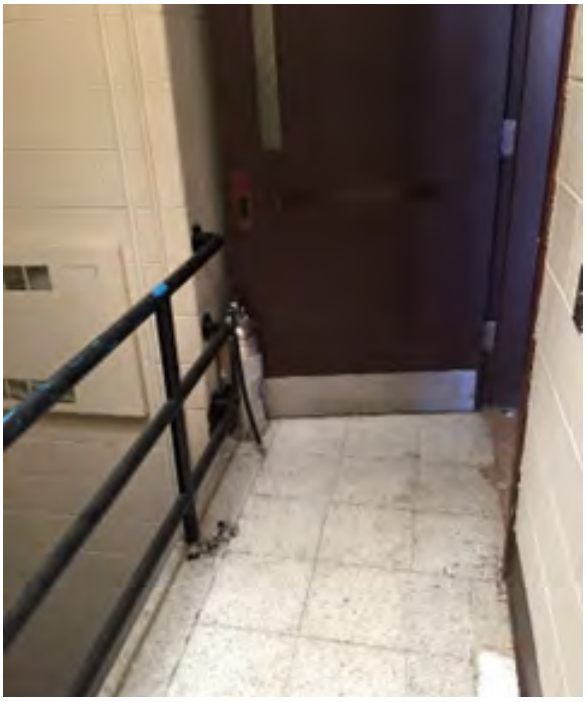
Deficiencies
The majority of interior doors throughout the building are in fair to poor condition, exhibiting varying degrees of functional and operational deficiencies, including damaged, missing, or obsolete hardware. In addition, the non-rated nature of existing doors opening into corridors fail to comply with current building and life safety code requirements. All interior doors and hardware are at the end of their useful life and would require replacement in their entirety. An abundance of interior door configurations would have to be reconfigured for accessibility.

Recommendations
As part of any proposed addition/renovation, all existing interior doors and hardware must be replaced, as required to comply with current ADA, MAAB, and Building code requirements.

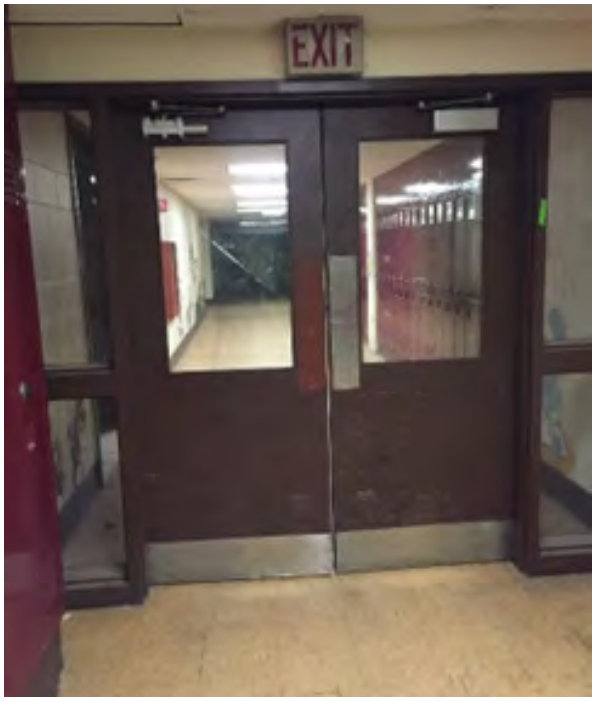


Original wood door systems in corridors and into classrooms with some hardware upgrades required

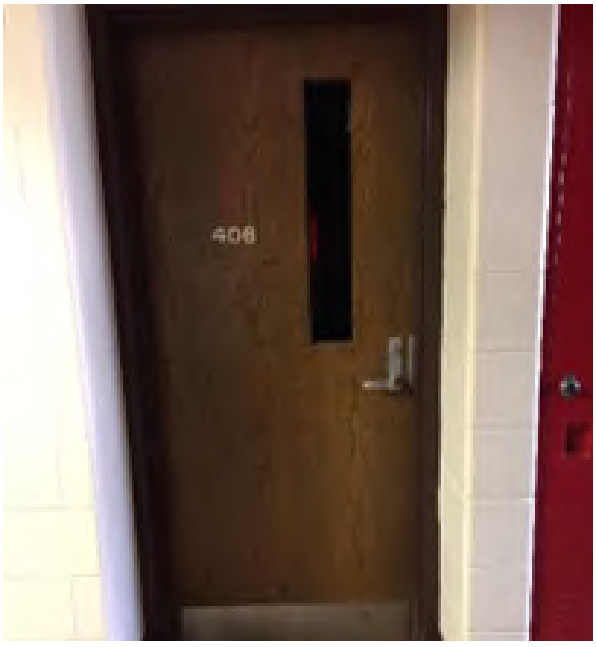
Same as above.



Stairwell door hardware missing



Existing corridor swing doors



Original wood door system with hardware upgrade

SECTION 2: Structural Building Assessment

GENERAL EXISTING BUILDING DESCRIPTION:

The existing Everett High School building consists of the original three-story (plus a basement level) building that was constructed around 1922 and a four-story horizontal addition that was constructed around 1975. The original building appears to consist of wood framed floors supported by 12" wide brick bearing walls at the exterior of the building and structural steel beams / girders at the interior of the building, and concrete framed slabs / floors typically along the 12' foot wide corridor span and at the boiler room area. The 1975 horizontal addition (constructed at the rear of the original building) appears to be constructed with wood framed construction supported by masonry walls at the interior and exterior of the building.

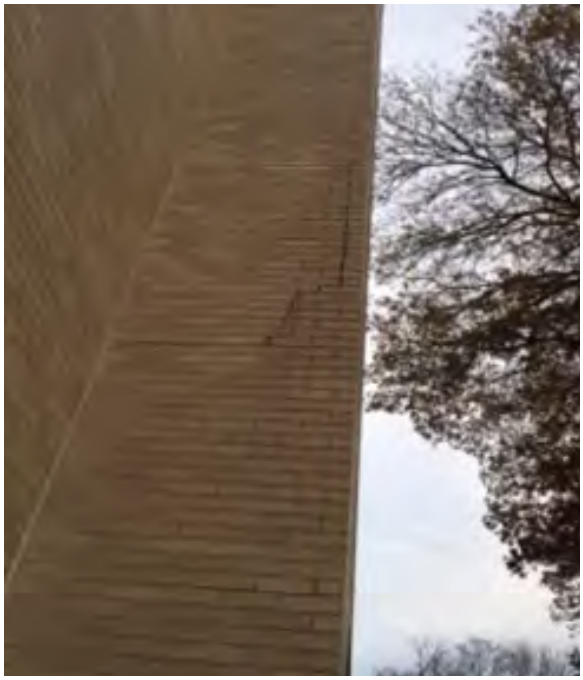
EXISTING STRUCTURAL SYSTEMS:

Existing Conditions:
The original 1922 structure appears to be framed typically with wood planking supported on wood joist construction at the non-corridor bays and a concrete framed slab at the interior 12' wide corridor bays. The framing systems appear to span to and be supported by a three-wythe brick bearing wall system at the exterior perimeter of the building and structural steel beams and columns at the interior areas of the building. Below the gymnasium / multi-purpose room floor of the original building, the framing is supported by steel pipe columns. Long-span structural steel trusses span over the auditorium space at the third-floor level and the roof level.

Although no existing structural drawings were made available for our review of the 1975 addition, the structural system of the 1975 addition appears to consist of a concrete framed slab (with drop panels) at the first floor level and possibly with a rib / slab system in other areas of the first floor level – per our observations during our walk-through of the existing 1975 structure. Portions of the upper-level floors were observed to be constructed with a composite floor slab / steel deck system supported by structural steel beams and girders (with sprayed-on fireproofing material), based on limited site observations. The roof of the field house / gym area is framed with steel roof decking supported by structural steel purlins, which in turn are supported by long-span structural steel trusses. Bottom chord bracing of the steel trusses was observed in order to negate wind uplift forces.

Based on the existing documentation, it appears that the original building and the 1975 addition are founded on conventional spread footings.

Deficiencies:
The existing Everett High School building is in relatively decent structural condition. There are several moderate-sized stress cracks in the building's concrete foundation walls and in the exterior masonry walls, particularly in the original 1922 structure (see photos).



Some of the existing steel lintels were observed to be moderately rusted over window openings and the mortar joints at the ends of the loose steel lintels have spalled and show signs of gaps.

The exterior site walls at the side entrance are severely deteriorated and will require removal and replacement.

The joints between each stone cornice and bands appear to be open, which allows water to infiltrate into the exterior wall system. During the winter months, the water will freeze and may cause jacking stresses resulting in cracking and spalling of the exterior wall system (see photo).

In the 1975 structure, the caulking material in the expansion joints in the exterior brick system is severely deteriorated (see photo below).

These structural deficiencies will require structural repair. Since a visual walk-through (only) of the existing building was performed, no live load capacity check for the roof or floors was performed.

Recommendations:
All structural deficiencies will require repairs in order to comply with the MSBC. If alterations are proposed for this building, structural requirements per the MSBC will be triggered (depending upon the level of work and reconfiguration of space for the building). Any existing structural elements resisting lateral loads whose demand-capacity ratio with the alteration considered is more than 10% greater than its demand-capacity ratio with the alteration ignored shall comply with the seismic and wind requirements noted in the 2015 IEBC and the MSBC Amendments. If new and large openings in the existing masonry walls are required for the proposed architectural layout and the 10% threshold is exceeded, a lateral analysis of the existing building will be required and may result in the need for additional shear walls or bracing elements to resist lateral loads. If more than 50% of the floor area of the existing building is re-configured, the proposed alterations will be considered Level 3 Work (the most stringent of building alterations). If the building alterations are considered Level 3 Work, specific seismic hazards would need to be addressed / improved, such as roof diaphragm and wall connections (to brace unreinforced and unbraced masonry walls), unreinforced masonry parapets and unreinforced masonry chimneys. The existing building may also need to be investigated for wind uplift forces with respect to IBC level wind forces, which may require additional nails, screws, or welding to properly attach the wood roof decking system to the supporting wood roof framing system. Furthermore, where additional gravity loads are imparted on the structure or where the existing gravity members are reduced in capacity, a gravity load check in accordance with the IBC and MSBC will be required, including snow drift loads. In addition, a dollar amount (allowance) to reinforce the existing roof framing in localized areas should be considered to accommodate additional gravity loads from new rooftop mechanical equipment.

PROPOSED ALTERATIONS TO EXISTING BUILDING (Former High School Building)

The existing former high school building will remain (not demolished) and is proposed to be renovated.

New Foundations / New Structural Elements:

- A preliminary geotechnical engineering report dated February 1, 2017, and prepared by LGCI has been executed for the site. Any new foundations, particularly for the new elevator pit, would be founded on conventional shallow concrete footings bearing on well compacted Structural Fill placed over the natural sand and gravel layer. All unsuitable material (fill) shall be removed and replaced with well-compacted Structural Fill placed in 9” deep layers and compacted to 95%. The re-use of onsite materials is not acceptable for structural fill.

- In accordance with the preliminary geotechnical engineering report, any new foundations for the building will be founded on an allowable soil bearing pressure of 5 ksf.

- Where the existing slab-on-grade will require selective removal (to accommodate the new elevator pit), new cast-in-place concrete slabs-on-grade (soil-supported) will include 4" thick minimum and will be reinforced with one layer of 6x6-W2.9xW2.9 welded wire fabric, placed over a minimum of 2" of rigid insulation and a 15-mil vapor barrier over a base course of approximately 12" of well-compacted Structural Fill placed directly on the natural sand and gravel layer.

- The new elevator pit will consist of a 12" thick concrete mat reinforced with #4 at 12" OC top and bottom each way.

- The new elevator walls are anticipated to be 8" wide nominal CMU walls reinforced with #5 at 24" OC vertical (in grout filled cells) and #9 gage horizontal reinforcing spaced at 16" OC.
- Groundwater was encountered in only one boring and could be anticipated during the excavation and construction of the new elevator pit.

- The soil site class for seismic design is indicated to be Site Class D, per the preliminary geotechnical engineering report.

- Structural steel wide-flanged beams may be used to head-off and support the existing framing at the new elevator opening.

- Sprayed-on fireproofing material may not be required at the underside of the new steel roof decking and on the surfaces of new steel beams and columns (since the construction classification of the existing building is anticipated to be Type IIB). The construction classification of the existing building will require additional clarification and confirmation as the design progresses.

- All structural deficiencies within the existing building, which is proposed to be renovated for this option, will require structural repairs in order to comply with the MSBC. Since alterations are proposed for this building, structural requirements per the MSBC will be triggered (depending upon the level of work and reconfiguration of space for the existing building). Any existing structural elements resisting lateral loads whose demand-capacity ratio with the alteration considered is more than 10% greater than its demand-capacity ratio with the alteration ignored shall comply with the seismic and wind requirements noted in the 2009 IEBC and the MSBC Amendments. If new and large openings in the existing masonry walls are required for the proposed architectural layout and the 10% threshold is exceeded, a lateral analysis of the existing building will be required and may result in the need for additional shear walls or bracing elements to resist lateral loads. If more than 50% of the floor area of the existing building is re-configured, the proposed alterations will be considered Level 3 Work (the most stringent of building alterations). If the building alterations are considered Level 3 Work, specific seismic hazards would need to be addressed / improved, such as roof diaphragm and wall connections (to brace unreinforced and unbraced masonry walls), unreinforced masonry parapets and unreinforced masonry chimneys. The existing building may also need to be investigated for wind uplift forces with respect to IBC level wind forces, which may

require additional nails, screws, or welding to properly attach the wood roof decking system to the supporting wood roof framing system. Furthermore, where additional gravity loads are imparted on the structure or where the existing gravity members are reduced in capacity, a gravity load check in accordance with the IBC and MSBC will be required, including snow drift loads. In addition, a dollar amount (allowance) to reinforce the existing roof framing in localized areas should be considered to accommodate additional gravity loads from new rooftop mechanical equipment.

- Structural deficiencies such as cracked masonry, corroded / rusted loose steel lintels, and brick repointing will need to be structurally repaired in order to comply with the MSBC. Several of the existing steel lintels will require removal and replacement with new galvanized steel lintels. Where the brick veneer was observed to be cracked, re-bricking and / or repointing of the brick will be required. There are several moderate stress cracks in the building's concrete foundation walls and in the exterior masonry walls, particularly in the original 1922 structure (see attached photos). Some of the existing steel lintels were observed to be moderately rusted over window openings and the mortar joints at the ends of the loose steel lintels have spalled and show signs of gaps. The exterior site walls at the side entrance are severely deteriorated and will require removal and replacement. The joints between each stone cornice and bands appear to be open, which allows water to infiltrate into the exterior wall system. During the winter months, the water will freeze and may cause jacking stresses resulting in cracking and spalling of the exterior wall system. Furthermore, in the 1975 structure, the caulking material in the expansion joints in the exterior brick system is severely deteriorated. The above-mentioned structural deficiencies will require structural repairs.

SECTION 3: Mechanical, Fire Protection, and Plumbing Assessment

GENERAL

The existing project building is a four-story school building being renovated to accommodate the middle school. The building is use group Education. The interior spaces include classrooms, gymnasium, auditorium, cafetorium, kitchen, administration areas, educational support areas, restrooms, and mechanical spaces.

The planned operating schedule for the classroom portion is 7:00 am to 4:00 pm Monday thru Friday during the school year. The schedule for the administration portion is 7:00 am to 5:00 pm Monday thru Friday year-round.

PLUMBING

General

The following is the Plumbing System Narrative which defines the scope of work and capacities of the Plumbing System as well as the Basis of Design. The Plumbing Systems shall be designed and constructed for NE-CHPS included in this submission.

The plumbing construction documents, which include the design drawings and mechanical specification section 22 00 00 Plumbing, shall incorporate all plumbing work described within this design narrative. The scope of work shall include the furnishing of all labor and materials and in performing all operations in connection with the installation of the new plumbing work.

1. CODES

   A. All work installed under Division 22 00 00 shall comply with International Building Code (IBC) 2015, International Mechanical Code (IMC) 2015, International Energy Conservation Code (IECC) 2018, Massachusetts Building Code 9th Edition, MA Plumbing Code (248 CMR) and all local, county, and federal codes, laws, statutes, and authorities having jurisdiction.

2. DESIGN INTENT

   A. The work of Division 22.00.00 is described within the narrative report. Plumbing systems shall be new and sized to accommodate the new building. Plumbing work will include furnishing all fixtures, equipment, materials, labor, testing and inspections required for the complete and operational installation of the plumbing systems.

Design Parameters

1. GENERAL

   A. The required plumbing systems include potable hot and cold water, non-potable hot and cold water, hot water recirculation, sanitary, waste and vent system, kitchen grease waste system, and storm drain system. Acid waste and vent piping system will not be provided as it is expected that any chemicals used in the science classrooms will be collected and disposed of.

   B. The new building will be serviced by the municipal water and sewage systems.

   C. All plumbing will conform to applicable accessibility and water conservation codes.

2. DESIGN CRITERIA

   A. Following are the assumptions used to calculate the capacities and parameters for the building components

DESIGN CRITERIA CHART		
1.	Occupancy Type	Educational
2.	Fixture Requirements	248 CMR Table 10.10
		248 CMR 1010 (18)

Plumbing Systems

1. DRAINAGE SYSTEM

   A. Sanitary, waste, and vent piping systems will be provided and will connect to all fixtures and equipment requiring such connections throughout the new building. The buildings drain(s) will extend to a point 10'-0" beyond the building foundation. All plumbing system vents will extend through the roof.

   B. A separate, dedicated kitchen grease waste system will be provided and extend to a 1,000-gallon exterior grease interceptor. A chamber vent for the grease interceptor will be provided and will run independently back in to the building and through the roof. Grease waste piping will serve kitchen equipment and floor drains. Interior grease interceptors will be provided at specific kitchen equipment such as, but not limited to, dishwashers and scullery sinks.

C. A storm drainage system will be provided to drain all flat roofs using roof drains, overflow drains, and interior storm drainage piping routed through the existing building. Downspouts from pitched roofs will be provided with downspout boots to connect to the underground storm drainage system. The roof storm drainage system will extend to a point 10'-0" beyond the building foundation. Overflow drains will discharge at 4' above grade through the exterior walls with downspout nozzles.

D. Sanitary and storm drainage piping will be cast iron.

2. WATER SYSTEM

A. Domestic water service for the new building will be provided from the municipal water system. The water service will include valves, strainers, a water meter, pressure gauge and drain. The water meter will be interfaced with the building management system. Backflow preventers will be installed where required including, but not limited to, HVAC system make-up water connections, kitchen equipment, automatic detergent dispensers, and science classrooms.

B. Potable hot and cold water distribution piping will be provided throughout the new building and connect to each plumbing fixture. Hot water recirculation systems will be provided. Water piping will be Type L copper tube with soldered fittings.

C. Non-potable hot and cold water distribution piping will be provided throughout the new building and connect to each science classroom fixture. Hot water recirculation system will be provided. Water piping will be Type L copper tube with soldered fittings.

D. Water heating will be provided by two (2) electric, storage type water heaters. Thermostatic mixing valves will be installed to provide 140°F hot water to the kitchen fixtures, and 120°F hot water to serve general use fixtures. Hot water at showers and public use lavatories will be further tempered to code allowed maximum temperatures by point-of-use pressure balancing and thermostatic mixing valves. Hot water recirculation pumps and piping will be provided for each system. A submeter will be interfaced with the building management system.

E. 20-gallon electric water heaters will be provided for non-potable hot water serving the science classrooms.

3. FIXTURES

A. The building will be furnished with all new fixtures, including supports, connections, fittings, and any incidental items required for a complete installation. Water closets shall be wall-hung, white vitreous china with flush valves. Urinals shall be wall-hung, white vitreous china with flush valves. Lavatories shall be wall-hung or drop-in white vitreous china with manual faucets. General use sinks shall be stainless steel with

manual faucets. Showers will be furnished with thermostatic and pressure balancing mixing valves. Water coolers shall be stainless steel.

B. The proposed flow rates for the new plumbing fixtures are as follows:

1.	Water closets	1.28 gpf
2.	Urinals	0.125gpf
3.	Lavatories	0.3 gpm
4.	Sinks	1.5 gpm
5.	Showers	1.5 gpm
6.	Water Coolers	0.13 gpm

4. DRAINS

A. Floor drains will be provided where required throughout the new building. Floor drains will be connected to the appropriate drainage and venting system, and will be equipped with automatic trap priming devices where necessary.

5. VALVES

A. Properly sized and accessible valves will be provided to isolate the hot water, cold water and hot water recirculation system piping for maintenance and repair.

6. INSULATION

A. All domestic water piping and storm drainage piping will be insulated as required.

7. CLEANOUTS

A. Cleanouts will be installed at appropriate intervals on the sanitary, waste, grease, storm, and acid waste drainage systems to allow for proper maintenance of these systems.

8. ACCESS DOORS

A. Access doors will be provided at hard ceilings and walls to allow access to valves, cleanouts, and equipment requiring maintenance or adjustment.

FIRE PROTECTION

General

The following is the Fire Protection System Narrative, which defines the scope of work and capacities of the Fire Protection System as well as the Basis of Design.

The fire protection construction documents which include the design drawings and mechanical specification section 21 00 00 Fire Suppression shall incorporate all fire sprinkler system work described within this design narrative. The scope of work shall include the furnishing of all labor and materials and in performing all operations in connection with the installation of the new fire sprinkler system work.

1. CODES

   A. All work installed under Division 21 00 00 shall comply with International Building Code (IBC) 2015, Massachusetts Building Code 9th Edition, applicable NFPA Standards, and all local, county, and federal codes, laws, statutes, and authorities having jurisdiction.

2. DESIGN INTENT

   A. Fire Protection system is existing and shall be modified to accommodate the renovations.

   B. Fire Protection work will include furnishing all equipment, materials, labor, testing and inspections required for the complete and operational installation of the fire protection systems.

3. GENERAL

   A. In accordance 780 CMR Section 903, Table 903.2, any educational building with an aggregate building area greater than 12,000 square feet must be protected with an automatic fire sprinkler system.

Design Parameters

1. BASIS OF DESIGN

   A. Loading docks, mechanical rooms, storage rooms, and the kitchen service area are considered Ordinary Hazard Group 1; legitimate stages and library stack room areas are considered Ordinary Hazard Group 2; all other areas are considered light hazard.

B. Required Design Densities:

Light Hazard Areas	0.10 GPM over a design area of 1,500 s.f.
Ordinary Hazard Group 1	0.15 GPM over a design area of 1,500 s.f.
Ordinary Hazard Group 2	0.20 GPM over a design area of 1,500 s.f.

C. Maximum Sprinkler Spacing:

Light Hazard Areas:	225 s.f., maximum 15' between sprinklers
Ordinary Hazard Areas:	130 s.f., maximum 15' between sprinklers

2. HYDRANT FLOW TEST

A. A hydrant flow test will be required.

Fire Protection Systems

1. DESCRIPTION

A. The fire protection system is existing and will be modified as required for the building renovations.

B. The existing system is a combination wet pipe automatic sprinkler and standpipe system providing complete building coverage.

C. The system will be provided with a new fire department connection of a size and type to meet local requirements.

2. FIRE WATER SERVICE

A. Fire water service for the new building is existing and will remain in service. The water service will be equipped with supervised control valves and a backflow preventer.

3. SPRINKLERS

A. All existing sprinklers will be replaced with new. New sprinklers will be installed where required by the renovations.

4. PIPING AND FITTINGS

A. All sprinkler system piping two inches (2") and smaller in size, shall be Schedule 40 threaded black steel, conforming to ASTM Standards A53, A135, and/or A795 as applicable, and listed and approved for use in Fire Suppression Systems.

B. All sprinkler system piping two and one-half inches (2½") and larger in size, unless

otherwise noted, shall be Schedule 10 black steel pipe with rolled groove ends, conforming to ASTM Standards A53, A135 and/or A795 as applicable, and listed and approved for use in Fire Suppression Systems.

C. U.L. listed and F.M. approved groove fittings will be allowed. All fittings shall be approved by Underwriters' Laboratories for use in Sprinkler System and shall be designed and guaranteed for a working pressure of not less than 175-psi cold-water pressure.

5. FIRE PUMP

A. The existing diesel fire pump shall be replaced in kind with new controller, batteries, fuel tank, jockey pump, and jockey pump controller.

HEATING, VENTILATING AND AIR CONDITIONING (HVAC)

General

The following is the HVAC system narrative, which defines the scope of work and Basis of Design. This narrative includes information about pertinent codes, design criteria and proposed systems description.

The project will be a four-story, educational building. The building is use group Education. The space will include classrooms, gymnasium, auditorium, cafeteria, administration areas and educational support areas.

The planned operating schedule for the classroom portion is 7:00 am to 4:00 pm Monday thru Friday during the school year. The schedule for the administration portion is 7:00 am to 5:00 pm Monday thru Friday year-round.

The mechanical construction documents which include the design drawings and mechanical specification section 23 00 00 HVAC will incorporate all HVAC work described within this design narrative. The scope of work will include the furnishing of all labor and materials and in performing all operations in connection with the installation of the new HVAC work.

1. CODES

All work installed under Division 23 00 00 will comply with International Building Code (IBC) 2021, International Mechanical Code (IMC) 2021, International Energy Conservation Code (IECC) 2021, Massachusetts Building Code, and all local, county, and federal codes, laws, statutes, and authorities having jurisdiction.

2. DESIGN INTENT

The work of Division 23 00 00 is described within the narrative report. The HVAC project scope of work will consist of providing new HVAC equipment and systems and HVAC distribution systems as described herein. All new work shall consist of furnishing all materials, equipment, labor, transportation, facilities, and all operations and adjustments required for the complete and operating installation of the Heating, Ventilating and Air Conditioning work and all items incidental thereto, including commissioning and testing.

Design Parameters

1. DESIGN CRITERIA

Following are the assumptions used to calculate the capacities and parameters for the building components.

DESIGN CRITERIA CHART		
1.	Occupancy Type	Educational
2.	Summer Outdoor Design Conditions (per ASHRAE Fundamentals 2001)	Design City: Boston, MA
		Dry Bulb - 88° F
		Wet Bulb - 74°F
3.	Summer Indoor Design Conditions	Dry Bulb - 75°F
		Relative Humidity - 55%
		Design City: Boston, MA
4.	Winter Outdoor Design Conditions per ASHRAE Fundamentals - 2001)	Dry Bulb - 7°F
5.	Winter Indoor Design Conditions	Dry Bulb (Occupied) - 70° F
		Dry Bulb (Unoccupied) - 55° F
6.	Ventilation	Per IMC 2021 OR ASHRAE 62.1

Building Systems

All material and work provided will be in accordance with the above-mentioned codes and standards:

1. HEATING and COOLING SYSTEMS

The heating and cooling system for the school will consist of a variable refrigerant flow (VRF) systems associated with dedicated outdoor air units (DOAS) providing ventilation air, packaged heat pump rooftop units (RTU) with auxiliary electric heat, DX split heat pump systems and electric terminal equipment that include unit heaters, wall heaters etc.

The DX equipment shall be provided with variable compressors that will modulate based on actual demand which would result in energy savings. The refrigerant piping will be schedule type L copper based on the size and will be insulated with 1" wall thickness flexible elastomeric closed cell pipe insulation complying with IECC 2021.

The VRF systems include an air-cooled outdoor unit (OU) interlocked with multiple indoor units (IUs). The IUs will include a combination of ceiling cassettes and concealed ducted air handling units.

There shall be a total of fifteen (15) 20-ton cold climate OUs mounted on the roof that would be serving sections of classroom wings, administration wing and media Center.

2. CENTRAL VENTILATION SYSTEMS

Ventilation for the building will be provided by multiple, roof mounted dedicated outdoor air systems (DOAS) that will supply 100% outside air. The DOAS units will supply conditioned/ dehumidified ventilation air to the support areas and classrooms. Each DOAS unit will include a supply fan, exhaust fan, MERV 13 filtration media, DX cooling and heating coils, hot gas re-heat coils, an air-cooled condensing section, auxiliary electric heating coil and an energy recovery wheel. Air will be exhausted from the support areas and classrooms using the DOAS unit where the internal energy recovery wheel will temper the incoming outdoor air by extracting energy from the exhaust air.

There will be four (5) 7,500 cfm heat pump DOAS units.

3. ELECTRONIC AIR FILTRATION

Active electronic air filters will be installed in return ductwork systems served by rooftop air handling units. These filters have a MERV 13 rating and a MERV-NC rating of 15-16.

4. CLASSROOMS

Heating and cooling for the classroom areas will be provided by dedicated IUs part of the VRF systems. The IUs shall be ceiling cassettes. Ventilation air for each classroom will be provided by the DOAS unit which will delivery tempered and dehumidified ventilation air at a neutral temperature to the space. Air will be removed from the classroom via a ceiling mounted exhaust grille. The exhaust air will be used to pre-heat/cool the ventilation air through energy recovery section located on the DOAS unit. Each classroom will have a dedicated thermostat to control the IUs.

Typical classroom will be served by two (2) ceiling cassettes, each sized for 2.0-ton cooling load and a total 400 cfm ventilation air.

5. ADMINISTRATION AND SUPPORT AREAS

The administration and support areas will be served by a VRF systems that would include an OU interlocked with various IUs. The IUs shall include ceiling cassettes and concealed ducted units based on the space requirement and sized for the different zones based on their occupancy and operation. Ventilation for these spaces will be provided by a roof mounted DOAS unit. The DOAS unit will include a supply fan, exhaust fan, MERV 13 filtration media, DX cooling and heating coils, hot gas re-heat coils, an air-cooled condensing section, auxiliary electric heating coil and an energy recovery wheel. Air will be exhausted from the spaces using the DOAS unit where the internal energy recover wheel will temper the incoming outdoor air by extracting energy from the exhaust air.

6. MUSIC ROOMS

Heating and cooling for the Music Rooms will be provided by dedicated IUs part of the VRF systems. The IUs shall be ceiling cassettes. Ventilation air for each classroom will be provided by the DOAS unit which will delivery tempered and dehumidified ventilation air at a neutral temperature to the space. Air will be removed from the classroom via a ceiling mounted exhaust grille. The exhaust air will be used to pre-heat/cool the ventilation air through energy recovery section located on the DOAS unit. Each room will have a dedicated thermostat to control the IUs.

The Music Room will be served by two (2) ceiling cassettes, each sized for 2.5-ton cooling load and a total 400 cfm ventilation air.

7. MEDIA CENTER

Heating and cooling for the Media Center will be provided by dedicated IUs part of the VRF systems. The IUs shall be ceiling cassettes. Ventilation air for each classroom will be provided by the DOAS unit which will delivery tempered and dehumidified ventilation air at a neutral temperature to the space. Air will be removed from the classroom via a ceiling mounted exhaust grille. The exhaust air will be used to pre-heat/cool the ventilation air through energy recovery section located on the DOAS unit. The Media Center will have a dedicated thermostat to control the IUs.

The Media Center will be served by four (4) ceiling cassettes, each sized for 2.5-ton cooling load. The Media Center will have a dedicated VRF system and DOAS unit sized for and a total 1200 cfm ventilation air.

8. CAFETERIA

Heating and cooling for the Cafeteria and Platform spaces will be provided by dedicated packaged air source heat pump RTUs. The RTUs will include a supply fan, exhaust fan, energy recovery wheel, DX cooling and heating coils, hot gas re-heat coils, an air-cooled condensing section, auxiliary electric heating coil and MERV 13 filtration media.

The Cafeteria shall be served by a two (2) 12.5-ton RTUs and the platform shall be served by a 6.0-ton RTU.

9. GYMNASIUM

Heating and cooling for the Cafeteria and Platform spaces will be provided by dedicated packaged air source heat pump RTUs. The RTUs will include a supply fan, exhaust fan, energy recovery wheel, DX cooling and heating coils, hot gas re-heat coils, an air-cooled condensing section, auxiliary electric heating coil and MERV 13 filtration media.

The Gymnasium shall be served by a two (2) 15.0-ton RTUs.

10. AUDITORIUM

Heating and cooling for the Cafeteria and Platform spaces will be provided by dedicated packaged air source heat pump RTUs. The RTUs will include a supply fan, exhaust fan, energy recovery wheel, DX cooling and heating coils, hot gas re-heat coils, an air-cooled condensing section, auxiliary electric heating coil and MERV 13 filtration media.

The Auditorium shall be served by a two (2) 15.0-ton RTUs.

11. KITCHEN

The kitchen area will be served by a roof mounted make-up air unit (MAU) and an exhaust fan for the kitchen hood exhaust. The make-up air unit shall also serve the kitchen food preparation spaces and will provide heating, cooling and ventilation to these spaces. The make-up air unit will supply 100% outside air (tempered) to the kitchen and food preparation spaces and this air will be exhausted by the Kitchen hood exhaust fan. A separate roof mounted exhaust fan will be provided for exhaust from the dishwasher hood. The MAU will include a supply fan, exhaust fan, energy recovery wheel, DX cooling and heating coils, got gas re-heat coils, auxiliary electric heating coil and MERV 13 filtration media.

12. COMMON AND MISCELLANEOUS AREAS

All vestibules and entrances will be heated by electric cabinet unit heaters. Corridors will be served by air handling units part of the VRF systems and DOAS units to provide ventilation.Corridors that have exterior walls or roofs will be heated by electric cabinet unit heaters.

Toilet rooms and janitors closest will be exhausted by DOAS units. Utility, storage, and mechanical rooms will be heated by electric unit heaters and ventilated as needed.

13. SPECIAL EDUCATION ROOMS

Heating and cooling for the classroom areas will be provided by dedicated IUs part of the VRF systems. The IUs shall be ceiling cassettes. Ventilation air for each classroom will be provided by the DOAS unit which will delivery tempered and dehumidified ventilation air at a neutral temperature to the space. Air will be removed from the classroom via a ceiling mounted exhaust grille. The exhaust air will be used to pre-heat/cool the ventilation air through energy recovery section located on the DOAS unit. Each classroom will have a dedicated thermostat to control the IUs.

Typical classroom will be served by two (2) ceiling cassettes, each sized for 2.0-ton cooling load and a total 400 cfm ventilation air.

14. MDF, IDF AND ELECTRIC ROOMS

Each of these rooms shall be served by a dedicated DX spilt system which will include an indoor wall mounted ductless air handling unit and an associated outdoor air-cooled condensing unit located on the roof that shall provide cooling for the space.

15. AUTOMATIC TEMPERATURE CONTROLS

The building will be provided with a new direct digital control (DDC) system which will monitor and control all the major HVAC equipment. The air to water central heat pump chiller will be controlled by the factory installed operating and safety controls and the new DDC system will interface with the factory controllers to allow monitoring and adjustment. All the rooftop units, make-up air units, exhaust fans, and room controls will be controlled by the DDC system. The DDC system will include graphical representation (via. software) for each major piece of equipment. Individual room controls will consist of a wall mounted thermostat with a limited adjustment range.

16. GREEN KIOSK: LEED v4 ‘Innovation (IN)’

IN C1 LEED Educational Display, Green Cleaning Policy Energy savings via high efficiency equipment shall be displayed on the monitor at the “Green Kiosk” from the Building Energy Management System.

- Carbon Dioxide Sensors will be installed in HVAC systems to modulate the amount of ventilation air based on ppm of CO2 which will increase energy savings and to monitor and increase indoor air quality.

- Indoor air temperature set point policy shall be established for all rooms and publicized for occupants to view.

- Electronic Air Filtration (MERV-13) shall be installed in ducted HVAC systems.

- Condensing boilers shall achieve higher efficiency and performance by supplying lower hot water temperature to heating equipment based on the outside temperatures.

- Displacement Ventilation shall be installed in Classrooms. This system increases ventilation effectiveness by supplying air at low velocities toward heat sources, causing supply air temperature to rise and become more buoyant, therefore displacing heat and contaminants up toward the exhaust grilles located at the ceiling.

Miscellaneous:

- Electronic air filters (MERV-13) shall be provided.

- Building shall be provided with dedicated exhaust system for spaces where chemical use occurs. Exhaust shall be provided at a rate of 0.5 cfm/sq.ft and make-up air shall be provided.

- Gas-fired boilers and furnaces for HVAC equipment shall be equipped with electric ignitions.

- Air intakes shall be in accordance to ASHRAE Standard 62.1.

- All systems shall be provided with return ductwork.

- Each classroom shall be provided with an independent temperature sensor for occupant control. Thermostats shall have the ability to adjust +/-3ºF.

- HVAC shall specify an Energy Management System designed to monitor and trend Lighting (via a BAC net connection), Photovoltaics (via a MOD bus connection), HVAC and Domestic Hot Water.

- Electrical and Plumbing shall meter energy sources (electricity, natural gas and domestic/ potable water), the EMS shall trend data with respect to the outside air temperature.

- The DDC system shall be equipped with sensors, point's matrix, trend capabilities, system architecture, data storage and operator interface.

- Project specifications shall include instructions for building operators to analyze energy source trending vs. outside air temperature and adjust equipment operation as required to increase energy efficiency.

Mechanical Loads

Heating and cooling load calculations shall be performed per IECC 2018 requirements for each space to properly size the respective HVAC equipment serving the space during the design development. Based on industry standards the approximate sizes of equipment serving the school shall be,

- Administrative Areas – Cooling: 400 SF/ton, Heating – 20 Btuh/SF.
- Classrooms – Heating: 20 Btuh/SF.
- Cafeteria – Cooling: 300 SF/ton, Heating – 20 Btuh/SF.
- Gymnasium – Cooling: 300 SF/ton, Heating – 20 Btuh/SF.
- Auditorium – Cooling: 300 SF/ton, Heating – 20 Btuh/SF.
- Other areas – Cooling: 350 SF/ton, Heating – 20 Btuh/SF.

SECTION 4: Electrical Assessment

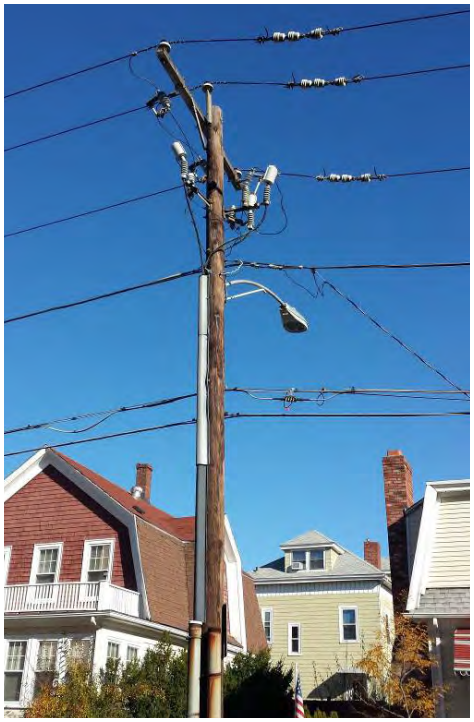
I. BUILDING DESCRIPTION

A. SYSTEMS

The existing systems of this facility are the original vintage equipment from a building addition/renovation project installed over 40 years ago. The electrical service to the building consists of a 277/480 Volt, three phase, 4800 Amp service. The lighting appears to be older fluorescent fixtures in which several throughout the building do not function. The fire alarm system is an addressable, non-voice notification type system.

B. ELECTRICAL DISTRIBUTION SYSTEM

The secondary service originates from a pad mounted utility transformer located on the north side of the property. The utility primary lines enter the transformer via an underground duct bank from a utility pole located at the north perimeter of the property. The secondary service lines enter the main electrical room via an underground duct bank from the exterior utility transformer and connect into a 4800 Amp, 277/480 Volt, three phase main switchboard.



Utility Pole with Incoming Utility Primary Lines

Pad Mounted Utility Transformer

The main switchboard has utility metering and has four feeder circuit breakers with main switches that provide power to four distribution panels respectively. The utility meter is mounted across from the switchboard. The circuit breaker providing power to a distribution panel located on the third floor no longer closes and currently the third floor does not have power as a result of this.

Main Switchboard

Main Switchboard

One of the distribution panelboards is located in the basement mechanical room, two are within electrical rooms on the first floor and the fourth is located in an electrical room on the third floor. The distribution panelboards have feeder circuit breakers that provide power to motor control centers, 277/480V panelboards and dry type transformers, the transformers provide power to 120/208V panelboards.

Both the 277/480V and 120/208V panelboards are located throughout the building in electrical rooms, electrical closets and flush mounted in corridors and the kitchen. The 277/480V panelboards provide branch circuit power to lighting and small mechanical loads, the 120/208V panelboards provide branch circuit power to receptacles, small mechanical motors, and miscellaneous loads.

Distribution Panelboard

Motor Control Center

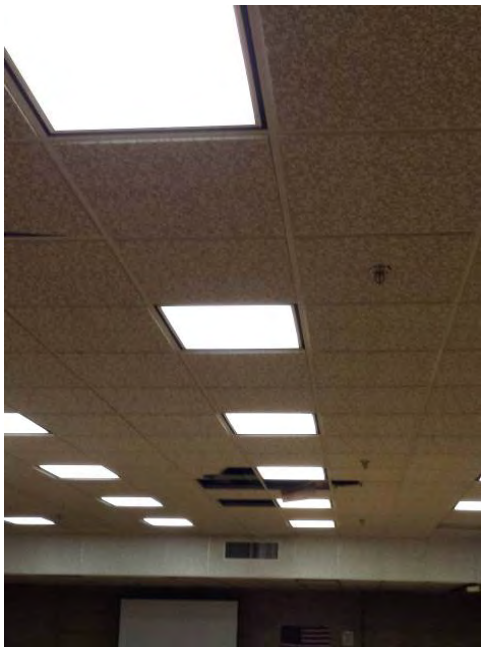
Panelboards in Electrical Room

Panelboards in Kitchen

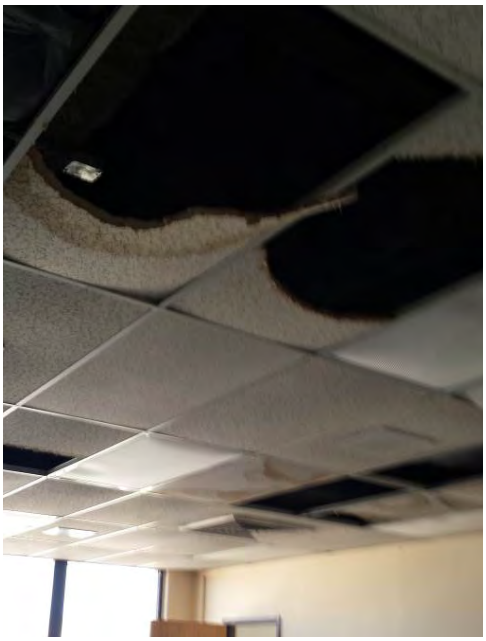
All of the electrical distribution equipment is in poor to fair condition at best and is beyond its useful life period of 25 to 30 years.

C. INTERIOR LIGHTING

The building lighting consists primarily of recessed mounted 2x4 lensed troffer fluorescent light fixtures located in corridors, building addition classrooms, library, bathrooms, cafeteria, and kitchen areas. Pendant-mounted louvered fluorescent light fixtures are located in the original building classrooms. Industrial strip fluorescent light fixtures are located in mechanical, electrical and storage rooms.

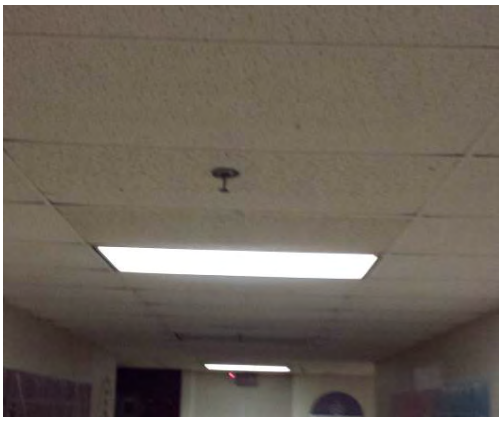


2x4 Lensed Troffer in Library

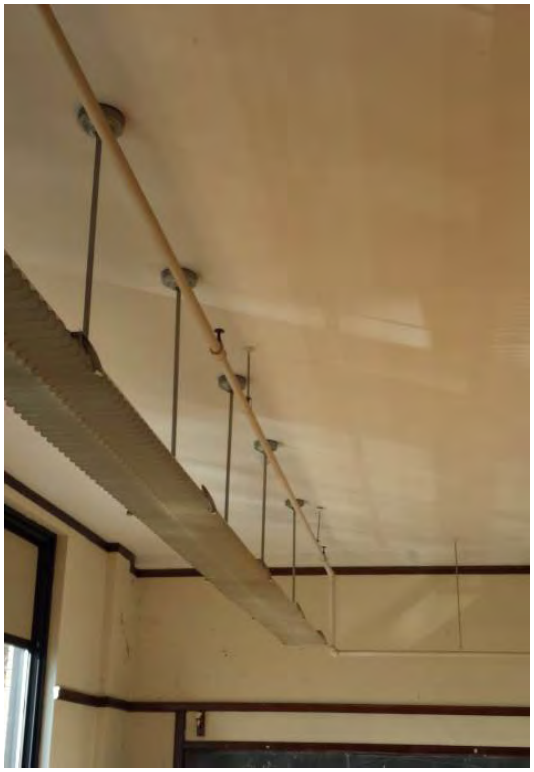


2x4 Lensed Troffer in Library

2x4 Lensed Troffer in Library



2x4 Lensed Troffer in Library

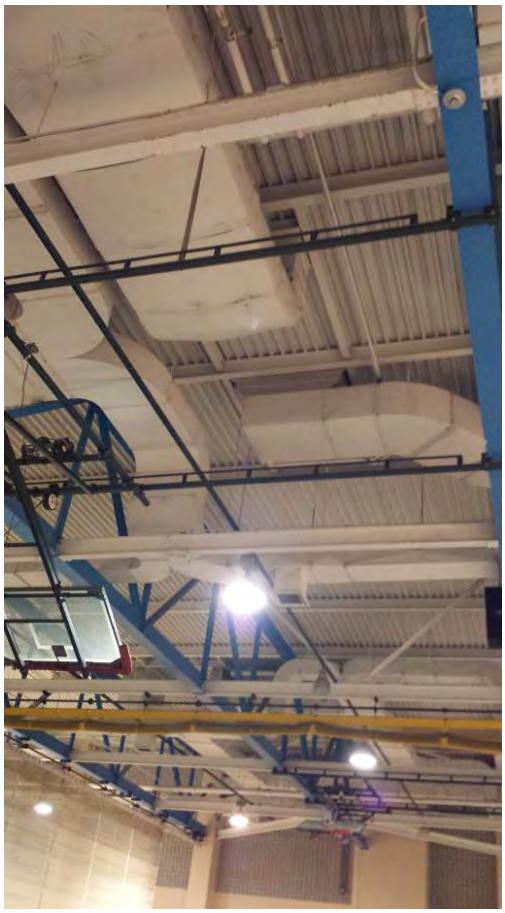


2x4 Lensed Troffer in Library

2x4 Lensed Troffer in Library

Tandem mounted surface mounted 2x4 small cell parabolic fluorescent fixtures are located in the auditorium and what appear to be high bay HPS light fixtures are located in the gymnasium.

Tandem 2x4 Parabolic in Auditorium



High Bay HPS in Gymnasium

Local wall mounted switches are used for lighting control; there was no occupancy sensor control observed in any of the spaces.

In general, the interior lighting system is in poor condition in which many of the fixtures either have broken lenses or no lenses at all, the fixtures have passed their useful life period of 20 to 25 years. The older fluorescent technology that is installed is no longer considered energy efficient compared to today's LED fixtures.

D. EXTERIOR LIGHTING

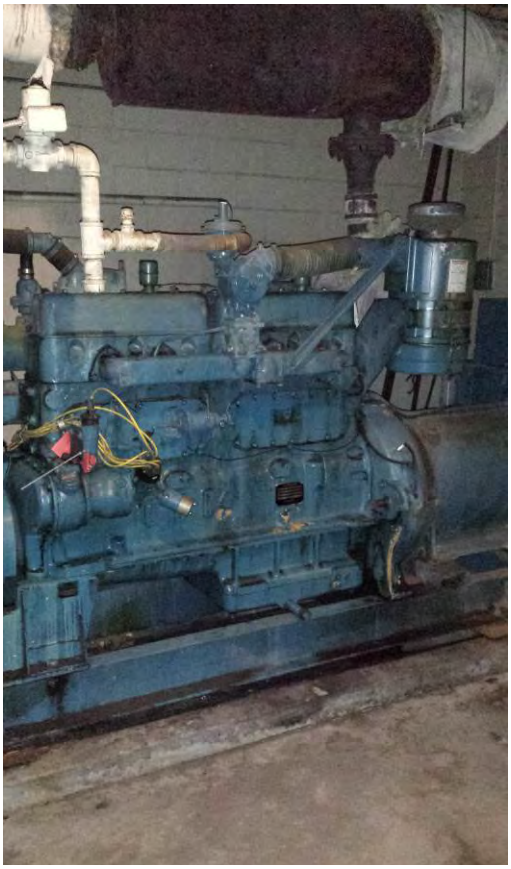
There are a few building-mounted wall pack lights that provide perimeter lighting around the building, these fixtures appear to be in poor condition. The front street entrance to the original building has architectural streetlights on either side of the entrance stairs, these appear to be in fair to good condition.

Building Mounted Wall Pack

Architectural Street Light at Front Street Entrance

E. EMERGENCY SYSTEM

The building has a 170KW, 277/480V, 3-phase gas engine generator located in the basement mechanical room just adjacent to the main electrical room. The generator provides power through a 400 Amp automatic transfer switch located within this same location. The transfer switch provides power to an emergency power distribution panel which has feeder circuit breakers that provide power to 277/480V panelboards located on each of the floor levels. The panelboards provide power to dry-type transformers and light fixtures. These light fixtures are designated as emergency lighting fixtures which provide code-required emergency egress lighting. The 120/208V panelboards provide power to various heating equipment, refrigeration equipment and miscellaneous loads. The system is not separated into an emergency power and standby power system and the equipment does not appear to be located in two-hour fire rated rooms as required by today's electrical code.



Generator

Generator Control Panel

The emergency power system is in poor condition and is beyond its useful life period of 25 to 30 years. The gas generator is not properly vented. The system does not comply with current electrical and life safety code requirements. Separation between Life Safety and Standby power is required.

F. FIRE ALARM SYSTEM

The fire alarm system consists of an addressable non-voice notification system manufactured by Simplex. The system infrastructure appears to be original to the building addition/ renovation but looks to have had front-end equipment and horn/strobe devices replaced within the last 10 years or so. The main fire alarm control panel could not be located via the site investigation but is assumed to be in the original building occupied by the charter school. Within the basement mechanical room where the original control panel was located, the equipment has been replaced with newer notification extenders that tie into the original existing circuity. The fire alarm remote annunciator panel is located in the main front entrance of the original building. Existing drawings indicate that the system communicates with a master box to provide city fire department notification.

Original Control Panel with new Equipment

Annunciator in Man Entrance Lobby

Pull stations and horn/strobes appear to be adequately located throughout the corridors and large gathering areas, but not located within classrooms. There were no smoke detectors observed to be installed in the building.

The fire alarm notification is inadequate for a school building with no notification devices within classrooms and is not compliant with current codes for voice notification. The maintenance staff indicated that the system is having many issues with ground faults and equipment is constantly tripping and parts must be replaced.

Horn Strobe and Pull Station

G. WIRING DEVICES

Receptacle coverage appears to be inadequate within the classrooms of the original building and slighlty less than adequate for classrooms in the building addition compared to the requirements of a modern technology-based classroom.

H. SECURITY SYSTEM

- The intrusion detection system consist of door contacts on all exterior doors. A keypad and control panel was located at the rear door to arm and disarm the system.
- The CCTV cameras where observed at a few locations on the exterior of the building and within the building. There was no evidence that the cameras images where being recorded or where they could be monitored.
- A access control system was not observed wihtin the building.

I. RECOMMENDATIONS

All of the electrical systems in the building have passed their useful life period and at best are in fair condition, in which more than half of the systems are in poor condition. If the existing systems were to be utilized as is, it would be insufficient to support a modern school with the latest technologies and meet current code requirements. The following are recommendations if the building was to be utilized for a new or renovated school.

- Upgrade the complete electrical distribution system including main switchboard, distribution panelboards, branch circuit panelboards, dry type transformers and all associated feeders.
- The lighting system should be upgraded to LED style. Lighting controls must be added to meet Article 13 of the Massachusetts Building Code and standards of the Illuminating Engineering Society (IES).
- Replace the emergency power system with an exterior diesel fueled generator with proper separation between emergency and standby power.
- Replace the entire fire alarm system with a new addressable voice evacuation notification system and annunciator panels with microphones. Smoke detector detection would be added within all corridors and large gathering areas. New automatic detection and signal detection would be new.
- Replace all receptacles with tamper proof receptacles and add at least 4 to 5 receptacles per classroom.
- Replace the intrusion detections system with an addressable intrusion detection system to monitor all exterior doors and have motion sensors in corridors and high-value rooms with windows.
- Replace the CCTV system with a larger web accessible system what will record for 30 days; this will include adding both interior corridor cameras and exterior perimeter cameras.
- Provide an access control system for selected entry doors.

RENOVATIONS OF SELECTED AREAS: PROPOSED MIDDLE SCHOOL GROUND FLOOR, FIRST FLOOR, SECOND FLOOR AND THIRD FLOOR

Exterior:

- Coordinate with National Grid Company to have the existing pad-mount transformer disconnected, removed and replaced with a new pad-mount Transformer with CT and meter. Disconnect, removed and replace the secondary conduits from the new pad-mount transformer to the new 2000A-277/480V-3Ph-4W Main Distribution Board located in the new Ground Floor Main Electric Room.

- Furnish and install a new 300-KW Diesel Generator with a weather-tight, sound-attenuated enclosure on the property, ideally near the new Ground Floor Electric Room. The generator is intended to protect Life Safety emergency and Standby emergency circuits. Emergency systems include lighting at all means of egress, selective lighting throughout the areas of renovation, exit signs, fire alarm system, telephone system, generator system. Standby systems include the security system, camera system, sound/clock system, energy management system, all freezers & coolers, selective administrative power and heat, selective exterior site lighting, any heaters in remote areas where pipes could freeze and main water pumps.

- Furnish and install new exterior lighting to properly illuminate entrances and parking areas.

Ground Floor:

- Disconnect and remove the existing Main distribution Board, CT compartment and Utility Company meter.

- Create a new Main Electric Room. Furnish a new 2000A-MCB-277/480V-3Ph-4W Distribution Board with circuit breakers. Furnish and install new feeders to existing distribution boards and sub-panels in areas of the building that remain and are not part of this renovation project. Furnish and install a new 260A-3P Standby Automatic Transfer Switch in the room. Furnish and install a new 250A-MCB-277/480V-3Ph-4W standby emergency distribution panel, a 112.5KVA step-down transformer and a new 400A-MCB-120/208V-3Ph-4W standby emergency panel.

- Create a new two-hour rated Main Life Safety Emergency Electric Room. Furnish and install a new 260A-3P Emergency Automatic Transfer Switch in the room. Furnish and install a new 250A-MCB-277/480V-3Ph-4W emergency distribution panel, a 112.5KVA step-down transformer and a new 400A-MCB-120/208V-3Ph-4W emergency panel.

- Disconnect and remove the existing Main distribution Board

- Furnish and install a new 400A-480V-3Ph-4W sub-panel in the new Electric Room near the Kitchen; furnish and install a new 200A-3P feeder from the new Kitchen Panel to the new main distribution board on the Ground Floor. Furnish and install a new 1125.KVA step-down transformer in the room. Furnish and install a new 400A-120/208V-3Ph sub-panel for the Café and Kitchen power loads. Furnish and install a new standby emergency sub-panel in room. Connect power to selective kitchen equipment.

- Furnish and install a new time delay heavy duty disconnect switch in the new Elevator Machine Room. Provide a new 100A-3P-480V feeder to the new 1600A main distribution board in the new main electric room on the ground floor. Furnish and install all equipment and devices in the pit, elevator machine room, elevator lobbies and elevator shaft to meet current Code. NOTE: the elevator shall come equipped with battery operated lowering device and will not be connected to the generator power.

- Furnish and install both 277/480V and 120/208V circuitry and connections to new Kitchen equipment.

- Furnish and install new lighting in the Café and Kitchen. Maintain a minimum of 50-footcandles.

- Provide emergency power feeds to selective lighting in the Café and Kitchen areas.

- Furnish and install new tamper-resistant receptacles, approximately 25’ apart in Café. Connect circuitry to new 120/208V panel.

- Furnish and install new Fire Alarm devices (pull stations, smoke detectors, heat detectors, CO detectors, Ansul System connections, speaker-visual devices, etc.) where required by Code.

- Provide electrical support to Mechanical, Plumbing and Fire Protection equipment. Coordinate work with each Trade.

First Floor:

- Create a new Electric Room, preferably near the areas of renovation. Furnish a new 400A-3P-277/480V sub-panel to serve the lighting and miscellaneous 277/480V mechanical loads; provide 400A-3P feeder and circuit breaker to the main distribution board on the ground level. Furnish and install a new 75-KVA step-down transformer and 150A-MCB-120/208V-3Ph-4W two-section sub-panel to serve receptacles and small power loads. Furnish and install a new 100A-MLO-120/208V standby emergency sub-panel in room; furnish and install a new 70A-3P feeder and circuit breaker to the 120/208V standby emergency panel in on the ground level.

- Furnish and install a new Lighting Control Panel for the entire area of renovation. Furnish and install sub-relay panels in each floor electric room. The new control system will monitor

and manage daylight harvesting, time scheduling, individual room control and energy consumption of all lights to be tracked and recorded.

- Create a new two-hour rated Emergency Electric Closet. Furnish and install a new 100A-3P-277/480V sub-panel to serve selective light fixture circuits. Furnish and install a new 70A-3P-480V-3Ph feeder and circuit breaker to the main emergency distribution board on the ground level.

- Furnish and install a new Fire Alarm Control Panel (FACP), Silent Knight Company (or equal) #6820EVS series with voice evacuation. Locate panel, communicator and batteries in the Administration Suite. Furnish and install a 120V feed from the FACP to the 120/208V emergency panel in the ground level emergency electric room. The FACP shall connect to all new manual pull stations, automatic fire detectors, speaker/visual and flashing only strobes, elevator recall connections, connections to the motorized dampers in the Elevator shaft, duct smoke detectors and supervision of the sprinkler system, kitchen Ansul System, Music, Gymnasium, Cafeteria, and Theater sound systems.

- Furnish and install a new remote Fire Alarm Annunciator in the vestibule at the school entry. On the exterior of the building locate a fire alarm red beacon light, fire fighters' key box and fire alarm master box. Connect to the new FACP.

- Furnish and install selective standby emergency power feeds in the Administration, Health and Guidance areas and connect to the new 120/208V standby emergency sub-panel in first floor electric room.

- Provide emergency power feeds to selective lighting on the first floor; furnish and install branch circuitry to new emergency closet on first floor.

- Furnish and install new tamper-resistant receptacles throughout, spaced to accommodate the various needs of each program. Connect circuitry to new 120/208V panel in new electric room on first floor.

- Provide empty raceway for telecommunication systems, CATV/CCTV, audio/visual systems.
- Furnish and install j-hooks every 5' in corridors for telecommunication cabling.

- Furnish and install new Fire Alarm devices (pull stations, smoke detectors, heat detectors, CO detectors, speaker-visual devices, etc.) where required by Code. Connect to new FACP in the Administration area.

- Provide electrical support to Mechanical, Plumbing and Fire Protection equipment. Coordinate work with each Trade.

- Furnish and install a new Theatrical Lighting System for the renovated Auditorium. Provide a new Stage Dimming Rack, Stage lighting control devices, theatrical lighting, receptacles, etc., for a complete system. Furnish and install a new 45 KVA step-down transformer and 150A-3P-12/208V sub-panel in the vicinity of the Theater. Provide a new 70A-3P feeder to the 277/480V distribution board in the new ground floor electric room. Provide emergency power from the new Theatrical Dimming Panel to the Emergency panel in the Ground Floor Emergency Room.

- Assess the existing Gym conditions to ensure that the lighting and power are adequate for the space. Furnish and install new fire alarm devices (pull stations and speaker-visual devices) throughout the space.

- Furnish and install new lighting, power and fire alarm devices in all corridors, Lockers, Theatre Arts, Music areas, etc. Connect to the sub-panels in the new first floor electric room.

Second Floor and Third Floor:

- Create a new Electric Room. Furnish a new 400A-3P-277/480V sub-panel to serve the lighting and miscellaneous 277/480V mechanical loads; provide 400A-3P feeder and circuit breaker to the main distribution board on the ground level. Furnish and install a new 75-KVA step-down transformer and 225A-MLO-10/208V-3Ph-4W two-section sub-panel to serve receptacles and small power loads. Furnish and install a new 600A-3P-277/480V panel on the Third Floor to serve the Rooftop equipment. Furnish and install new 100A-MLO-120/208V standby emergency sub-panel in each room; furnish and install new 70A-3P feeders and circuit breakers to the 120/208V standby emergency panel in on the ground level.

- Create a new two-hour fire rated Emergency Electric Closet. Furnish and install a new 100A-3P-277/480V sub-panel to serve selective light fixture circuits. Furnish and install a new 70A-3P-480V-3Ph feeder and circuit breaker to the main emergency distribution board on the ground floor.

- Furnish and install selective standby emergency power feeds in the in the Second Floor Media Center and connect to the new 120/208V standby emergency sub-panel in first floor electric room.

- Provide emergency power feeds to selective lighting on the second/third floor; furnish and install branch circuitry to new emergency closet on second/third floor.

- Furnish and install new tamper-resistant receptacles throughout. Connect circuitry to new 120/208V panel in new electric room on second/third floor.

- Provide empty raceway for telecommunication systems, CATV/CCTV, audio/visual systems.

- Furnish and install j-hooks every 5’ in corridors for telecommunications cabling.

- Furnish and install new Fire Alarm devices (pull stations, smoke detectors, heat detectors, CO detectors, speaker-visual devices, etc.) where required by Code. Connect to the new FACP in the Administration area on the first floor.

- Provide electrical support to Mechanical, Plumbing and Fire Protection equipment. Coordinate work with each Trade.

- Furnish and install new lighting, power and fire alarm devices in all corridors, Toilet Rooms, Media Center, Classrooms, etc. Connect to the sub-panels in the new second/Third floor electric rooms.

- Typical Classroom:
  - Furnish and install two rows of new pendant-mount LED style dimmable linear light fixtures. Maintain a minimum of 35-footcandles per room.
  - Furnish and install lighting controls. Provide vacancy/occupancy sensors, photocell control (for day-light dimming) and a dimming station with three zone controls. The lighting system shall adjust the lighting in response to the varying ambient light levels from outside. Each classroom lighting system shall be connected to the networked lighting control system.
  - Furnish and install new tamper-resistant receptacles, a minimum of two per wall. NOTE: the power design will be coordinated closely with the telecommunications design, architectural design and Owner equipment.
  - Provide empty raceways for telecommunication devices and projectors. 1 ¼" conduit to rise up classroom wall and out to corridor.
  - Provide electrical support for clock & sound system.
  - Furnish and install a speaker/visual device; connect to the signal circuit loop on each floor.
  - Provide electrical support for mechanical equipment.

Existing Building:

- It shall be the responsibility of the Electrical Contractor to ensure that the electrical systems in the building that are not within the area of renovations have not been affected by demolition. In the event that a device being removed causes another device remaining not to operate, it shall be the contractor's responsibility to reconnect the equipment remaining back to its source.

- It shall be the responsibility of the Electrical Contractor to coordinate phasing of work with the General Contractor prior to commencement of work.

- Disconnect and remove the existing secondary power coming into the building. Disconnect and remove the existing main distribution board in the ground floor electric room. See above for new work on the ground floor.

- Furnish and install new Fire Alarm devices throughout the existing areas of the building (ground floor; existing charter school; existing gymnasium) that are not affected by the renovation project. The existing fire alarm system shall remain in place until the new fire alarm system is installed, operational, tested and approved by the fire department. The new devices shall be connected to the new Fire Alarm Control Panel with voice evacuation.

- Disconnect and remove power to all Rooftop equipment. Furnish and install new power feeds from new units to new main distribution board in the new electric room on the third floor and in the new main distribution board on the ground floor.

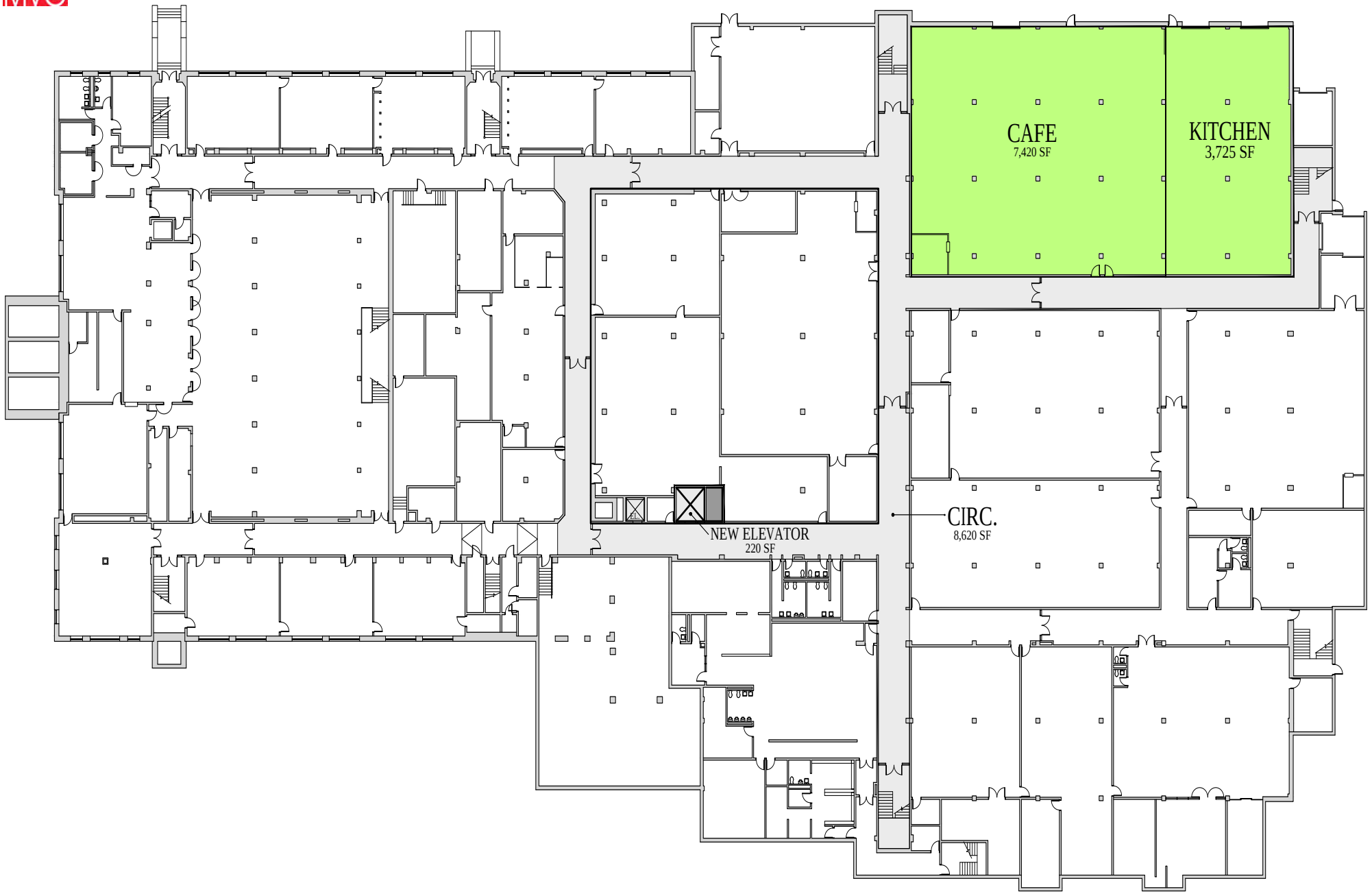
- The following work must be completed in the Charter School space and Public Gymnasium:
  - Disconnect power from sub-panels feeding the spaces to the existing main distribution board. Furnish and install new feeders to the new 2500A board in the new Ground Floor Main Electric Room. The Electrical Contractor shall provide standby generator power to the space so that the building remains energized while power is disconnected.
  - Furnish and install new addressable Fire Alarm initiating and signaling devices. When the new devices are installed, operational and tested, the EC shall disconnect the existing devices in the spaces.
  - At each entry, furnish and install remote fire alarm annunciators. Connect to the new fire alarm system.

END OF REPORT

APPENDIX

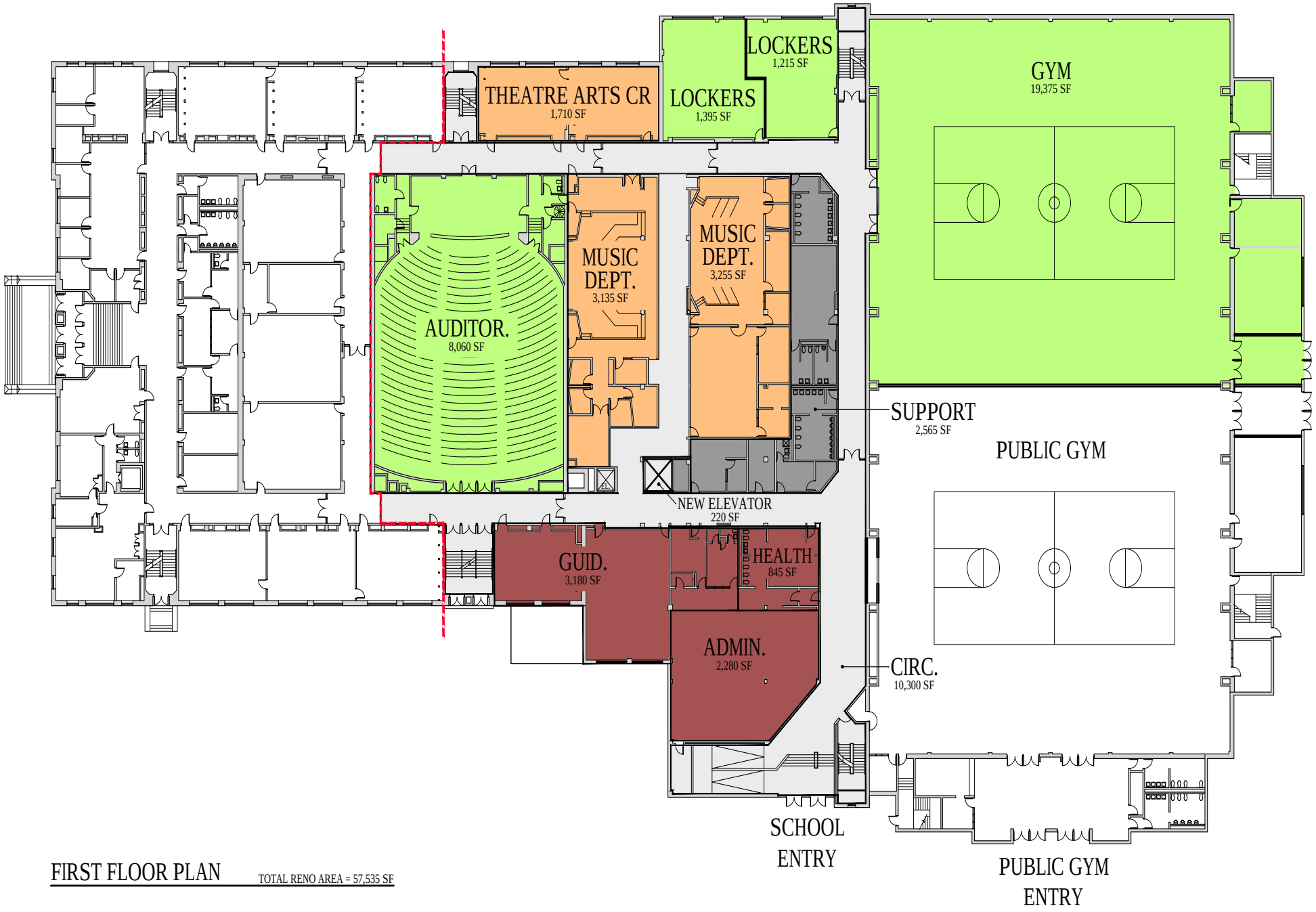
CONCEPTUAL DESIGN FLOOR PLANS

Everett Middle School Feasibility Study
Floor Plans



GROUND FLOOR PLAN

TOTAL RENO AREA = 19,985 SF



FIRST FLOOR PLAN TOTAL RENO AREA = 57,535 SF

SECOND FLOOR PLAN TOTAL RENO AREA = 51,565 SF

THIRD FLOOR PLAN TOTAL RENO AREA = 54,075 SF

FEASIBILITY DESIGN
CONSTRUCTION COST REPORT

Fennessy Consulting Services

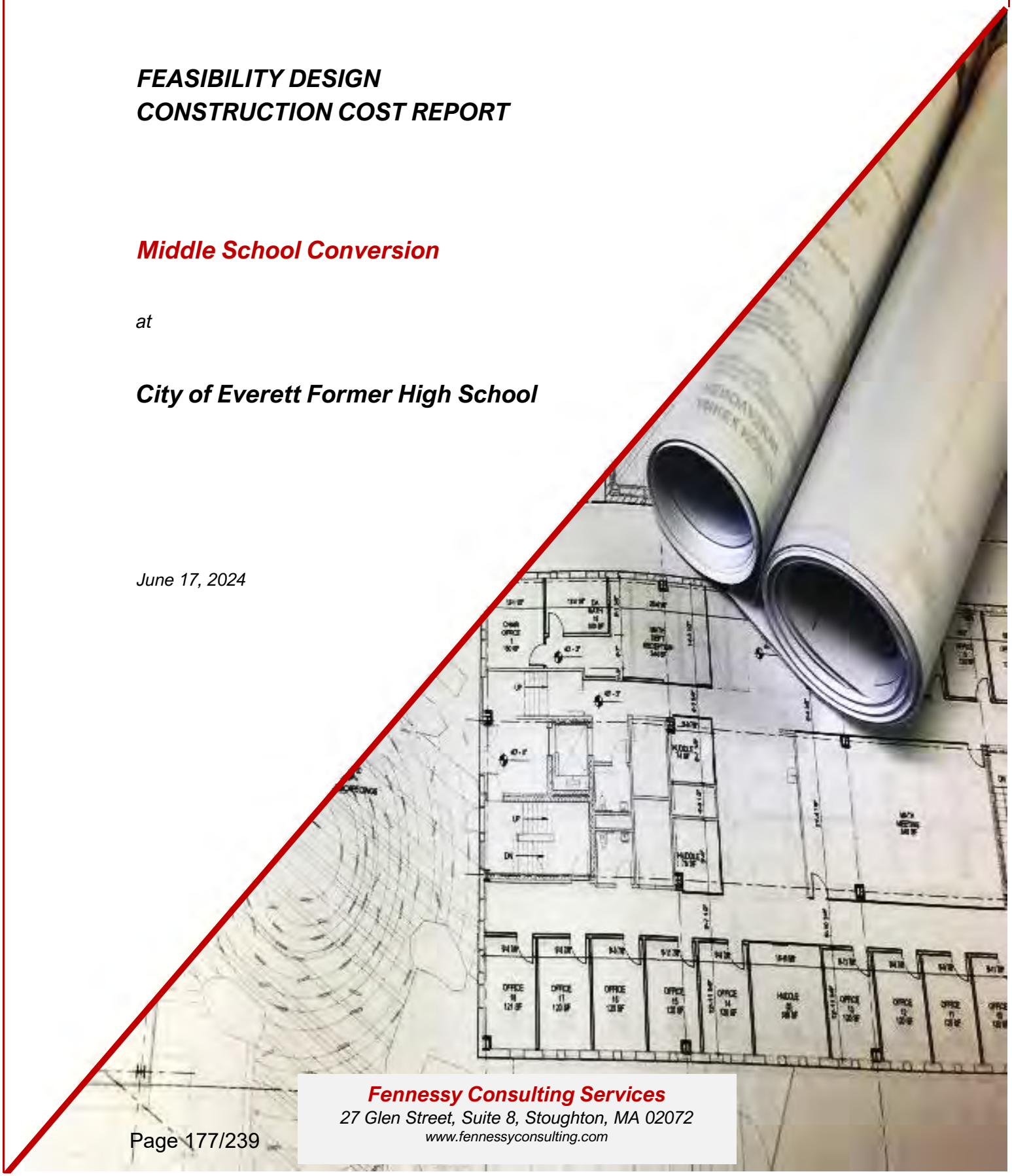
FEASIBILITY DESIGN CONSTRUCTION COST REPORT

Middle School Conversion

at

City of Everett Former High School

June 17, 2024



Fennessy Consulting Services
27 Glen Street, Suite 8, Stoughton, MA 02072
www.fennessyconsulting.com

June 17, 2024

Bill Peters
Mount Vernon Group Architects Inc.
178 Albion Street
Suite 240
Wakefield, MA 01880

CITY OF EVERETT FORMER HIGH SCHOOL - Middle School Conversion, Everett, MA

Dear Bill:

Please find enclosed our Construction Cost Model for the above referenced project based on feasibility design information prepared by your office and design team, dated June 7, 2024.

The financial summary of this cost model is outlined below, however we recommend you review the Executive Summary to fully understand the basis of this report and the included and excluded financial impacts contained therein.

	Const. Start	Gross Floor Area	$/sf	Estimated Cost
Building Work	*Aug-25*	*182,978*	*$323.78*	*$59,244,663*
Site Work	*Aug-25*			*$903,944*
ESTIMATED CONTRACT AWARD		***182,978***	***$328.72***	***$60,148,607***

Alternates
None considered at this time

Bidding conditions are expected to reflect competitive bidding to pre-qualified general contractors, open bidding to prequalified sub-contractors, open specifications for materials and manufactures.

This estimate includes all direct construction costs, general contractor's overhead and profit and design contingency. Cost escalation impacts have been included in this report.

Excluded from the estimate are: construction contingency, loose furnishings and equipment, architect's and engineer's fees, moving, administrative and financing costs. Please refer to Exclusions section of the attached report for further information.

Contractors are not required to be signatory to any labor union, however they will be required to pay prevailing wage rates as set forth by the Commonwealth of Massachusetts for construction at this project location. This cost report 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,

Séamus Fennessy

Seamus Fennessy MRICS
Principal/Owner

Enclosures

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The Project

This project in Everett, Massachusetts comprises of renovations to approximately gsf of the existing building to provide a new middle school. A portion of the existing building will remain un-renovated.

The program includes, 40# regular classrooms, 8# science classroom; 3# music room, 2# theater arts classrooms, 2# art room, 10# special ed classrooms, , 13# small group rooms, gymnasium , media center, cafe, kitchen, and all associated support facilities.

Allowances have been included for site preparation and development.

Financial Status

Our construction cost model for the entire project is in the order of ***$60.15MM****. Within this total we are including $5.18MM of design contingency, and $3.21MM of future price escalation reflecting the construction schedule outlined herein.*

Risk

A formal risk analysis has not been performed for this project. Some risk factors to be considered at this time include:

- *Design Contingency*
- *Escalation/Market risk*
- *Construction/Payment default*
- *Approvals process/Funding*

Design Contingency

This construction cost model is based on feasibility study information. Due to this incomplete nature of the design we have utilized historic data and personal experience to complete this cost model. To help alleviate possible cost increases as a result of design completion we recommend a ***design contingency of 10%.*** *We have included this contingency in our cost model. As design progresses this contingency will reduce.*

Escalation/Market Risk

The nation has come through the worst of the economic impact that materialized with Covid 19. However it is still with us and still having major impacts on construction costs. The well documented issues relating to the supply chain and labor shortages remain with us and will continue to be problematic for the foreseeable future. Industry demand is slowing. Economic growth is expected to be only 0.7% during the next 12 months. Construction starts are expected to flatten during this same time period.

The impact will vary across the different segments of the construction marketplace. Non-residential projects , especially commercial projects will reduce, residential will remain as is, manufacturing will drop significantly and non-building projects will increase dramatically. This will affect escalation rates differently across project locations.

Continued shipping and other logistical issues (primarily driven by piracy at the Suez Canal and a drought restricting shipping at the Panama Canal) will continue to put upwards pressures on material prices A national construction materials distributor has recently announced a 5 - 10% increase in material prices. The bridge collapse in Baltimore, which impacts gypsum, aluminum and veneer plywood deliver is not expected to these costs unless the re-opening is significantly delayed.

Some projects will not experience the same inflationary pressures as these projects will be viewed by the market place as more desirable. These projects typically will encompass more straightforward less complex new construction projects that limit risk/exposure and maximize profit generation potential.

For these reasons we are continuing to recommend an annual escalation factor of 5 - 6% for the next twelve months dropping to 4 - 5% thereafter. We have ***included an escalation factor of 5.6%*** *in this cost report. As we move closer to bid date we will continue to review and adjust the escalation factor as appropriate. It is possible that a higher escalation factor will be required for later years.*

Construction/Payment Default
There is a real risk of contractors, subcontractors and material suppliers ceasing to exist due to their inability to honor low bids as material and labor prices increase. We highly recommend that each project has adequate protection in the form of sub guard (preferred) or bonding for both performance and payment. The current estimate includes for subcontractor bonding within the unit rates.

Approvals Process/Funding.
For the purpose of this report we have included both of these categories together. The risk here is that the funding and approvals process will take significantly longer than expected and hence subject this project to increases in price escalation. We have not included any such pressures in this cost model.

Peer/Comparable Projects
We at Fennessy Consulting Services do not like to compare individual projects against some perceived cost/sf. Our reasoning for this is based on the fact that no two projects are the same and as such a typical cost/sf is not all that applicable or reliable. We treat each project as a unique entity.

As a quality control measure we make comparisons of the various building component costs in this estimate against others. We make this comparison to verify that nothing is out of the ordinary. If we come across an abnormal component cost we double check this cost to ensure its accuracy.

Cost Estimate Prepared From	*Dated*	*Received*
Feasibility design documentation assembled by Mount Vernon Group and their design team that includes:		
Architectural drawings	*06/07/24*	*06/11/24*
Structural narrative	*?*	*06/11/24*
Mechanical, plumbing and fire protection narrative	*06/10/24*	*06/11/24*
Electrical narrative	*?*	*06/11/24*
Hazardous materials abatement report	*01/01/17*	*06/11/24*
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 August 2025
A construction period of 14 months
The general contract will be competitively bid to qualified general contractors and subcontractors.
There will not be small business set aside requirements.
Contractors are not required to be signatory to labor unions, however they will be required to pay prevailing wage rates as set forth by the Commonwealth of Massachusetts for construction at this project location.
There are no phasing requirements.
Contractors 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.

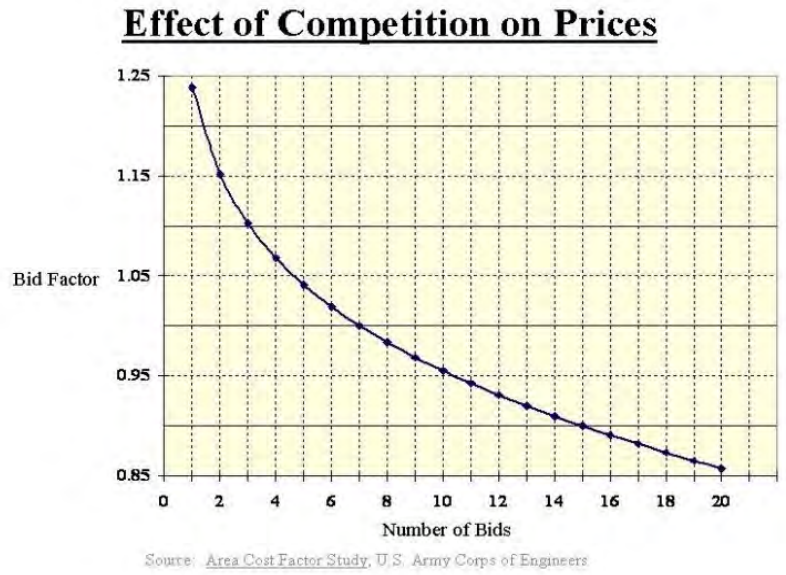
Cost associated with additional escalation required for future start date are included as a below the line markup. This report has included this additional escalation to the scheduled start date of construction noted in this report.

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.



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*
- *Tele/data head end equipment*
- *Audio visual 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*
- *Builder's risk, project wrap-up and other owner provided insurance program*
- *Land and easement acquisition*
- *Cost escalation beyond a start date of August 2025*
- *Sales tax*

Areas Calculation

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		Existing	Total
BUILDING WORK			
Ground Level		*19,985*	
Level 1		*57,353*	
Level 2		*51,565*	
Level 3		*54,075*	
Ground Level (not in GFA)	*88,649*		
Level 1 Charter School (not in GFA)	*23,578*		
Level 1 Public Gym (not in GFA)	*22,848*		
Level 4 (not in GFA)	*14,406*		
TOTAL GROSS FLOOR AREA	*149,481*	*182,978*	***182,978***

	Preparation	Development
SITE AREAS		
Complete	*72,866*	*72,866*

Overall Summary

CITY OF EVERETT FORMER HIGH SCHOOL
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		Building Work	Site Work	Total
A10 FOUNDATIONS		$168,164	$0	$168,164
A20 BASEMENT CONSTRUCTION		$0	$0	$0
B10 SUPERSTRUCTURE		$953,105	$0	$953,105
B20 EXTERIOR CLOSURE		$2,061,883	$0	$2,061,883
B30 ROOFING		$212,500	$0	$212,500
C10 INTERIOR CONSTRUCTION		$4,541,165	$0	$4,541,165
C20 STAIRCASES		$371,950	$0	$371,950
C30 FINISHES		$6,038,274	$0	$6,038,274
D10 CONVEYING SYSTEMS		$274,500	$0	$274,500
D20 PLUMBING		$3,032,217	$0	$3,032,217
D30 HVAC		$10,477,975	$0	$10,477,975
D40 FIRE PROTECTION		$1,109,223	$0	$1,109,223
D50 ELECTRICAL		$10,266,135	$0	$10,266,135
E10 EQUIPMENT		$1,153,000	$0	$1,153,000
E20 FURNISHINGS		$2,422,845	$0	$2,422,845
F10 SPECIAL CONSTRUCTION		$0	$0	$0
F20 SELECTIVE BUILDING DEMOLITION		$1,958,746	$0	$1,958,746
Total Building Construction		**$45,041,682**	**$0**	**$45,041,682**
G10 SITE PREPARATION		$0	$91,083	$91,083
G20 SITE IMPROVEMENTS		$0	$396,114	$396,114
G30 SITE MECHANICAL UTILITIES		$0	$115,040	$115,040
G40 SITE ELECTRICAL		$0	$85,000	$85,000
G90 OTHER SITE CONSTRUCTION		$0	$0	$0
Total Site Construction		**$0**	**$687,237**	**$687,237**
TOTAL BUILDING & SITE		**$45,041,682**	**$687,237**	**$45,728,919**
MARKUPS		**$5,946,470**	**$90,730**	**$6,037,200**
General conditions and project requirements	7.8%	$3,490,730	$53,261	$3,543,991
Bond and insurance	2.0%	$970,648	$14,810	$985,458
Building permit	0.0%	$0	$0	$0
Prime contractor's head office overhead and profit (Fee)	3.0%	$1,485,092	$22,659	$1,507,751
PLANNED CONSTRUCTION COST	**Jun-24**	**$50,988,152**	**$777,967**	**$51,766,119**
CONTINGENCIES/ESCALATION		**$8,256,511**	**$125,977**	**$8,382,488**
Design and pricing contingency	10.0%	$5,098,815	$77,797	$5,176,612
Gmp contingency	0.0%	$0	$0	$0
Escalation to start date (August 2025)	5.6%	$3,157,696	$48,180	$3,205,876
ESTIMATED CONTRACT AWARD	**Aug-25**	**$59,244,663**	**$903,944**	**$60,148,607**
	GFA	182,978	72,866	255,844
	$/sf	$323.78	$12.41	$235.10

Building Work - Summary

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	Total	GFA $/sf	182,978 %
A10 Foundations	***$168,164***	***$0.92***	***0.33%***
A1010 Foundations	$0	$0.00	0.00%
A1020 Special Foundations	$49,500	$0.27	0.10%
A1030 Slab on Grade	$118,664	$0.65	0.23%
A20 Basement Construction	***$0***	***$0.00***	***0.00%***
A2010 Basement Earthwork	$0	$0.00	0.00%
A2020 Basement Walls	$0	$0.00	0.00%
B10 Superstructure	***$953,105***	***$5.21***	***1.87%***
B1010 Floor Construction	$738,605	$4.04	1.45%
B1020 Roof Construction	$214,500	$1.17	0.42%
B20 Exterior Closure	***$2,061,883***	***$11.27***	***4.04%***
B2010 Exterior Walls	$1,377,963	$7.53	2.70%
B2020 Windows	$567,510	$3.10	1.11%
B2030 Exterior Doors	$116,410	$0.64	0.23%
B30 Roofing	***$212,500***	***$1.16***	***0.42%***
B3010 Roof Covering	$200,000	$1.09	0.39%
B3020 Roof Openings	$12,500	$0.07	0.02%
C10 Interior Construction	***$4,541,165***	***$24.82***	***8.91%***
C1010 Partitions	$1,815,100	$9.92	3.56%
C1020 Interior Doors	$1,140,750	$6.23	2.24%
C1030 Specialties	$1,585,315	$8.66	3.11%
C20 Staircases	***$371,950***	***$2.03***	***0.73%***
C2010 Stair Construction	$235,450	$1.29	0.46%
C2020 Stair Finishes	$136,500	$0.75	0.27%
C30 Finishes	***$6,038,274***	***$33.00***	***11.84%***
C3010 Wall Finishes	$1,811,482	$9.90	3.55%
C3020 Floor Finishes	$2,351,267	$12.85	4.61%
C3030 Ceiling Finishes	$1,875,525	$10.25	3.68%
D10 Conveying Systems	***$274,500***	***$1.50***	***0.54%***
D1010 Elevators and Lifts	$274,500	$1.50	0.54%
D1020 Escalators and Moving Walkways	$0	$0.00	0.00%
D1030 Other Conveying Systems	$0	$0.00	0.00%
D20 Plumbing	***$3,032,217***	***$16.57***	***5.95%***
D2010 Plumbing Complete	$3,032,217	$16.57	5.95%
D30 Heating, Ventilation and Air Conditioning	***$10,477,975***	***$57.26***	***20.55%***
D3010 HVAC, Complete	$10,477,975	$57.26	20.55%
D40 Fire Protection	***$1,109,223***	***$6.06***	***2.18%***
D4010 Fire Protection, Complete	$1,109,223	$6.06	2.18%
D50 Electrical	***$10,266,135***	***$56.11***	***20.13%***
D5010 Electrical, Complete	$10,266,135	$56.11	20.13%
E10 Equipment	***$1,153,000***	***$6.30***	***2.26%***
E1010 Commercial Equipment	$0	$0.00	0.00%
E1020 Institutional Equipment	$202,500	$1.11	0.40%
E1030 Vehicular Equipment	$0	$0.00	0.00%
E1090 Other Equipment	$950,500	$5.19	1.86%
E20 Furnishings	***$2,422,845***	***$13.24***	***4.75%***
E2010 Fixed Furnishings	$2,422,845	$13.24	4.75%
E2020 Loose Furnishings	$0	$0.00	0.00%

Building Work - Summary

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		Total	GFA $/sf	182,978 %
F10 Special Construction		***$0***	***$0.00***	***0.00%***
F1010 Special Structures		*$0*	*$0.00*	*0.00%*
F1020 Integrated Construction		*$0*	*$0.00*	*0.00%*
F1030 Special Systems and Facilities		*$0*	*$0.00*	*0.00%*
F20 Selective Building Demolition		***$1,958,746***	***$10.70***	***3.84%***
F2010 Building Elements Demolition		*$1,308,746*	*$7.15*	*2.57%*
F2020 Hazardous Components Abatement		*$650,000*	*$3.55*	*1.27%*
TOTAL BUILDING CONSTRUCTION		***$45,041,682***	***$246.16***	***88.34%***
Total Site Construction		*See Separate Section*		
TOTAL BUILDING & SITE		***$45,041,682***	***$246.16***	***88.34%***
Markups		***$5,946,470***	***$32.50***	***11.66%***
General Conditions				
General conditions and project requirements	*7.8%*	*$3,490,730*	*$19.08*	*6.85%*
Bond and insurance	*2.0%*	*$970,648*	*$5.30*	*1.90%*
Building permit	*0.0%*	*$0*	*$0.00*	*0.00%*
Overhead and profit				
Prime contractor's head office overhead and profit (Fee)	*3.0%*	*$1,485,092*	*$8.12*	*2.91%*
PLANNED CONSTRUCTION COST	***Jun-24***	***$50,988,152***	***$278.66***	***100.00%***
Contingencies/Escalation		***$8,256,511***	***$45.12***	
Contingencies				
Design and pricing contingency	*10.0%*	*$5,098,815*	*$27.87*	
Gmp contingency	*0.0%*	*$0*	*$0.00*	
Escalation				
Escalation to start date (August 2025)	*5.6%*	*$3,157,696*	*$17.26*	
ESTIMATED CONTRACT AWARD	***Aug-25***	***$59,244,663***	***$323.78***	

CITY OF EVERETT FORMER HIGH SCHOOL
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	Quantity	Unit	Rate	Total
A1020 SPECIAL FOUNDATIONS				
Underpinning				
Underpinning at elevator shaft	*11*	*CY*	*4,500.00*	*49,500*
Subtotal				***$49,500***
A1030 SLAB ON GRADE				
Standard slab on grade				
Patching at elevator pit	*196*	*SF*	*42.50*	*8,330*
Trenching in kitchen	*144*	*LF*	*256.00*	*36,864*
Patch surface after demolition	*19,985*	*SF*	*2.00*	*39,970*
Elevator pit in existing building	*1*	*EA*	*31,000.00*	*31,000*
Added cost for elevator sump	*1*	*EA*	*2,500.00*	*2,500*
Subtotal				***$118,664***
B1010 FLOOR CONSTRUCTION				
Steel construction				
Steel framing at new elevator shaft	*3*	*LOC*	*6,000.00*	*18,000*
Existing floor slabs				
Infill existing penetrations	*162,993*	*SF*	*0.50*	*81,497*
Patching existing surfacing after demolition	*162,993*	*SF*	*2.00*	*325,986*
Miscellaneous				
Seismic bracing and clip angles, including in existing building outside renovated area	*158,053*	*SF GFA*	*1.50*	*237,080*
Fireproofing to new steel at elevator	*3*	*LOC*	*1,500.00*	*4,500*
Fire stopping	*182,978*	*SF*	*0.35*	*64,042*
Equipment pads	*1*	*LS*	*7,500.00*	*7,500*
Subtotal				***$738,605***
B1020 ROOF CONSTRUCTION				
Roof framing				
Framing at elevator overrun	*4*	*LOC*	*3,000.00*	*12,000*
Reinforce existing structure at mechanical equipment (assumed 0.5 tn/loc)	*27*	*LOC*	*7,500.00*	*202,500*
Subtotal				***$214,500***
B2010 EXTERIOR WALL				
Interior backup - existing				
Metal stud furring with thermal/air barrier and new drywall (abuse resistant)	*38,201*	*SF*	*22.50*	*859,523*
Exterior skin - masonry				
Allow for masonry, cleaning, repointing and repairs	*38,201*	*SF*	*10.00*	*382,010*
Miscellaneous				
Scaffolding/staging to exterior wall	*54,572*	*SF*	*2.50*	*136,430*
Subtotal				***$1,377,963***

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Middle School Conversion
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Building Work - Estimate Detail

	Quantity	Unit	Rate	Total
B2020 WINDOWS				
Windows				
Aluminum windows and storefront, triple glazed	Existing to remain			
Allow for select replacement/repairs	1	LS	300,000.00	300,000
Sealant with backer	12,278	LF	7.50	92,085
Interior sills	2,339	LF	75.00	175,425
Subtotal				**$567,510**
B2030 EXTERIOR DOORS				
Hollow metal				
Hollow metal doors, frame and hardware - single lea	2	EA	3,500.00	7,000
Aluminum doors				
Double leaf	6	PR	10,000.00	60,000
Door operators	3	EA	6,750.00	20,250
Overhead doors	3	EA	9,720.00	29,160
Subtotal				**$116,410**
B3010 ROOF COVERING				
Membrane roofing				
Roof, complete with flashings, coping, etc.	By others			
Allowance for patching/curbs etc.	1	LS	200,000.00	200,000
Subtotal				**$200,000**
B3020 ROOF OPENINGS				
Elevator dog-house	1	LS	10,000.00	10,000
Roof hatch/ vents	1	LS	2,500.00	2,500
Subtotal				**$12,500**
C1010 PARTITIONS				
Partitions				
Drywall (assumed 30% new)	182,978	SF GFA	6.83	1,249,740
Masonry (assumed 30% new)	182,978	SF GFA	0.77	140,893
Glass partitions (assumed 50% new)	182,978	SF GFA	1.50	274,467
Folding partitions	2	EA	75,000.00	150,000
Subtotal				**$1,815,100**
C1020 INTERIOR DOORS				
Interior metal or wood doors (100% new)				
Single leaf	255	EA	3,000.00	765,000
Double leaf	53	EA	3,000.00	159,000
Aluminum				
Double leaf	5	PR	10,000.00	50,000
Door operators	2	EA	6,750.00	13,500
Overhead doors, complete	2	EA	10,800.00	21,600
Ancillary costs				
Wood blocking, sealant and paint	308	LOC	400.00	123,200
Paint to existing doors and frames	26	EA	325.00	8,450
Subtotal				**$1,140,750**

CITY OF EVERETT FORMER HIGH SCHOOL
Middle School Conversion
Everett, MA
FEASIBILITY DESIGN CONSTRUCTION COST REPORT
June 17, 2024

Building Work - Estimate Detail

	Quantity	Unit	Rate	Total
C1030 SPECIALTIES				
Specialties				
Restroom partitions and accessories	182,978	SF GFA	1.50	274,467
Markerboards and tackboards	182,978	SF GFA	1.75	320,212
Lockers	182,978	SF GFA	2.10	384,254
Signage/Directories	182,978	SF GFA	0.65	118,936
Building signage	1	LS	30,000.00	30,000
Miscellaneous specialties	182,978	SF GFA	0.25	45,745
Miscellaneous				
Allowance for miscellaneous metals not identifiable at this stage	182,978	SF	1.75	320,212
Miscellaneous sealants throughout building	182,978	SF	0.50	91,489
Subtotal				**$1,585,315**
C2010 STAIR CONSTRUCTION				
Feature staircase				
New rails	58	LF	450.00	26,100
Handrails	58	LF	75.00	4,350
Egress staircases				
Rails and handrails	20	FLT	10,000.00	200,000
Miscellaneous steps and ladders	1	LS	5,000.00	5,000
Subtotal				**$235,450**
C2020 STAIR FINISHES				
Stair finishes				
Staircases	21	FLT	6,500.00	136,500
Subtotal				**$136,500**
C3010 WALL FINISHES				
Wall finishes	182,978	SF GFA	9.90	1,811,482
Subtotal				**$1,811,482**
C3020 FLOOR FINISHES				
Floor finishes	182,978	SF GFA	12.85	2,351,267
Subtotal				**$2,351,267**
C3030 CEILING FINISHES				
Ceiling finishes	182,978	SF GFA	10.25	1,875,525
Subtotal				**$1,875,525**
D1010 ELEVATORS AND LIFTS				
Passenger elevator				
Passenger elevators, 4 stops	1	EA	253,000.00	253,000
Cab finishes	1	EA	18,000.00	18,000
Sills, ladders, etc.	1	LS	3,500.00	3,500
Subtotal				**$274,500**

CITY OF EVERETT FORMER HIGH SCHOOL
Middle School Conversion
Everett, MA
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June 17, 2024

	Quantity	Unit	Rate	Total
D2010 PLUMBING				
Plumbing				
Equipment	1	LS	247,000.00	247,000
Fixtures	298	FIX	2,650.00	789,700
Domestic water piping	298	FIX	3,800.00	1,132,400
Sanitary and vent system, including floor drains	298	FIX	2,600.00	774,800
Storm drainage system (100% replacement)		EA	9,000.00	
Miscellaneous coordination, testing, commissioning coring etc.	1	LS	88,317.00	88,317
Subtotal				**$3,032,217**
D3010 HVAC				
Equipment				
Heating / Cooling equipment				
VRF condensing unit (20 Tons)	15	EA	60,000.00	900,000
VRF indoor fan coil unit	220	EA	2,500.00	550,000
Branch selector box	8	EA	6,800.00	54,400
Heaters				
Electric cabinet unit heater	15	EA	1,900.00	28,500
Air distribution equipment				
Air handling units				
Dedicated outside air units, 7,500 cfm	4	EA	187,500.00	750,000
Dedicated outside air units, 1,200 cfm	1	EA	30,000.00	30,000
Rooftop unit, DX cooling / heating / energy wheel, 5,000 cfm	2	EA	125,000.00	250,000
Rooftop unit, DX cooling / heating / energy wheel, 6,000 cfm	4	EA	150,000.00	600,000
Make-up air unit (assumed (6,000 cfm)	1	EA	114,000.00	114,000
Roof curb / dunnage	27	EA	4,500.00	121,500
Fans				
Misc. exhaust fans (elec./mech rms)	1	LS	60,000.00	60,000
Split systems				
Complete	6	EA	12,500.00	75,000
Refrigerant piping				
Mains	6,025	LF	50.00	301,250
Branch	18,075	LF	38.00	686,850
Insulation	24,100	LF	14.00	337,400
Condensate drain piping				
Piping	4,820	LF	40.00	192,800
Insulation	4,820	LF	8.00	38,560
Sheet metal				
Ductwork, galvanized	137,000	LBS	20.00	2,740,000
Kitchen exhaust	1	LS	40,000.00	40,000
Misc. duct accessories	1	LS	45,000.00	45,000
Grilles, registers and diffusers	665	EA	300.00	199,500
Sound attenuation	1	LS	12,500.00	12,500
Insulation				
Duct insulation and acoustical lining	82,200	SF	6.50	534,300

CITY OF EVERETT FORMER HIGH SCHOOL
Middle School Conversion
Everett, MA
FEASIBILITY DESIGN CONSTRUCTION COST REPORT
June 17, 2024

	Quantity	Unit	Rate	Total
Balancing				
Testing and balancing	*182,978*	*SF*	*1.40*	*256,169*
Direct digital controls				
Allowance	*182,978*	*SF*	*7.00*	*1,280,846*
Miscellaneous				
Coordination and management	*1*	*LS*	*81,600.00*	*81,600*
Commissioning	*1*	*LS*	*51,000.00*	*51,000*
Pipe and duct identification, equipment tagging	*1*	*LS*	*10,200.00*	*10,200*
Shop drawings	*1*	*LS*	*30,000.00*	*30,000*
Seismic bracing & vibration control	*1*	*LS*	*20,400.00*	*20,400*
Coring, sleeves & firestopping	*1*	*LS*	*25,000.00*	*25,000*
Rigging & equipment rental	*1*	*LS*	*61,200.00*	*61,200*
Subtotal				***$10,477,975***

D4010 FIRE PROTECTION

Equipment & Valves				
Fire pump	*1*	*EA*	*75,000.00*	*75,000*
Fire department connection		*Existing*		
Fire alarm test header		*Existing*		
Double check valve assembly, 8"		*Existing*		
Wet alarm check valve		*Existing*		
Zone control valve assembly	*4*	*EA*	*2,200.00*	*8,800*
Miscellaneous valves	*1*	*LS*	*15,000.00*	*15,000*
Sprinkler head	*1,743*	*EA*	*125.00*	*217,875*
Branch sprinkler pipe with fittings & hangers	*13,944*	*LF*	*42.00*	*585,648*
Main sprinkler pipe with fittings & hangers	*2,615*	*LF*	*60.00*	*156,900*
Sprinklers outside middle school area		*Assumed adequate*		
Miscellaneous				
Coordination & management	*1*	*LS*	*20,000.00*	*20,000*
Engineering/hydraulic calculations	*1*	*LS*	*10,000.00*	*10,000*
Shop drawings	*1*	*LS*	*10,000.00*	*10,000*
Coring, sleeves & firestopping	*1*	*LS*	*10,000.00*	*10,000*
Subtotal				***$1,109,223***

D5010 ELECTRICAL

Electrical installation				
Electrical, installation, complete in middle school areas, complete (includes security and tele/data etc.	*182,978*	*SF GFA*	*51.00*	*9,331,878*
Additional switchboard and generator up-sizing, panelboards and feeders to serve Charter School and Public Gym Areas.	*149,481*	*SF*	*3.50*	*523,184*
New fire alarm in Charter School and Public Gym	*149,481*	*SF*	*2.75*	*411,073*
Subtotal				***$10,266,135***

CITY OF EVERETT FORMER HIGH SCHOOL
Middle School Conversion
Everett, MA
FEASIBILITY DESIGN CONSTRUCTION COST REPORT
June 17, 2024

Building Work - Estimate Detail

		Quantity	Unit	Rate	Total
E1020 INSTITUTIONAL EQUIPMENT					
Theater and stage equipment		1	LS	150,000.00	150,000
Laboratory equipment					
Fume hood, 4'		2	EA	15,000.00	30,000
Goggle sterilization cabinet		9	EA	2,500.00	22,500
	Subtotal				**$202,500**
E1090 OTHER EQUIPMENT					
Food service equipment		1	LS	800,000.00	800,000
Residential appliances		1	LS	20,000.00	20,000
Audio-visual equipment					
Classroom short throw projectors, etc.,			FF&E		
Art equipment					
Kiln		1	EA	5,500.00	5,500
Athletic equipment		1	LS	125,000.00	125,000
	Subtotal				**$950,500**
E2010 FIXED FURNISHINGS					
Miscellaneous casework		182,978	SF	10.00	1,829,780
Entry mat		200	SF	50.00	10,000
Window treatment		16,371	SF	15.00	245,565
Seating					
Telescoping bleachers		150	EA	250.00	37,500
Auditorium seating - allowance		600	EA	500.00	300,000
Library shelving			FF&E		
	Subtotal				**$2,422,845**
E2020 LOOSE FURNISHINGS					
Loose furnishings					
By owner					
	Subtotal				**$0**
F1010 SPECIAL STRUCTURES					
No work anticipated					
	Subtotal				**$0**
F2010 BUILDING ELEMENTS DEMOLITION					
Interior demolition		182,978	SF GFA	7.00	1,280,846
Roofing demolition			By others		
Exterior demolition					
Windows, including temporary weather enclosures			Not required		
Structural demolition					
Remove existing concrete slab on grade		556	SF	25.00	13,900
Remove elevated slab		300	SF	35.00	10,500
Remove roof slab		100	SF	35.00	3,500
	Subtotal				**$1,308,746**

CITY OF EVERETT FORMER HIGH SCHOOL
Middle School Conversion
Everett, MA
FEASIBILITY DESIGN CONSTRUCTION COST REPORT
June 17, 2024

Building Work - Estimate Detail

	Quantity	Unit	Rate	Total
F2020 HAZARDOUS COMPONENTS ABATEMENT				
Hazardous materials abatement				
Remove hazardous building materials	1	LS	650,000.00	650,000
Subtotal				**$650,000**
MARKUPS				
General conditions and project requirements				
General conditions and requirements	7.75%		45,041,682	3,490,730
Bond and Insurance	2.00%		48,532,412	970,648
Building permit	0.00%		49,503,060	
Overhead and Profit				
Prime contractor's head office overhead and profit (Fee)	3.00%		49,503,060	1,485,092
Subtotal				**$5,946,470**
CONTINGENCIES/ESCALATION				
Contingencies				
Design contingency	10.00%		50,988,152	5,098,815
GMP contingency	0.00%		56,086,967	
Escalation				
Escalation to Start Date (August 2025)	5.63%		56,086,967	3,157,696
Subtotal				**$8,256,511**

Site Work - Summary

CITY OF EVERETT FORMER HIGH SCHOOL
Middle School Conversion
Everett, MA
FEASIBILITY DESIGN CONSTRUCTION COST REPORT
June 17, 2024

		Total	GFA $/sf	72,866 %
G10 Site Preparation		***$91,083***	***#DIV/0!***	***#REF!***
G1010 Site Clearing and Demolition		*$54,650*	*$0.75*	*7.02%*
G1030 Site Earthwork		*$36,433*	*$0.50*	*4.68%*
G1040 Hazardous Waste Remediation		*$0*	*$0.00*	*0.00%*
G20 Site Improvement		***$396,114***	***$5.44***	***#REF!***
G2010 Roadways and Parking Lots		*$109,299*	*$1.50*	*14.05%*
G2030 Pedestrian Paving		*$122,866*	*$1.69*	*15.79%*
G2040 Site Development		*$91,083*	*$1.25*	*11.71%*
G2050 Landscaping		*$72,866*	*$1.00*	*9.37%*
G30 Site Mechanical		***$115,040***	***$1.58***	***14.79%***
G3010 Mechanical Utilities		*$115,040*	*$1.58*	*14.79%*
G40 Site Electrical		***$85,000***	***$1.17***	***10.93%***
G4010 Electrical Utilities and Site Lighting		*$85,000*	*$1.17*	*10.93%*
G90 Other Site Construction		***$0***	***$0.00***	***0.00%***
G9010 Service and Pedestrian Tunnels		*$0*	*$0.00*	*0.00%*
G9090 Other Site Systems		*$0*	*$0.00*	*0.00%*
Total Site Construction		***$687,237***	***$9.43***	***88.34%***
TOTAL BUILDING & SITE		***$687,237***	***$9.43***	***88.34%***
Markups		***$90,730***	***$1.25***	***11.66%***
General Conditions				
General conditions and project requirements	*7.8%*	*$53,261*	*$0.73*	*6.85%*
Bond and insurance	*2.0%*	*$14,810*	*$0.20*	*1.90%*
Building permit	*0.0%*	*$0*	*$0.00*	*0.00%*
Overhead and profit				
Prime contractor's head office overhead and profit (Fee)	*3.0%*	*$22,659*	*$0.31*	*2.91%*
PLANNED CONSTRUCTION COST	***Jun-24***	***$777,967***	***$10.68***	***100.00%***
Contingencies/Escalation		***$125,977***	***$1.73***	
Contingencies				
Design and pricing contingency	*10.0%*	*$77,797*	*$1.07*	
Gmp contingency	*0.0%*	*$0*	*$0.00*	
Escalation				
Escalation to start date (August 2025)	*5.6%*	*$48,180*	*$0.66*	
ESTIMATED CONTRACT AWARD	***Aug-25***	***$903,944***	***$12.41***	

Site Work - Estimate Detail

CITY OF EVERETT FORMER HIGH SCHOOL
Middle School Conversion
Everett, MA
FEASIBILITY DESIGN CONSTRUCTION COST REPORT
June 17, 2024

	Quantity	Unit	Rate	Total
G1010 SITE CLEARING AND DEMOLITION				
Site preparation				
Allowance for site clearance and demolition, including site fencing	*72,866*	*SF*	*0.75*	*54,650*
Subtotal				***$54,650***
G1030 SITE EARTHWORK				
Site earthwork				
Site earthwork, including stripping topsoil and site cut to fill	*72,866*	*SF*	*0.50*	*36,433*
Subtotal				***$36,433***
G1040 HAZARDOUS WASTE REMEDIATION				
Hazardous waste remediation				
Remove contaminated soils		*EXCLUDED*		
Subtotal				***$0***
G2010 ROADWAYS AND PARKING LOTS				
Roadways				
Park areas	*72,866*	*SF*	*1.50*	*109,299*
Subtotal				***$109,299***
G2030 PEDESTRIAN PAVING				
Pedestrian paving				
Pedestrian paving, complete,	*72,866*	*SF*	*1.00*	*72,866*
Access ramps	*1*	*LS*	*50,000.00*	*50,000*
Subtotal				***$122,866***
G2040 SITE DEVELOPMENT				
Site development				
Allowance for site walls, furnishings and site development, including repairs to existing	*72,866*	*SF*	*1.25*	*91,083*
Subtotal				***$91,083***
G2050 LANDSCAPING				
Topsoils and plantings				
Allow for topsoil preparation, plantings and lawns	*72,866*	*SF*	*1.00*	*72,866*
Subtotal				***$72,866***
G3010 MECHANICAL UTILITIES				
Mechanical utilities				
Water supply	*1*	*LS*	*40.00*	*40*
Sanitary sewer	*1*	*LS*	*50,000.00*	*50,000*
Storm drainage, connected to city/town system	*1*	*LS*	*65,000.00*	*65,000*
Subtotal				***$115,040***

CITY OF EVERETT FORMER HIGH SCHOOL
Middle School Conversion
Everett, MA
FEASIBILITY DESIGN CONSTRUCTION COST REPORT
June 17, 2024

	Quantity	Unit	Rate	Total
G4010 ELECTRICAL UTILITIES AND SITE LIGHTING				
Electrical utilities and site lighting				
Electrical service (primary, secondary and low voltag	*1*	*LS*	*55,000.00*	*55,000*
Site lighting	*1*	*LS*	*30,000.00*	*30,000*
Subtotal				***$85,000***
MARKUPS				
General conditions and project requirements				
General conditions and requirements	*7.75%*		*687,237*	*53,261*
Bond and Insurance	*2.00%*		*740,498*	*14,810*
Building permit	*0.00%*		*755,308*	
Overhead and Profit				
Prime contractor's head office overhead and profit (Fee)	*3.00%*		*755,308*	*22,659*
Subtotal				***$90,730***
CONTINGENCIES/ESCALATION				
Contingencies				
Design contingency	*10.00%*		*777,967*	*77,797*
GMP contingency	*0.00%*		*855,764*	
Escalation				
Escalation to Start Date (August 2025)	*5.63%*		*855,764*	*48,180*
Subtotal				***$125,977***

178 Albion Street
Suite 240
Wakefield, MA 01880
781.213.5030

mvgarchitects.com

City of Everett Massachusetts

C0241-24

To: **Mayor and City Council**

From: **Councilor Robert J. Van Campen**

Date: July 22, 2024

Agenda Item:

A petition requesting the approval of a new class two motor vehicle dealer license for MYM Auto Motors at 1993 Revere Beach Parkway

Background and Explanation:

Attachments:

City of Everett Massachusetts

C0127-24

To: **Mayor and City Council**

From: **Councilor Robert J. Van Campen**

Date: March 25, 2024

Agenda Item:

An order requesting approval to appropriate $3,000,000.00 by borrowing for Everett Square Improvements.

Background and Explanation:

Attachments:

CARLO DeMARIA
MAYOR

CITY OF EVERETT - OFFICE OF THE MAYOR
484 Broadway Everett, Massachusetts 02149

☎ 617-394-2270

✎ mayorcarlo.demaria@ci.everett.ma.us

March 20, 2024

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

Dear Honorable Members:

I hereby request the amount of **$3,000,000.00** be appropriated by borrowing for Everett Square Improvements. We will be making a presentation to the Council detailing the scope of this project being requested.

I recommend your favorable passage of this order.

Respectfully submitted,

Carlo DeMaria
Mayor

March 20, 2024

City of Everett, Massachusetts

CITY COUNCIL

Offered By: _____

Councilor Robert VanCampen, as President

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

That the City hereby appropriates the amount of Three million dollars ($3,000,000) to be funded by borrowing for Everett Square Improvements, including the payment of all other costs incidental and related thereto, and that to meet this appropriation the Treasurer, with the approval of the Mayor, is authorized to borrow said amount under and pursuant to M.G.L. c.44, §8 or pursuant to any other enabling authority, and to issue bonds and notes therefore, provided, that any premium received upon the sale of any bonds or notes approved by this Order, less any such premium applied to the payment of the costs of such issuance of bonds or notes, may be applied to the payment of costs approved by this order in accordance with M.G.L. c. 44, §20, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount; and to take any other action relative thereto.

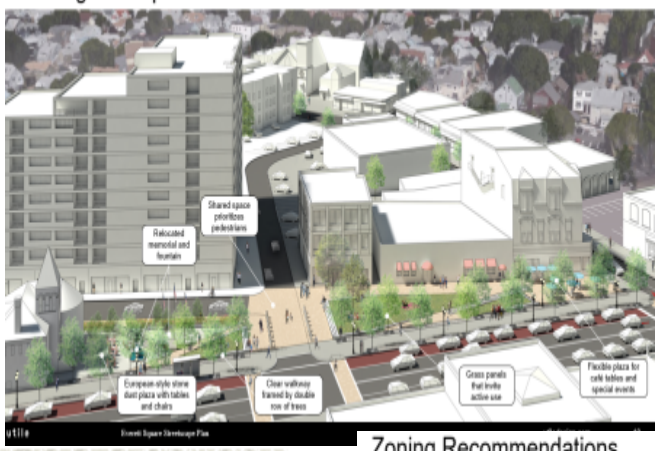
Everett Square Streetscape Plan

Final Design Presentation and Funding Request

Project History
Initial Study

- Prior to the Pandemic, the City conducted a comprehensive study regarding the future of Everett Square
- Study addressed issues of re-development, zoning, parking and reconfiguration of the park.
- Engaged with over 1,000 Everett residents through a virtual meeting and surveys
- Final presentation to, and endorsement from, the Everett City Council in 2017

Reimagined Square



Study Area

- Larger context study area
- More focused area for proposed interventions

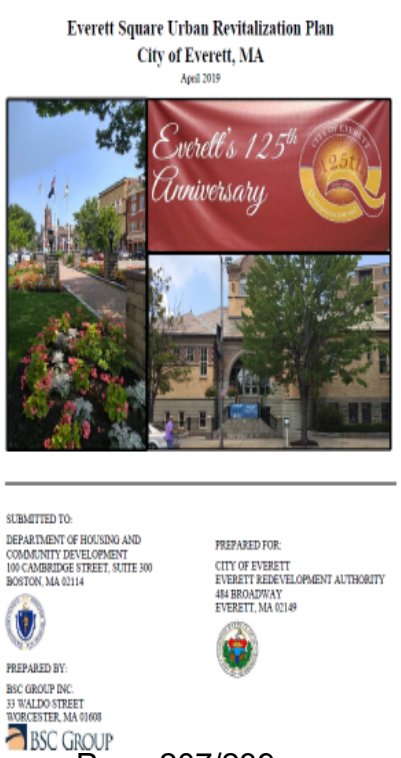
Zoning Recommendations

Regulation	Existing	Proposed
Use	Mixed-use requires special exception by City Council, large lots only	**Mixed-use allowed by right**
Height (stories)	4	6
Height (feet)	65	70
FAR	Residential: 1.5 Commercial: 2	Not specified (governed by height limit)
Parking	Residential: 2 per unit Hotel: 1 per 2 beds Restaurant: 1 per 4 seats Office: 1 per 500 GSF Retail: 1 per 300 GSF	**Residential: 1 per unit (min/max)** Hotel: 1 per key (min/max) **Restaurant: none required** **Office: none required** **Retail: none required**
Parking for mixed-use developments	Sum of minimum required for each use	**Shared parking** calculated by demand by time of day

Project History

Urban Renewal Plan

- The City Council along with the Department of Housing and Community Development endorsed the Everett Square Urban Renewal Plan in 2019.
- Further refined the project area and re-development goals for Everett Square
- Two public forums held prior to solicit resident feedback
- City later solicited proposals for re-development of blighted parcels.


Everett Square Urban Revitalization Plan
City of Everett, MA
April 2019

Everett's 125th Anniversary

SUBMITTED TO:
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
100 CAMBRIDGE STREET, SUITE 300
BOSTON, MA 02114

PREPARED FOR:
CITY OF EVERETT
EVERETT REDEVELOPMENT AUTHORITY
484 BROADWAY
EVERETT, MA 02149

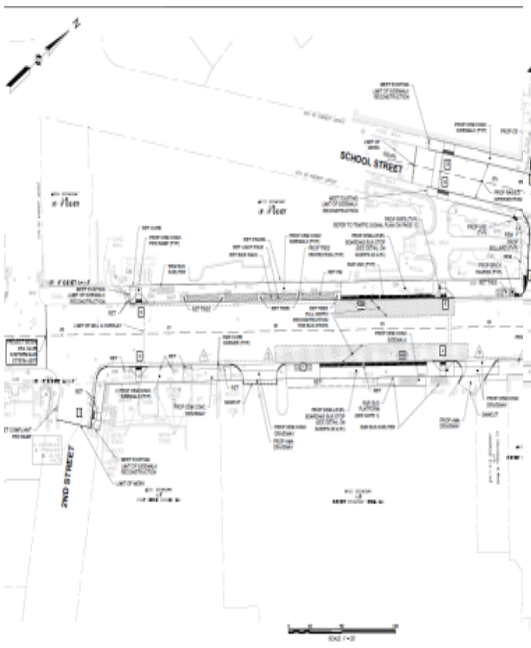
PREPARED BY:
BSC GROUP INC.
33 WALDO STREET
WORCESTER, MA 01608
BSC GROUP

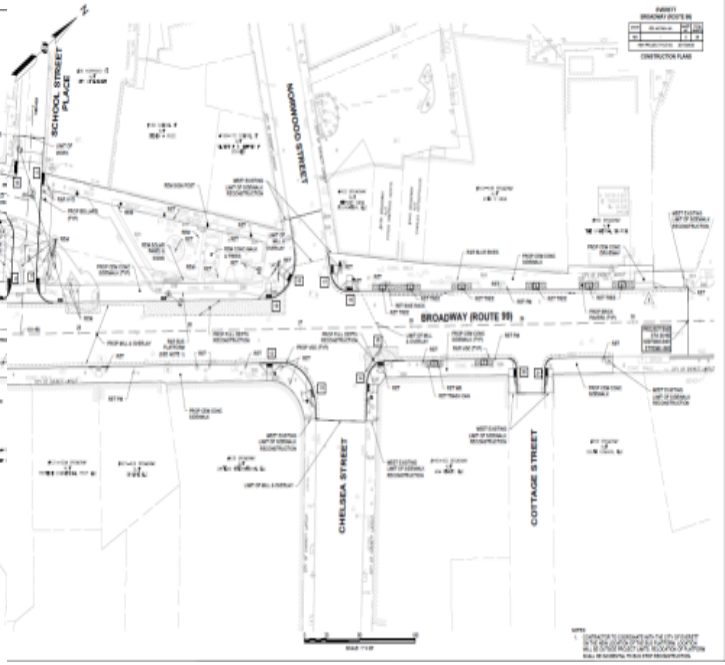

Scheme A: Low Level Development (Existing Braza Bar and Grill to remain)
EVERETT SQUARE- BOUVIER BLOCK
CITY OF EVERETT
January 8, 2018
BSC GROUP

Current Project

Everett Square Park and Streetscape Reconstruction

- Combination of pandemic and current market conditions have posed a challenge to re-development of private parcels.
- City has in the meantime advanced design of the public realm components (park, streets etc)
- City has secured multiple grants totaling $2M to assist in funding reconstruction of Everett Square Park.
- Construction can begin as early as June 2024 if funding request is approved.

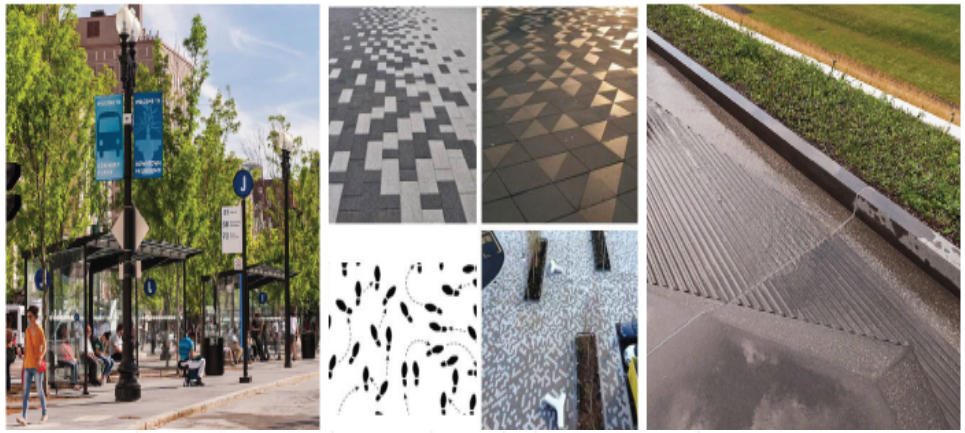




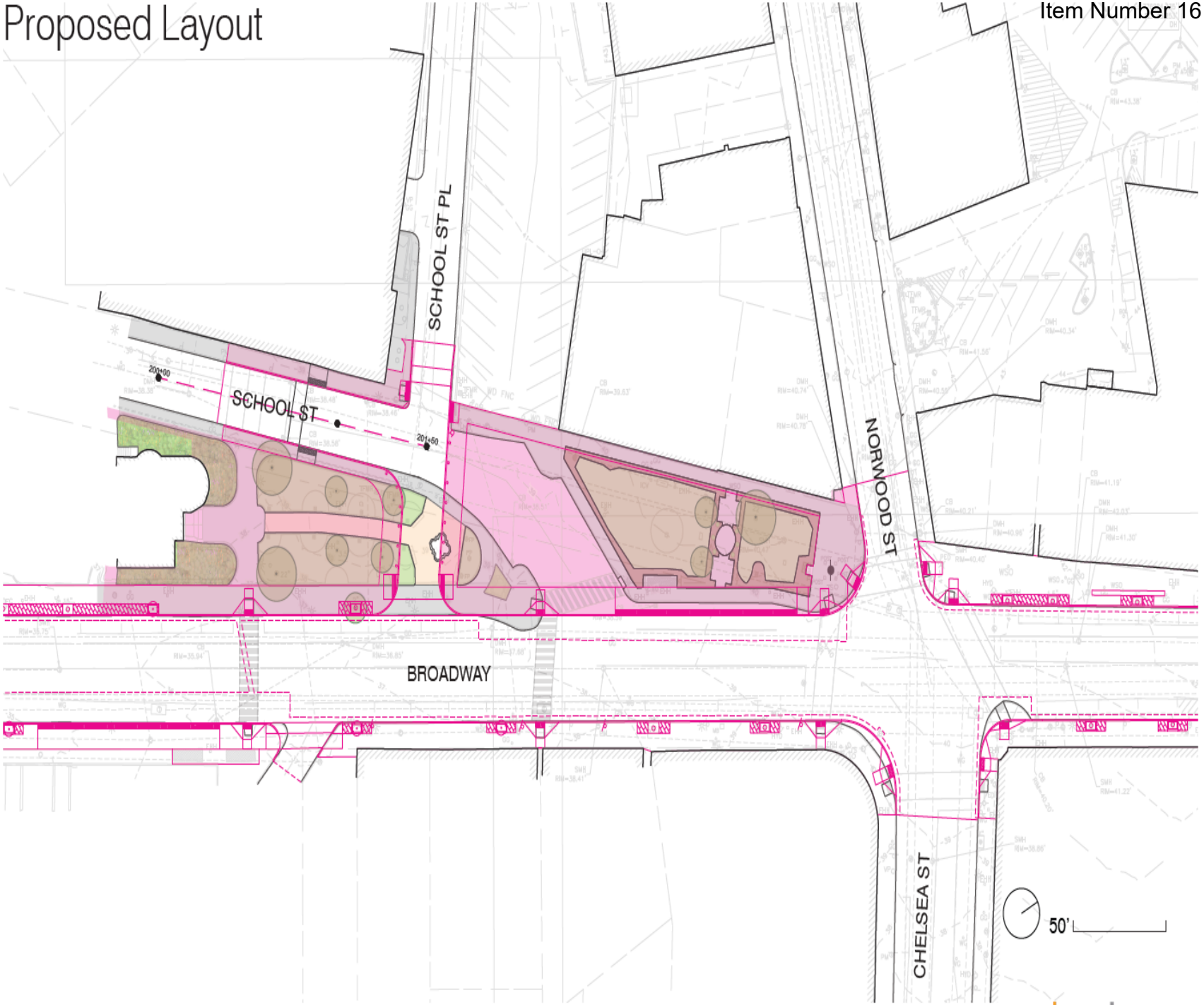
Project Design Philosophy and Scope

Everett Square Park and Streetscape Reconstruction

- Create a public realm that is welcoming to the public and usable for public events, outdoor dining, etc.
- Connect the public areas between the Parlin Library and Everett Square
- Flexibility for events, farmers markets, community gatherings, etc.
- Preserve the 9/11 Memorial
- Address pedestrian safety issues at School Street/Broadway



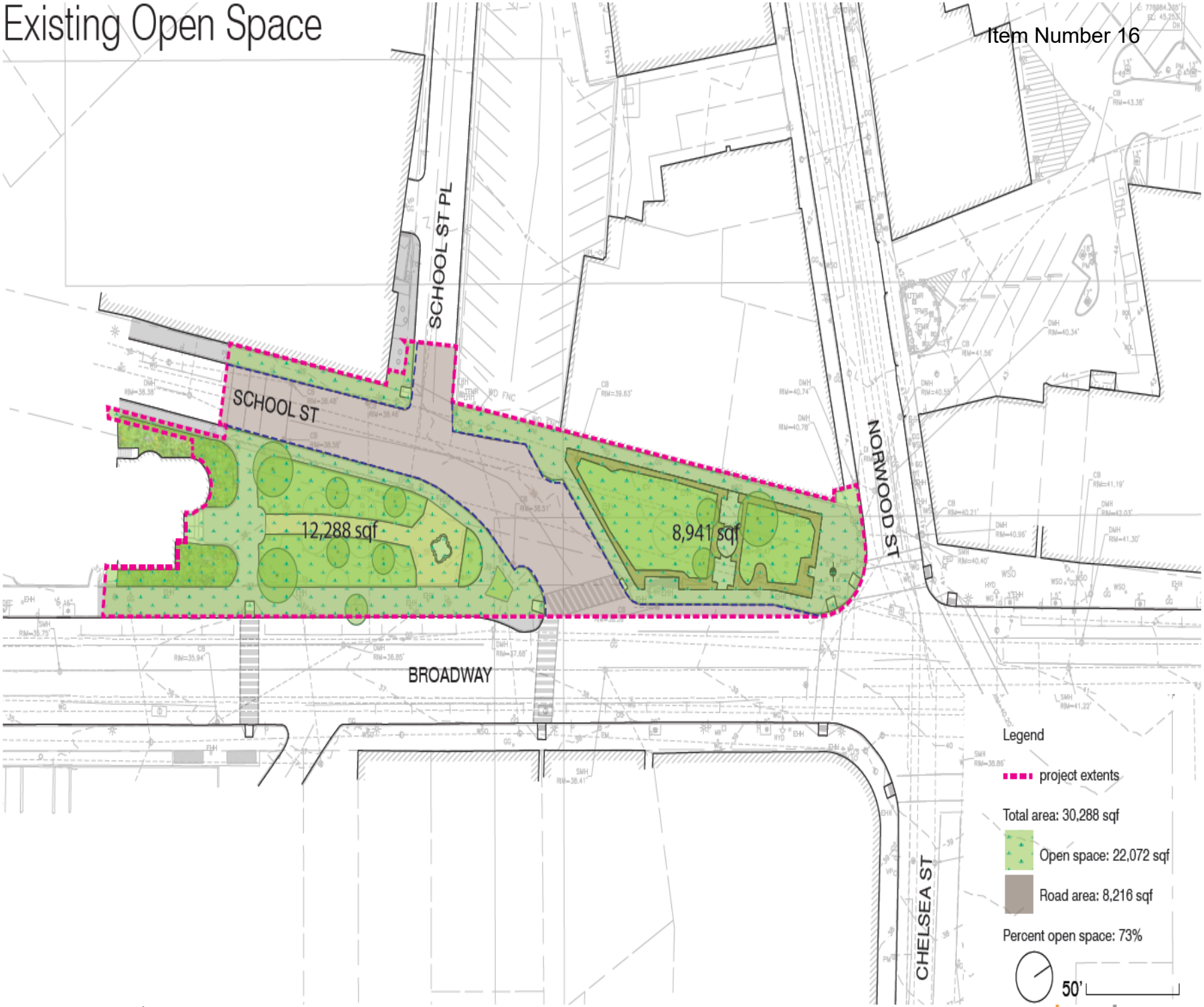
Proposed Layout



Everett Square Design Concepts
04.07.22

kmdg KLOPFER MARTIN DESIGN GROUP

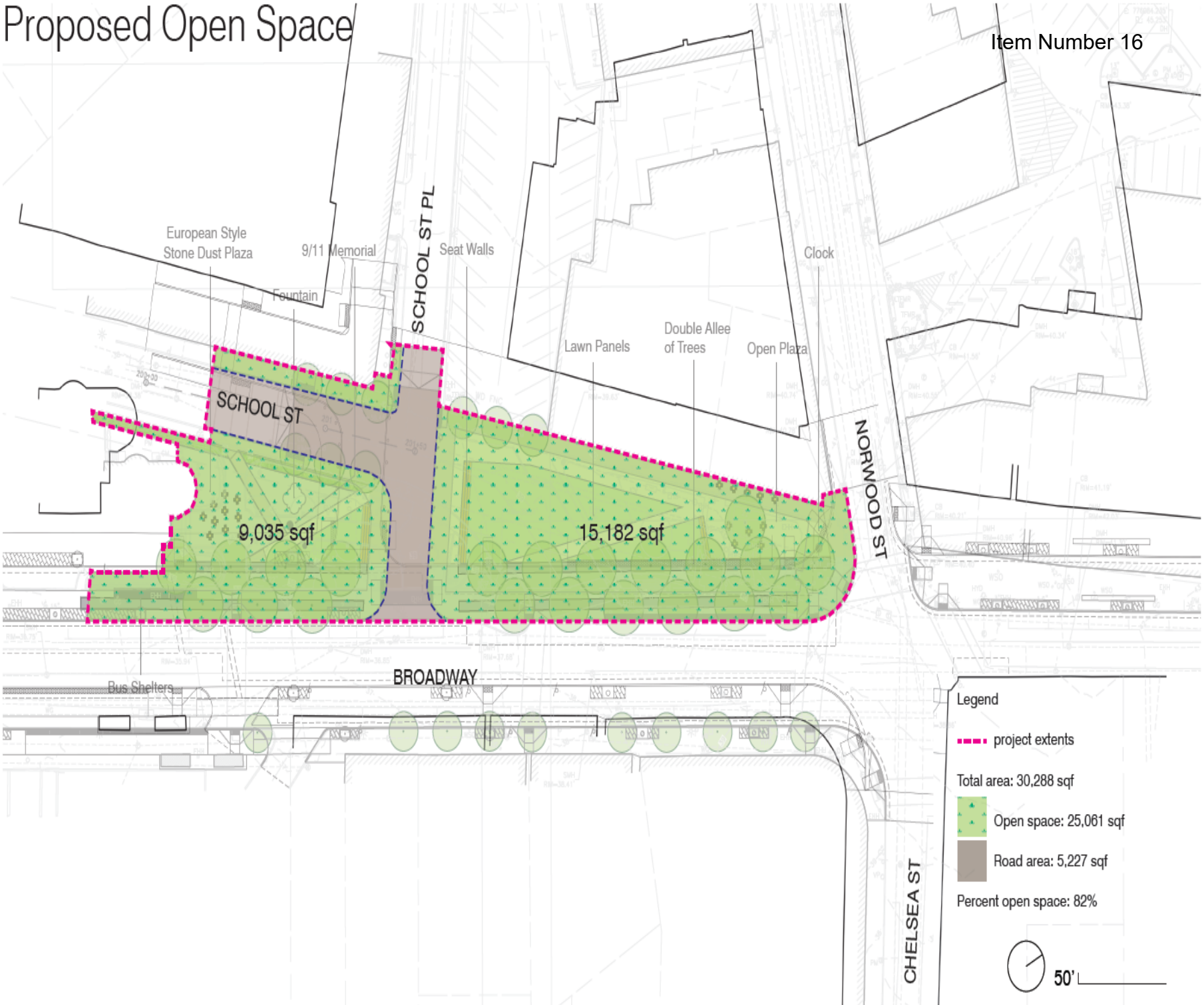
Existing Open Space



Everett Square Design Concepts
04.07.22

kmdg KLOPFER MARTIN DESIGN GROUP

Proposed Open Space

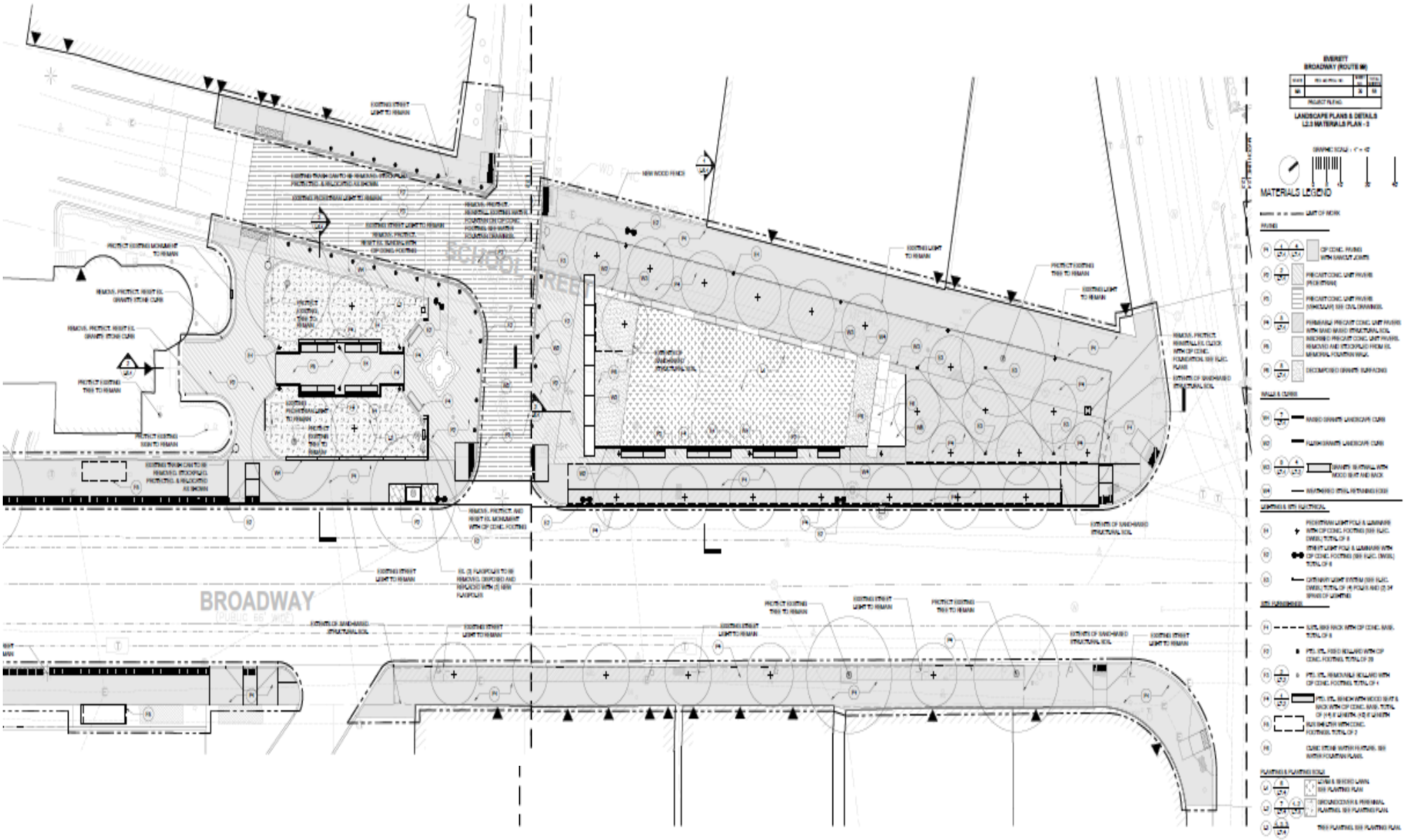


Everett Square Design Concepts
04.07.22

kmdg KLOPFER MARTIN DESIGN GROUP

Final Concept

Final Concept

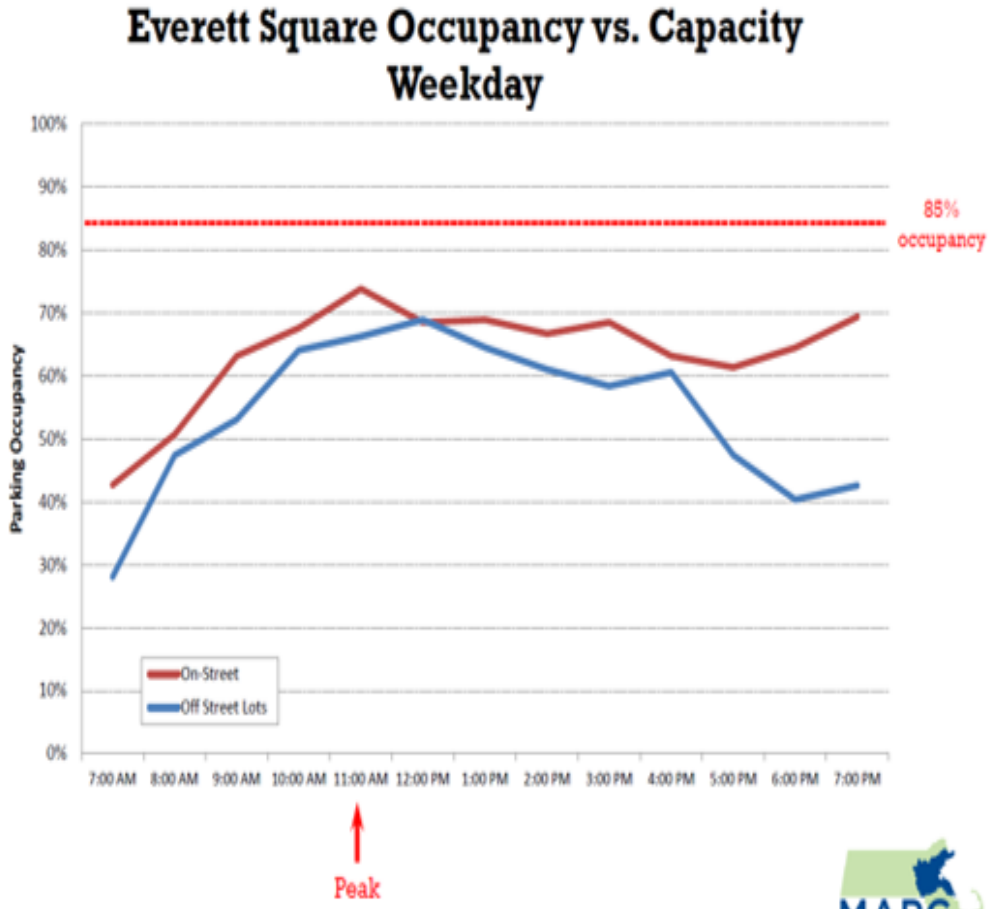


Final Concept

Final Concept

Parking Study/Impacts

- No net loss of parking in project area
  - Loss of 4 parking spaces on School Street is offset by consolidating two existing bus stops into one.
  - Access to School Street Lot will be from School Street Place (opposite Sacro Plaza)



Project Cost and Budget

- Total Estimated Project Cost: $5,000,000

  (Includes 20% contingency)

- Anticipated Funding:
  - Mass Gaming Commission: $1,000,000
  - Previously Appropriated CIP funds $400,000
  - Legislative Earmark/ARPA: $600,000
  - **CIP Funding Request** **$3,000,000**

Total:	$5,000,000

Project Schedule

- Engineering Design (complete): 2022 – April 2024
- Bid for Construction: May 2024
- Construction Start: June 2024
- School Street Roadway and Curb Work: Summer/Fall 2024
- Park Construction Fall 2024 – Fall 2025
- Remaining Broadway work Spring – Fall 2025

- Approving this funding Request in advance of usual CIP schedule allows construction to take place during 2 construction seasons rather than 3

City of Everett
Department of Transportation and Mobility
484 Broadway, Room 25
Everett, Massachusetts 02149
(P)617-394-6033 (F)617-394-5002

Jay Monty

Memorandum

To: Robert Van Campen – City Council President

From: Jay Monty, Director of Transportation and Mobility

RE: Everett Square follow-up questions

Date: 5/13/2024

Dear Council President,

Below, please find a list of questions submitted by several abutters regarding the Everett Square reconstruction project and responses from the administration and design team. I will be happy to discuss any of the topics in more detail at the City Council meeting.

1. Flooding: The corner of School Street and School Street Place where the handicap ramps are located has flooded for years. There is very poor drainage despite the manholes being cleaned out. Large rainstorms and melting snow create so much water that the corner cannot be accessed by pedestrians and the water seeps into the Sacro community room and the front lobby. The water also freezes in the winter creating very slippery conditions. To circumvent the water and ice, people have to walk out into the street putting themselves in danger.

   The design team is aware of this concern regarding the drainage at the corner of School Street and School Street Place. The design proposes to address this in two ways. 1 – a new catch basin will be installed on School Street Place upstream of the intersection to capture water before it reaches School Street. 2 – The design team also determined that the sidewalks along School Street Place are sloped towards Sacro Plaza, causing water to flow towards the building rather than away. This condition will be corrected during construction to ensure that all water flows away from any buildings or structures.

2. Speeding: Cars and bicycles speed down one-way School Street and School Street Place and often go in the wrong direction. More speed bumps are needed and there needs to be more

than a one-way sign at the end of School Street Place and School Street because cars often go down this street the wrong way. Vehicles backed up on Norwood Street take a short cut by entering the Norwood Street side of the parking lot, and going the wrong way down a one-way street, use School Street Place as an exit. This is very dangerous and happens daily and frequently during rush hour.

While the scope of this project does not include Norwood Street or the parking lot, we believe that the re-designed intersection will slow vehicles that currently speed in this area. Without expanding the scope of construction, we will investigate other means to prevent wrong-way vehicle traffic on School Street Place.

3. Where will the entrance/exit to the parking lot be? The plans and pictures do not show in detail an entrance or exit. If the entrance/exit is located at the corner of School Street and School Street Place, this will negatively impact the safety of pedestrians that are walking. The entrance/exit should be approved by all abutters.

   The primary entrance to the parking lot will be from the far end of School Street Place nearest to the other parking areas. The most recent plans also provide a secondary entrance/exit closer to Everett Square along School Street Place. As the second entrance involves only minor alterations to the curb/fencing, we will continue to work with abutter to determine the best location. Overall, the plan provides significant overall improvements to pedestrian safety by reducing the number of curb cuts and potential for conflicts with vehicles.

4. City sidewalks along School Street Place are in need of repair. Is this part of the plan?

   The sidewalk along School Street Place will be reconstructed along its entire length.

5. The city already has a rodent problem. When digging begins, there will be a flood of new rodents throughout the square. What is the city going to do to monitor and protect surrounding businesses and homes from infestation? Disruption of existing rodent burrows and creation of new burrows is a serious health and safety problem to the community. The city should have a clear plan to continuously monitor, exterminate, and treat rodent problems and to help business owners with the high cost of rodent eradication.

   Should the funding for this project get approved, the City will be immediately be directing its design consultant to develop a construction phasing and management plan. Among many other things, this plan will include a rodent control plan to address the stated concerns.

6. 6. Sharp turn off of Broadway. We have concerns that this sharp turn will not enable fire trucks, ladder trucks, ambulances, moving vans, mail trucks, and the Sacro trash pickup truck to access the Sacro Plaza on School Street and School Street Place. Prior to any streets being altered

and/or any new corners created, a temporary mockup or template of the new Broadway street entrance that connects to School Street and School Street Place should be created and pre-tested for public safety and ease of pedestrian/traffic flow. The mockup should happen before permanent granite holes are dug and curbing is put into place, and before construction is completed. Bidders should be flexible and put on an allowance bid basis for the entrance and turn.

The design team has run turn simulations for this intersection, using the Fire Dept's ladder truck as the test vehicle. This is likely to be the largest vehicle that would be attempting to negotiate the intersection. The simulation indicated that all turning movements can be accommodated by the current curb layout. However, during construction, there will be ample opportunity to test out this layout prior to finalizing the curb installation and the City will utilize that opportunity to ensure that all vehicle movements can take place.

7. There should not be parking spots along School Street on the left side opposite the Sacro lobby doors and entrances. This area needs to be kept open for safe drop-off and pick-up of pedestrians, their children, handicapped vehicles, and the MBTA Ride going to and from the library and retail stores. The street needs to be open so traffic will flow better than it does now. Fire trucks, and ambulances also need wide access to the building during emergency situations.

   While this does not affect the design plans, the City and the Traffic Commission are happy to discuss any alterations to the parking regulations along School Street.

8. Consider removing bike paths on School Street. The bicyclists come down the street and sidewalk at high speeds and put tenants and pedestrians in danger as they enter and leave the sidewalk, library, Sacro Plaza community activity rooms and other retail abutters. Bicyclists are a problem with slow walking elderly pedestrians, the farmers market, and various holiday activities

   The bicycle lanes on School Street will terminate behind the Schute Library. Cyclists will be required to dismount and walk their bikes through the new park area.

9. Pavers: We asked that the pavers be extended the entire length of School Street to Corey Street and the entire length of School Street Place to give a more uniform look to the streets and for future recreational use. The current plan to stop the pavers about one third of the way will make the streets look shabby and as though they have been patched.

   We have brought this to the design team and they have indicated they are able to accommodate lengthening the paver area within the existing project area in front of Sacro Plaza. However, expanding them to the entire length of School Street and School Street place would add significant cost to the project that we are unable to absorb at this time.

10. Trees: Should not be so tall to as to block Sacro views, business signs and canopies and new commercial tenants coming in.

    The trees will be consistent in size to those that currently exist adjacent to the Parlin Library.

11. Crosswalks: Should be installed at all intersections including the new Broadway entrance onto School Street and all handicapped ramps should connect to a crosswalk, including a crosswalk from the parking lot to the Sacro Plaza and to the library, Walgreen's and bus stops. There should also be a crosswalk that extends from the parking lot to Broadway and then to the retail stores, offices, and banks. This will be safer because no one will have to walk between cars and buses to get from one side all the way across to the other side.

    Though not shown accurately in some of the graphics, the full design plans have crosswalks at all intersections to create safe and logical walking paths between Sacro Plaza, the bus stops and Walgreens.

12. The pictures show a fence or wall around the parking lot. What type of fence or wall will it be and where will the entrance/exit for vehicles be? Will the exits on Norwood Street and Corey Street remain the same? Will there be an opening at the corner of School Street and School Street Place for pedestrians to walk in and out? Will there be an exit door for drivers to safely walk out of the parking lot to the sidewalk that runs along Oliveira's and the new water fountain after they have parked their vehicles?

    Again, some of the graphics to not reflect the most recent design plans. There will not be a solid fence around the parking lot, however we do plan to add landscaping along the east edge nearest the park.

###

C0234-24

To: **Mayor and City Council**

From: **Councilor Robert J. Van Campen**

Date: June 24, 2024

Agenda Item:

That the City of Everett honor the distinguished and exemplary service of Mary F. Aleo in the Women's Army Auxiliary Corps. during World War II, and find an appropriate way to recognize and honor all female veterans who have served throughout our nation's history

Background and Explanation:

Attachments:

City of Everett Massachusetts

C0237-24

To: **Mayor and City Council**

From: **Councilor Robert J. Van Campen**

Date: June 24, 2024

Agenda Item:

An order requesting approval to expend $10,000,000 from ARPA funds for Improvements at the Old Everett High School including the replacement of the roof.

Background and Explanation:

Attachments:

CARLO DeMARIA
MAYOR

CITY OF EVERETT - OFFICE OF THE MAYOR
484 Broadway Everett, Massachusetts 02149

☎ 617-394-2270

✎ mayorcarlo.demaria@ci.everett.ma.us

June 18, 2024

Honorable City Council
484 Broadway
Everett, MA 02149

Dear Honorable Members:

I hereby submit for your consideration an order to expend $10,000,000 from ARPA funds for Improvements at the Old Everett High School including the replacement of the roof.

Similar to the Council's previous approval of my request to use ARPA dollars to preserve learning space for Everett students at the Devens School, this proposal is another example of using federal funding to support education. This particular request is a proposal to preserve one of the city's assets to create additional classroom space for the Everett Public Schools while preserving existing widely utilized community space that supports families from across Everett.

I recommend your favorable passage of this order.

Respectfully submitted,

Carlo DeMaria
Mayor

June 18, 2024

City of Everett, Massachusetts

CITY COUNCIL

Offered By: _____

Councilor Robert VanCampen, as President

Bill Number:
Bill Type: Order

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

to expend $10,000,000 of ARPA funds for improvements at the Old Everett High School including the replacement of the roof.

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

July 17, 2024

Honorable City Council
484 Broadway
Everett, Massachusetts 02149

RE: C0237-24 Order/s/ Councilor Robert J. Van Campen, as President

An order requesting approval to expend $10,000,000 from ARPA funds for Improvements at the Old Everett High School including the replacement of the roof.

Dear Honorable Members,

I respectfully share further information in support of my previously submitted order to utilize ARPA funding to preserve and expand the educational and community use of the former Everett High School.

My initial request to this Council in February 2024 was for funding to replace the roof of the former Everett High School to preserve the existing uses of the building for the Webster School Extension, the Health and Wellness Center, the Eliot Family Resource Center, the boxing program, and the Facilities Maintenance equipment and storage space. My request was limited to the investment needed to maintain these compelling community needs by preserving the continued use of this property.

During the course of the Council's deliberations, I was asked by members of the Council to consider the potential additional use of the former high school. Superintendent Hart also was asked to appear before the Council to discuss existing and foreseeable space needs for the Everett Public School District. In order to respond to the Council on these items, Superintendent Hart and I have engaged in substantive and collaborative conversations about municipal space and the educational needs of our students.

As a result of these series of conversations, I am submitting information that Superintendent Hart and I have reviewed to support a proposal for the reuse of the former Everett High School for the expanded educational purposes of creating middle school space for 7th & 8th grade students, in addition to the existing Webster School Extension program. The creation of additional classroom space at this location will alleviate classroom sizes in

other schools in the district and will prevent the disruption that would result if we lost the use of the current Webster School extension program.

Enclosed you will find a facility assessment study and feasibility report that includes illustrations of proposed reuse of spaces; the components of the project to reuse the space, including project costs. The plan also will renovate the space to ensure the security of the students in the property, including having separate spaces for the different ages of students that would occupy the space.

This proposed project will address the important primary objective of alleviating constraints in our current classrooms. It also will allow for the continued use of the parcel for the public health of our residents through the availability of the health and wellness center. It will preserve the space needed to support the essential city functions of maintaining municipal facilities. It also will give us the opportunity to work with the Eliot Family Resource Center to help them continue to service over 7,000 families and provide them with critical human and social service needs conveniently in our community. It would return to the city the benefit of having the Rockwood Auditorium space for educational and community cultural purposes. These are all purposes that have a direct, positive impact on Everett families. The former Everett High School is the only municipal asset that will accommodate all these public purposes.

In order to offer these critical services to our residents, I am once again requesting that the City Council vote in favor of using $10M of our ARPA funds for the purposes of replacing the roof of the former Everett High School. This is money that I originally had recommended for the purposes of modular structures to create additional educational space, but now recommend be used to not lose the Webster School Extension space and to also create additional classroom space.

Additionally, I am submitting in a separate order for your consideration a request to appropriate the amount of $72M by borrowing for the total expected costs of this project, including soft costs. Please note that Superintendent Hart and his team are working to identify funding available to the schools, including a request to reprogram the use of up to $6M in ESSER funds, to reduce the amount of borrowing we would have to do to support this effort. The amount being requested is intended to provide you a full cost perspective in the event other funds were not available.

I ask for your favorable consideration in this matter.

Respectfully submitted,

Carlo DeMaria, Mayor

cc: Superintendent Hart
Members of the Everett School Committee

Enclosure

City of Everett Massachusetts

C0239-24

To: **Mayor and City Council**

From: **Councilor Anthony DiPierro**

Date: July 22, 2024

Agenda Item:
Requesting that the Administration appear to discuss procedures for notifying residents of roadwork and concerns regarding lack of said communication

Background and Explanation:

Attachments:

City of Everett Massachusetts

C0247-24

To: **Mayor and City Council**

From: **Councilor Robert J. Van Campen**

Date: July 22, 2024

Agenda Item:
An order calling for the 2024 State Primary Election

Background and Explanation:

Attachments:

CITY COUNCIL …….No. C0247-24

IN THE YEAR TWO THOUSAND AND TWENTY-FOUR

AN ORDER CALLING FOR THE 2024 STATE PRIMARY ELECTION

/s/Councilor Robert J. Van Campen, as President

BE IT ORDERED by the City Council of the City of Everett, Massachusetts, and by the authority of the same as follows

That in accordance with the provisions of the General Law of Massachusetts, the City Clerk and Elections Commission be and is hereby authorized and directed to notify and warn the inhabitants of the City of Everett, qualified to vote as the law requires, to assemble at the several polling places, for and within the several precincts, where they are duly registered voters on **TUESDAY, SEPTEMBER 3, 2024** for the **STATE PRIMARY**, then and there to give in their votes for the election of candidates of political parties for the following offices:

SENATOR IN CONGRESS
REPRESENTATIVE IN CONGRESS
COUNCILLOR
SENATOR IN GENERAL COURT
REPRESENTATIVE IN GENERAL COURT
CLERK OF COURTS
REGISTER OF DEEDS

BE IT FURTHER ORDERED: That the polls be opened from 7 o'clock in the morning to 8 o'clock in the evening and the City Clerk and Elections Commission to cause all voting places to be properly fitted up for the **STATE PRIMARY, TUESDAY, SEPTEMBER 3, 2024**.

BE IT FURTHER ORDERED: That the following places are designated as polling places for the above-mentioned **STATE PRIM ARY, TUESDAY, SEPTEMBER 3, 2024**:

WARD 1	Precinct 1	**Connolly Center, 90 Chelsea St**
	Precinct 2	**Connolly Center, 90 Chelsea St**
	Precinct 3	**Whittier School, 337 Broadway**
	Precinct 3A	**Whittier School, 337 Broadway**

WARD 2	Precinct 1	**Keverian School, 20 Nichols St**
	Precinct 2	**Keverian School, 20 Nichols St**
	Precinct 2A	**Keverian School, 20 Nichols St**
	Precinct 3	**Parlin School, 587 Broadway**
WARD 3	Precinct 1	**Community Center, 21 Whittier Dr**
	Precinct 2	**Rec Center, 47 Elm St**
	Precinct 3	**Rec Center, 47 Elm St**
WARD 4	Precinct 1	**Lafayette School, Bryant St entrance**
	Precinct 2	**Glendale Towers, 381 Ferry St**
	Precinct 3	**Lafayette School, Bryant St entrance**
WARD 5	Precinct 1	**Maddie English, 105 Woodville St**
	Precinct 2	**City Hall 484 Broadway, Keverian Room**
	Precinct 3	**Parlin School, 587 Broadway**
WARD 6	Precinct 1	**Maddie English, 105 Woodville St**
	Precinct 2	**Parlin Library, 410 Broadway**
	Precinct 3	**City Services, 19 Norman St**

A Central Tabulation Polling Location may be utilized for the State Primary for all Vote by Mail, and if so, utilized the location shall be **484 Broadway City Hall, 3rd Floor, The Peter J. McCarron, City Council Chambers** for Absentee and Early In-Person ballot processing and tabulation.

A true copy attest

Sergio Cornelio

Sergio Cornelio, City Clerk

City of Everett Massachusetts

C0249-24

To: **Mayor and City Council**

From: **Councilor Robert J. Van Campen**

Date: July 22, 2024

Agenda Item:
That the Inspectional Services Department strictly enforce all front-yard parking violations throughout the City of Everett.

Background and Explanation:

Attachments:

City of Everett Massachusetts

C0254-24

To: **Mayor and City Council**

From: **Councilor Holly D. Garcia**

Date: July 22, 2024

Agenda Item:
That the Director of Youth Development & Enrichment appear before us at our next regular meeting to discuss the repurpose plan for the Shute Library

Background and Explanation:

Attachments:

C0255-24

To: **Mayor and City Council**

From: **Councilor Katy L. Rogers, Councilor Holly D. Garcia, Councilor Stephanie Martins**

Date: July 22, 2024

Agenda Item:
A resolution for the City of Everett to adopt a Textile Recycling Program

Background and Explanation:
This is the continued effort of Councilor Vivian Nguyen, who shared her research on this with me. The State of Massachusetts has passed a law in recent years prohibiting textiles from being disposed of in trash. The city has the opportunity to earn a profit for our community/schools by adding a Textile Recycling Program. Since the programs are self -sufficient and bring a profit to the community, they does not require additional maintenance from our DPW or city workers

Attachments:

C0256-24

To: **Mayor and City Council**

From: **Councilor Katy L. Rogers**

Date: July 22, 2024

Agenda Item:
A resolution to acquire the Bouvier Building on Broadway in Everett Square by eminent domain and propose its redevelopment for public community benefits

Background and Explanation:
1. Community Center:
- Purpose: To create a multipurpose community center offering recreational activities, educational programs, and meeting spaces for local organizations.
- Impact: This center would foster community engagement, provide a safe space for youth, and support local initiatives.
(Ex: A space for Elliot Family Resource Center)

2. Cultural and Arts Hub:
- Purpose: To transform the building into a cultural and arts hub with galleries, performance spaces, and workshops.
- **Impact:** This hub would enrich the cultural fabric of Everett, attract visitors, and support local artists and performers.

3. Business Space:
- Purpose: To develop a business incubator supporting local startups and small businesses with resources, mentorship, and office space.
- Impact: This would stimulate economic growth, create jobs, and encourage innovation within the community.

4. Parking Facility
- Purpose: To convert part of the building into a parking facility to alleviate parking shortages in Everett Square.
- Impact: This facility would improve access to local businesses, reduce congestion, and support the city's commercial activities.

BACKGROUND:
1. The acquisition and redevelopment of the Bouvier Building would significantly contribute to Everett's beautification efforts.

2. This initiative aligns with and justifies our continued investment in revitalizing Everett Square, enhancing its appeal and functionality for residents and visitors alike.
3. By repurposing the building for community-focused uses, we can ensure it serves the needs and aspirations of our residents, promoting a thriving, inclusive, and beautiful city for all.

This building is a center point in Everett and has remained vacant for many years, which is detrimental to our efforts and economy, doing a disservice to the greater public good

Attachments:

City of Everett Massachusetts

C0259-24

To: **Mayor and City Council**

From: **Councilor Katy L. Rogers**

Date: July 22, 2024

Agenda Item:
City of Everett tree ordinance

Background and Explanation:
The City of Everett is dedicated to enhancing its urban tree canopy, which will improve the environment, esthetics, and quality of life for its residents. The benefits include energy conservation, air quality improvement, storm runoff reduction, micro-climate control, wind speed reduction, noise pollution reduction, wildlife habitat provision, aesthetic enhancement, property value protection, and public space definition.

Attachments: