

August 2016

**CITY OF WALTHAM
MUNICIPAL AFFORDABLE HOUSING TRUST FUND AND CITY OF
WALTHAM HOUSING DIVISION
610 MAIN STREET, WALTHAM, MA 02452**

**REQUEST FOR PROPOSALS FOR
PROFESSIONAL SERVICES FOR
CARDINAL, BALDWIN AND TRAPELO COTTAGES AND ONE GARAGE**

I. INTRODUCTION

The City of Waltham acquired the former Fernald School Property from the Commonwealth of Massachusetts. The Fernald is a nationally recognized historic landmark which is subject to a Memorandum of Agreement between the City, DCAMM, Massachusetts Historical and Waltham Historical and is located off Trapelo Road in Waltham, Massachusetts.

The site consists of approximately 190 acres, of which about 140 acres were acquired using Community Preservation Act (CPA) funds. On the 140-acre site there are three houses located on Trapelo Road, Waltham, Massachusetts - Cardinal Cottage (282 Trapelo Road, Parcel ID R036-008-0002), Baldwin Cottage (190 Trapelo Road, Parcel ID R045-001-0001), Trapelo Cottage (338 Trapelo Road, Parcel ID R036-008-0001), and Cardinal Cottage Garage. See attached Assessors Cards, Appendix 2: Building Inventory, and Map 2. These houses have not been inhabited by the State for years, and are an eyesore to the neighborhood and subject to vandalism.

The City of Waltham Municipal Affordable Trust Fund and the City of Waltham Housing Division are soliciting proposals for professional services to conduct an interior and exterior physical examination, structural assessment and condition report with estimated costs of repair/restoration/abatement of any environmental condition. Said services are to be performed by a Massachusetts licensed architectural firm, engineer and/or a licensed independent contractor.

The City of Waltham Municipal Affordable Housing Trust Fund has funding sources. However, approval of both the Mayor and City Council would be required for any re-use, restoration, re-construction or demolition of the cottages and garage or any part thereof. Upon completion of the contracted professional evaluation, said results will be forwarded to the City Council and Mayor.

Proposals will be received at the Office of the Purchasing Agent, 610 Main Street, Waltham, MA 02452, until 1.00 p.m., on ~~XX~~ September 15, 2016.

Five (5) copies of the Professional Services Proposals and one electronic copy of the proposal shall be submitted in sealed envelopes with Proposer's name and clearly labeled "Design Services Proposals for Baldwin, Cardinal, and Trapelo Cottages".

The Proposals will be evaluated based upon price. Draft contract attached.

All proposals must comply with Chapter 30B of Massachusetts General Laws. All proposals are subject to funding. The City reserves the right to accept or reject any or all proposals and to make awards as it determines to be in the best interest of the City.

Any questions pertaining to this Request for Proposal are to be directed to Joseph Pedulla, MCPPO, CPM, Purchasing Agent, City of Waltham, City Hall, 610 Main St., Waltham, MA 02452, Tel. 781-314-3244, Email: jpedulla@city.waltham.ma.us.

A site inspection and briefing will be held 10 AM September 1, 2016. Meet at 200 Trapelo Rd.

II. BACKGROUND

According to the Historic Resources Memorandum dated November 12, 2014 performed by Epsilon Associates, Inc. for Massachusetts DCAMM, the descriptions of the parcels are listed below:

Baldwin Cottage: The Baldwin Cottage was constructed in circa 1900. The two and a half story building features vinyl siding and a mixture of wood multi light and vinyl replacement windows with the building supported by a mortared rubblestone foundation. The gable roof has asphalt shingles and brick chimneys. The building has been vacant for several years. Baldwin Cottage is in deteriorated condition. Portions of the vinyl siding have pulled away from the building, wood trim and windows have peeling paint and rot. The asphalt shingle roof is covered in moss and debris with crumbled shingles. The site is overgrown with vegetation. Photograph 138 depicts the exterior condition of the building.

Trapelo Cottage: The Trapelo Cottage was constructed circa 1860. The two and half story building has a roughly rectangular footprint supported by a mortared rubblestone foundation. The building features wood double hung and aluminum replacement windows as well as bay windows, wood fascia and asbestos siding. The gable asphalt shingle roof has a brick chimney. The principal entrance is on the north elevation via a steel door located adjacent to an enclosed porch. A secondary entrance is on the east elevation accessed via a concrete porch with steel pipe handrails. The building has been vacant for several years.

The Trapelo Cottage is in fair condition. Exterior woodwork and windows have peeling paint and sections of rot. The roof is in poor condition with most of the asphalt shingle, curling, broken or delaminated. Exterior metalwork has peeling paint and is rusting. Areas of concrete are cracked and spalled. The brick chimney exhibits deteriorated mortar and loose bricks. Photograph 150 depicts the exterior condition of the building.

Trapelo Cottage Garage (non-contributing): Originally located adjacent to the Trapelo Cottage, the Trapelo Cottage Garage is no longer extant.

Cardinal Cottage: Cardinal Cottage was constructed circa 1850 in the Greek Revival style. The two and a half story building has a roughly rectangular footprint and is supported by a concrete and granite foundation. The building features wood trim, asbestos siding and wood double hung windows. The building has a gable slate roof with brick chimneys. The principal entrance is on the west elevation consisting of a glazed wood door with sidelights sheltered by a columned porch and accessed by a set of concrete steps. The building has been vacant for several years.

The Cardinal Cottage is in fair condition. Exterior woodwork and windows have peeling paint and sections of rot. The porch columns in poor condition due to water infiltration. Debris and plants have collected in the gutters causing water damage to the fascia and soffits. Photographs 151-152 depict the exterior condition of the building.

III. SCOPE OF SERVICES

The project will include:

1. Providing all materials, equipment, transportation, and services to perform all work required for executing the contract in a satisfactory and workmanlike manner to provide a complete project.
2. Documenting the physical condition of each structure and performing a professional condition assessment of each of the three structures with deficiencies noted.
3. Recommending to the City an approach for each property for restoration and/or demolition each structure with a cost estimate and detailed scope of work for restoration and/or demolition and/or environmental abatement.
4. Providing the City with three hard copies and one electronic copy of the completed assessment report.
5. Preparing of bid documents for historical restoration and repair of the Cardinal Cottage and Garage.
6. The successful bidder complying with all federal, state and local laws and/or regulations.
7. The successful bidder preparing and making filings with the Massachusetts Historical Commission and/or local Historical Commission.

([See attached Memorandum of Agreement](#) with the State and Massachusetts Historical Commission Project Notification Form dated November 12, 2014 for the Walter E. Fernald Development Center, 200 Trapelo Road, Waltham, MA.)

Contract Vendor will be responsible for:

1. Services included in 1-7 above.
2. Attending at least two meetings with the Housing Trust Fund and answering any technical questions.
3. One or two neighborhood meetings.
4. **The completed assessment report must be delivered within four months of the award. The bid documents must be completed within five months of the bid award.**

IV. QUALIFICATIONS

Licensed Architect, proof of demonstrated experience with historical restoration/renovation and associated amenities for at least 5 similar projects.

V. REQUIRED SUBMISSION

1. Professional liability insurance in the amount of \$ 2,000,000.00 , worker's comp and automobile insurance.
2. Name, address and contact information of all MA governmental units to which the Proposer has provided similar consulting.
3. The name, address, contact person's name and telephone number of all private sector clients to which the proposer has provided similar design/assessment consulting services and a brief synopsis of the services provided, including contract dates.
4. Resumes of key personnel who will be interacting with the City including a statement of professional experience, qualifications and education together with a report of specific experience related to the scope of services.
5. A Plan of Services detailing specifically how the proposer will complete the scope of work.
6. A completed Certificate of Non-Collusion.
7. A complete Certificate of Tax Compliance.

My Company Recognizes receipt of addenda #: _____.

Request for Professional Services

Design – Baldwin, Cardinal and Trapelo Cottages and 1 Garage
Interior and Exterior Physical Examination, Structural Assessment,
Condition Report, Environmental Abatement with Estimated Costs

COST EVALUATION FORM

Scope of Work	# of Hours	Task Cost
Task 1 – Survey Review of Baldwin, Cardinal, Trapelo Cottages, and 1 Garage	_____	_____
Task 2 – Preliminary Design/ Cost Estimates for Restoration or Demolition And Environmental Abatement of Baldwin, Cardinal, Trapelo Cottages, and 1 Garage	_____	_____
Task 3 – Construction Drawings/ Specifications/Final Cost Estimates for Restoration or Repair of <u>Cardinal Cottage and Garage ONLY</u>	_____	_____
Task 4 – Bid Procedures <small>Limited to reviewing bids, checking references, making recommendation for award, answer questions and attend a Pre bid mtg.</small>	_____	_____
Task 5 – Construction Inspections/ Oversight	_____	_____

Project Total: _____

Prepared for the City of Waltham

By: _____

Date: _____

Compliance

The compliance documents in this section must be completed, signed and returned with your bid package.

Purchasing Department

City of Waltham
610 Main Street
Waltham, MA 02452

Failure to submit the completed documents will cause the disqualification of the proposal.

Section Index

Check when Complete

- Non-collusion form and Tax Compliance form.....
- Corporation Identification Form.....
- Certificate of Vote Authorization.....
- Certificate of Insurance (showing all limits of WC &GL).....
- Three (3) References.....
- Debarment Certificate

Your Company's Name: _____

Service or Product Bid _____

NOTE: Failure to submit any of the required documents, in this or in other sections, with your bid response package may cause the disqualification of your proposal.

Intent of Project

The purpose of this proposal is for professional services to conduct an interior and exterior physical examination, structural assessment and condition report with estimated costs for repair/restoration for the Cardinal, Baldwin and Trapelo Cottages and 1 garage. Also, construction drawings/specifications/final cost estimates for Cardinal Cottage and Garage only.

AGREEMENT

CITY OF WALTHAM

ARTICLE 1. This agreement, made this _____ day of _____, 2016 by and between the CITY OF WALTHAM, party of the first part, hereinafter called the CITY, by its MAYOR, and

Hereinafter called the CONTRACTOR.

ARTICLE 2. Witnesseth, that the parties to this agreement, each in consideration of the agreement on the part of the others herein contained, do hereby agree, the CITY OF WALTHAM for itself, and said contractor for his heirs, executors, administrators and assigns as follows:

To furnish all equipment, machinery, tools and labor, to furnish and deliver all materials required to be furnished (except as otherwise specified) and deliver in and about the project and to do and perform all work in strict conformity with the provisions of this Contract and of the Notice to Bidders, Bid, Project Manual, and Drawings hereto annexed. The said Notice to Bidders, Bid, Project Manual, documents submitted in response to the bid and Drawings are hereby made a part of this contract as fully and to the same effect as if the same had been set forth at length and incorporated in the contracts.

ARTICLE 3. In consideration of the foregoing premises the CITY agrees to pay and the CONTRACTOR agrees to receive as full compensation for everything furnished and done by the CONTRACTOR under this contract, including all work required but not included in the items herein mentioned, and also for all loss or damage arising out of the nature of the work aforesaid, or from the action of the elements, or from any unforeseen obstruction or difficulty encountered in the prosecution of the work, and for all expenses incurred by or in consequence of the suspension or discontinuance of the work specified, and for well and faithfully completing the work, and the whole hereof, as herein provided, such prices as are set forth in the accompanying bid.

This Agreement entered into as of the day and year first written above.

CITY OF WALTHAM, MASSACHUSETTS

FOR THE CITY

FOR THE COMPANY

Jeannette A. McCarthy, MAYOR,
City of Waltham

Date: _____

CONTRACTOR (Signature),

Date: _____

Company

Address

John B. Cervone, City Solicitor

Date: _____

APPROVED AS TO FORM ONLY

Joseph Pedulla, Purchasing Agent

Date: _____

Paul Centofanti, Auditor

Date: _____

I CERTIFY THAT SUFFICIENT FUNDS
ARE AVAILABLE FOR THIS CONTRACT

City Charter – See attached Charter
Section 3-12

Change Orders are not effective until if,
as and when signed by mayor. No work
is to commence until change orders are
fully executed by all parties.

the provisions of this section, he shall exercise all the rights and powers of mayor including compensation and shall be sworn to the faithful discharge of his duties and a vacancy shall exist in his seat on the city council.

Section 3-8. Mayor's attendance at council meeting.

The mayor, when requested by the city council to be present at a council meeting to answer questions relative to matters properly within the jurisdiction of the council, shall be informed, in writing, of the subject matter to be discussed. The mayor shall personally, or through the head of a department or a member of a board, attend such meeting and publicly answer all such questions. The person so attending shall not be obliged to answer any questions relating to any other matter. The mayor may attend and address the city council in person or through the head of a department, or a member of the board, upon any subject.

Section 3-9. Adoption of measures, mayor's veto.

Every measure relative to the affairs of the city adopted by the city council, except such measures as relate to the internal affairs of the city council, the election of officers whose election by the city council is authorized by law or by the charter, or budgets submitted under section thirty-two of chapter forty-four of the General Laws or to appropriations by the city council under section thirty-three of said chapter, shall be presented to the mayor for his approval. If the mayor does approve it, he shall signify his approval by signing it. If he does not approve of it, he shall return it, with his objections in writing, to the city council. The city council shall enter the objections of the mayor upon its records and shall again consider the measure. If the city council, notwithstanding such disapproval of the mayor, shall pass such measure by a two-thirds vote of all its members, it shall be considered approved and shall then be in force, but such vote shall not be taken for at least seven (7) days after the measure has been returned to the city council. If any measure is not returned by the mayor within ten (10) days following the date it is presented to him, it shall be considered

approved. A filing with the clerk of the council shall be considered a return by the mayor to the city council. All votes taken on measures returned by the mayor shall be by roll call.

Section 3-10. Call of special council meeting by mayor.

The mayor may at any time call a special meeting of the city council by causing a notice of such meeting, specifying the matters which he desires to be considered, to be delivered in hand or to the place of residence of each councillor. Public notice of said meeting shall be posted at least forty-eight (48) hours in advance of the time set for such meeting; however, in the event of an emergency, of which the mayor shall be the judge, a lesser period shall suffice and no other business except as provided shall be in order.

Section 3-11. Employees in mayor's office not subject to civil service.

The civil service laws shall not apply to the appointment of the mayor's secretaries or of the stenographers, clerks, administrative assistant, and other employees in the mayor's office, and the mayor may remove such appointees without a hearing and without making a statement of the cause of their removal.

Section 3-12. Approval of contracts by mayor.

All contracts made by any department, board or commission where the amount involved is two thousand dollars (\$2,000.00) or more shall be in writing, and no such contract shall be deemed to have been made or executed until the approval of the mayor is affixed thereto. Any construction contract shall, and all other contracts may, where the amount exceeds five thousand dollars (\$5,000.00) be required to be accompanied by a bond with sureties satisfactory to the mayor or by a deposit of money, certified check or other security for the faithful performance thereof, and such bonds or other securities shall be deposited with the city treasurer until the contract has been carried out in all respects; and no such contract shall be altered except by a written agreement of the contractor, the sureties on his bond, if any, and the officer, department or board, as the case may be,

making the contract, with the approval of the mayor affixed thereto. Any cash deposit or check payable to a city received as security for performance under this section may be deposited by said treasurer in any bank or trust company under a separate account to be known as a performance deposit account.

The provisions of this section shall be deemed to have been complied with on all purchases made under the provisions of sections twenty-two A and twenty-two B of chapter seven of the General Laws when one municipality acting on behalf of other municipalities complies with the provisions of this section, or when purchases are made for a vendor holding a contract with the commonwealth for the item or items being purchased.

ARTICLE 4. SCHOOL COMMITTEE

Section 4-1. Composition, election, terms, organization, dual employment.

The school committee shall consist of seven (7) members, one (1) of whom shall be the mayor, who shall be chairman. The remaining six (6) members shall be elected at large, each to serve four (4) years, three (3) of whom shall be elected biennially. The members of the school committee shall elect one (1) of its members to serve as vice chairperson annually. The committee shall organize annually on the first Sunday in January, and shall elect one of its members as vice chairman, who shall preside at all meetings of the committee at which the mayor is not present. No member of the school committee shall, while a member thereof, hold any other office or position in the school department the salary or compensation for which is payable out of the city treasury.

Section 4-2. Powers and duties.

Except as otherwise provided in this charter and subject to any laws which limit the amount of money that may be appropriated in any city for school purposes, the school committee, in addition to the powers and duties conferred and imposed by law on school committees, may provide, when necessary, temporary accommodations for school purposes, may make all repairs, the ex-

penditures for which are made from the regular appropriation for the school department, shall have control of all school buildings and grounds connected therewith and shall make all reasonable rules and regulations, consistent with law, for the management of the public schools of the city and for conducting the business of the committee.

Section 4-3. School committee vacancy.

If a vacancy occurs at any time in the office of school committee by failure to elect, or otherwise, the city council and the remaining members of the school committee shall meet in joint convention, which shall be called by the city clerk forthwith, and elect a suitable person to fill the vacancy until the first Sunday in January following the next regular municipal election; and, if there would be a vacancy on said first Sunday, it shall be filled at such regular municipal election for the balance of the unexpired term. The mayor, if present, shall preside at the convention.

Section 4-4. Open and public meetings, roll call vote.

All meetings of the school committee shall be open to the press and to the public, except as otherwise authorized by section twenty-three A and twenty-three B of chapter thirty-nine of the General Laws. The vote in any particular measure taken in open session shall be recorded by roll call vote when requested by two (2) members. All votes taken in executive session shall be recorded by roll call vote.

Section 4-5. Superintendent of schools, selections, appointment, duties and compensation of other school employees.

The school committee shall elect a superintendent of schools annually, except as provided in section forty-one of chapter seventy-one of the General Laws, and may under chapter thirty-one of the General Laws appoint, suspend, or remove at pleasures such subordinate officers or assistants, including janitors of school buildings, as it may deem necessary for the proper discharge of its duties and the conduct of its business; it shall define their terms of service and their duties and shall fix their compensation.

MEMORANDUM OF AGREEMENT
BETWEEN
THE MASSACHUSETTS DIVISION OF CAPITAL ASSET MANAGEMENT AND
MAINTENANCE, THE CITY OF WALTHAM,
AND THE MASSACHUSETTS HISTORICAL COMMISSION

WHEREAS, the legislature has authorized the Massachusetts Division of Capital Asset Management and Maintenance (DCAMM) to enter into a disposition process to dispose of the approximately 180+/-acre Walter E. Fernald Developmental Center Disposition Parcel (Parcel) located in the City of Waltham, MA (City) to the City; and

WHEREAS, the Parcel contains ninety-three (93) structures and landscape features constructed between the years of 1891 and ca.1990; and

WHEREAS, the City will have the right to develop the Parcel by and through private development for uses deemed appropriate by the City and subject to all federal, state and local permits and approvals; and

WHEREAS, the Parcel is listed in the State and National Registers of Historic Places as the Walter E. Fernald State School Historic District, a district listed as part of the Massachusetts State Hospitals and State Schools Multiple Property Listing; and

WHEREAS, the following buildings, structures and landscapes within the Parcel are listed as contributing resources in the District:

Building 1, Waverly Hall (1891); Building 2, North Building (1897); Building 3, Activity Center (1891); Building 4/5, Schoolhouse/Gymnasium (1891); Building 6, Chipman (1892); Building 7, North Nurses' Home (1904); Building 8, Waverly Hall Lawn (ca.1891); Building 9, East Nurses' Home (1906); Building 10, Manual Training (1904); Building 11, Warren Hall (1906); Building 12, South Nurses' Home (1907); Building 13, Thom Building (1952); Building 14, Power Plant (1921); Building 15, Main Garage (1932); Building 16, Storehouse (1891); Building 17, Cottage #17 (1925); Building 18, Cottage #18 (1925); Building 19, Cottage #19 (1925); Building 20, Cottage #20 (1925); Building #21, Southard Research Laboratory (1921); Building 22, Laundry (1928); Building 23, Lavers Hall (1914); Building 24, Maintenance (1930); Building 27, Engineer's Storage (ca.1930); Building 28, Barn Foundation (ca.1900); Building 29, Shed (ca.1920); Building 32, Tarbell Hall (1934); Building 33, West Building (1889 -1890); Building 34, Belmont House (1890); Building 35, Seguin Hall (1934); Building 36, MacDougall Hall (1898); Building 37, Dolan Hall (1906); Building 38, West Nurses' Home (1906); Building 39, Wheatly Hall (1933); Building 40, Food Service Building (1931); Building 41, Howe Hall (1931); Building 42, East Dowling Hall (1906); Building 43, Hillside Cottage (1904); Building 44, Hillside Cottage Garage (1912); Building 45, Baldwin Cottage (ca.1900); Building 46, Wallace Hall (1936); Building 47, Administration (1933); Building 49, Hospital/S.Bowne (1893-1907); Building 51, Trapelo Cottage (ca.1860); Building 53, Cardinal Cottage (ca.1850); Building 59, Cast Iron Fence (ca.1890); Building 90, Shed (ca.1920); Building 91, Activity Center Lawn (ca.1891); and

WHEREAS, the following buildings and structures within the Parcel are listed as non-contributing resources in the District or were not included in the National Register Nomination:

Building 25, Greenhouse (ca.1940); Building 26, Electric Substation (ca.1960); Building 30, Shed (ca.1970); Building 31, Garage (ca.1950); Building 48, Farrell Hall (1960); Building 50, Greene Unit (1953-54); Building 52, Trapelo Cottage Garage (1930); Building 54, Garage (1947); Building 55, Garage (ca.1950); Building 56, Garage (1930); Building 57, Garage (1955); Building 58, Electric Sub Station (ca.1960); Building 60, Kelley Hall (1969); Building 61, Activities Center (1980); Building 62, Withington Center (1979); Building 63, Eunice Shriver Center (1967); Building 64, Cottage #5 (1976); Building 65, Cottage #6 (1976); Building 66, Cottage #7 (1976);

Building 67, Cottage #8 (1976); Building 68, Cottage #9 (1976); Building 69, Cottage #10 (1976); Building 70, Cottage #11 (1976); Building 71, Cottage #12 (1976); Building 72, Cottage #13 (1976); Building 73, Cottage #3 (1976); Building 74, Cottage #4 (1976); Building 75, Brookside (1981); Building 76, Woodside (1981); Building 77, Site 5 (1980); Building 78, Open Pavilion (ca.1970); Building 79, Shed (ca.1970); Building 80, Shed (ca.1970); Building 81, Garage (ca. 1930); Building 82, Shed (ca.1970); Building 83, Malone Park 1 (ca.1990), Building 84, Malone Park 2 (ca.1990); Building 85, Malone Park 3 (ca.1990); Building 86, Malone Park 4 (ca.1990); Building 87, Pool/Playground (ca.1960); Building 88, Chapel (1960); Building 89, Electric Sub Station (ca.1960); the Gazebo (ca. 1985); Shed (ca. 1974); Malone Park Comfort Station (ca. 1990); and

WHEREAS, the following contributing buildings and structures within the Parcel have been identified as in extremely poor condition making rehabilitation unlikely or are no longer extant:

Building 1, Waverly Hall (1891); Building 3, Activity Center (1891); Building 6, Chipman (1892); Building 17, Cottage #17 (1925); Building 18, Cottage #18 (1925); Building 29, Shed (c.1920) Building 33, West Building (1889-1890); Building 39, Wheatly Hall (1933); Building 42, East Dowling Hall (1906); Building 44, Hillside Cottage Garage (1912); Building 49, Infirmary/Stephen Bowne Hall (1893, 1901, 1907); Building 90; Shed (wood; c.1920); and

WHEREAS, the City may prepare and issue a Request for Proposals (RFP) for the sale or lease and redevelopment of the Parcel; and

WHEREAS, the transfer by disposition of the Parcel constitutes a project undertaken by a State agency pursuant to 950 CMR 71.03 and is a project for which DCAMM and the City have sought the comments of the Massachusetts Historical Commission (MHC) pursuant to M.G.L. Chapter 9, Section 26-27C, as amended by Chapter 254 of the Acts of 1988 (950 CMR 71.00); and

WHEREAS, MHC has determined that the proposed project will have an adverse effect on the historic property pursuant to 950 CMR 71.05(e) through the disposition of a State Register property; and

WHEREAS; no feasible or prudent alternative exists to eliminate the adverse effect of the proposed disposition; and

WHEREAS, MHC has determined to accept the adverse effect of the disposition of the Parcel in consideration of the mitigation alternatives described herein; and

WHEREAS, MHC, DCAMM and the City agree, and the Waltham Historical Commission (WHC) hereby concurs, that the project shall be undertaken and implemented in accordance with the following stipulations to mitigate the effect of the disposition of the Parcel in compliance with M.G.L. Chapter 9, Section 27C.

STIPULATIONS

DCAMM and the City shall ensure that the following measures are carried out in coordination with MHC and WHC, as set forth below:

- I. Redevelopment of the Disposition Parcel
 - A. The City is encouraged to include historic preservation in any redevelopment process. Options for redevelopment of the Parcel which incorporate historic preservation should take into account the following principles of reuse planning:
 1. Preservation of the character-defining features of the contributing buildings, structures and landscapes on the Parcel should be encouraged where feasible.

2. If it is determined that it is not feasible to preserve all of the character-defining features of the contributing buildings, structures and landscape features on the Parcel, the feasibility of preserving character-defining features of portions of the contributing buildings, structures and landscape features will be examined and encouraged where feasible.
3. Rehabilitation of contributing buildings, structures and landscape features on the Parcel should be consistent with recommended approaches in the Secretary of the Interior's Standards for Rehabilitation of Historic Properties, (hereinafter "Standards").
4. Rehabilitation of buildings identified as in extremely poor condition in this MOA will be encouraged, but demolition of the buildings may proceed provided each demolition complies with Stipulation V.

II. Marketing Plan and Request for Proposals

- A. Notwithstanding any provisions of this MOA, the City will have full marketing authority for the Parcel and will make all final marketing decisions. The City will consult with MHC and WHC on developing a marketing plan for the Parcel which shall include the following elements:
 1. An advertising plan and schedule for publicizing the availability of the RFP.
 2. An initial distribution list for notice of availability of the RFP which will include any contacts offered by MHC and WHC.
 3. A schedule for receiving and reviewing submissions in response to the RFP.
- B. The City will provide a draft marketing plan to MHC and WHC. MHC and the WHC will have fourteen (14) days to review and comment on the draft marketing plan. If MHC or WHC does not find the draft marketing plan acceptable, the City will make reasonable efforts exercised in good faith to accommodate the concerns of MHC and WHC and will submit a final marketing plan. Before implementation, MHC and WHC will have seven (7) days to review and comment on the portions of the final marketing plan which address issues of historic preservation. In the event MHC and WHC do not provide initial comments on the draft marketing plan within 14 days or comments on the final marketing plan within 7 days, the plan shall be deemed acceptable to MHC and WHC. It is understood that the content of the marketing plan shall not require approval of MHC or WHC.
- C. Concurrent with the development of a marketing plan, the City will prepare the RFP for the disposition of the Site. The City will consult with MHC and WHC on developing the RFP which shall include the following elements:
 1. An appendix to the RFP that includes the National Register Nomination form and the Historic Resources Existing Conditions Memorandum compiled by Epsilon Associates. The appendix should refer to the MHC and National Park Service websites for additional information on the State and Federal Historic Tax Credit programs.
 2. A photograph and parcel map of the Parcel.
 3. Reference to the points listed under I.A. of this MOA. The RFP as a whole will make a good faith effort to generate interest in the preservation of what MHC has defined as the historic character of the Parcel.
- D. The City will provide a confidential draft RFP to MHC and WHC. MHC and WHC will have fourteen (14) days to review and comment on those portions of the draft RFP which address issues of historic preservation. Before issuance of the final RFP, MHC and WHC will have seven (7) days to review and comment on the portions of the final RFP which address issues of historic preservation. In the event MHC and WHC do not provide initial comments on the draft RFP within 14 days or comments

on the final RFP within 7 days, the RFP shall be deemed acceptable to MHC and WHC. It is understood that the content of the RFP shall not require approval of MHC or WHC. It is further understood that MHC and WHC will not share any portion of the RFP with anyone prior to the time the RFP is made publicly available by the City.

- E. The marketing effort shall be continued for no less than three months from the date of the issuance of the RFP. Issuance shall occur when the notice of availability of the RFP is published in the Central Register.
- F. The City will schedule a Bidder's Conference for prospective developers to occur at the midpoint of the marketing effort during which MHC and WHC will have the opportunity to present information and to answer questions from prospective developers.
- G. Once proposals from developers are received by the City in response to the RFP, MHC and WHC shall be afforded the opportunity to comment on the proposals and to provide these comments in writing to the City prior to any interviews which the City may conduct with any of the developers. If, after a consultation period of no more than thirty (30) days with MHC and WHC regarding the applicability of the Standards to the proposals and taking into consideration MHC and WHC comments during any interviews which the City may conduct with any of the developers during the RFP marketing period, the City, in their sole determination, have received no proposals that are feasible and acceptable that provide for rehabilitation or new construction in conformance with the recommended approaches in the Standards, they will convey their conclusions to MHC and WHC.
 - 1. For all buildings, structures and landscape features for which there is no preservation proposal that is feasible and acceptable to the City, then the City or any new owners of any part of the Parcel or any other person may proceed, subject to any other applicable reviews and permits, with demolition of buildings and structures or rehabilitation or new construction that does not conform to the Standards following completion of photographic recordation and documentation as stipulated in Section V.

III. New Construction

- A. The City shall encourage new buildings and structures that are sympathetic or compatible to what MHC has determined to be character-defining attributes of the contributing buildings, structures and landscape features on the Parcel.
- B. If new construction is proposed on previously undisturbed land within the Disposition Parcel, the City shall consult with the MHC to determine if an archaeological survey is required prior to any ground disturbing activities are undertaken on the land.
- C. If construction or modifications to the landscape are proposed in the vicinity of the West Building, an archaeological survey must be conducted in the area identified in the National Register Nomination as "a small area...enclosed by a decorative wrought iron fence" to determine if an unmarked cemetery is present that should be avoided.

IV. Exempted Activities

- A. The following construction activities are unlikely to affect what MHC regards as the character-defining attributes of the Parcel and are exempted from further review by MHC, including comments in any environmental review process:
 - 1. Resurfacing, maintenance, repair or improvement of existing parking lots, roads and driveways.
 - 2. Repair, replacement or improvements to infrastructure, i.e. heating and electrical systems, sewer, water, ventilation systems or plumbing.

- 3. Maintenance work such as painting, repair or replacement of substantially in-kind architectural elements.
- 4. All interior work.
- 5. Demolition or alteration of non-contributing structures.
- 6. New construction on the Parcel within existing building sites that is consistent with the design guidelines set forth in Section III.

V. Photographic Recordation and Documentation

- A. Prior to demolition of any contributing building or structure, substantial new construction or other major change to any part of the Parcel, the City shall require that the buildings and structures on that part of the Parcel are documented by photographs and narratives in accordance with a "recordation plan" that satisfies all of the following:
 - 1. Provides for documentation of the historical processes that shaped the organization, design and history of the Fernald Developmental Center. (The nomination of the Fernald State School to the National Register by MHC is sufficient documentation.)
 - 2. Contains photographs and documentation of the character-defining attributes.
 - 3. Provides that copies of the resulting documentation are made available to WHC.

VI. Historic Rehabilitation Tax Credits

- A. Rehabilitation of buildings and landscape features that contribute to the National Register District may qualify for State and/or Federal tax credits. The City shall encourage any third party developer to consult with MHC and the National Park Service to determine if the buildings are eligible for tax credits and if the proposed work meets the Secretary of the Interior's Standards for Rehabilitation allowing for the award of tax credits.

VII. Modifications

Any party to this MOA may request that it be amended or modified whereupon the parties will consult in accordance with 950 CMR 71 to consider such amendment or modification.

Executed on this 18 day of December, 2014.

City of Waltham

By: Jarrod A. McCull
 Title: MAYOR

Division of Capital Asset Management and Maintenance (DCAMM)

By: Carole J. Corubian
 Title: Commissioner

Massachusetts Historical Commission (MHC)

By: Brona Simon 12/19/14
Title: Executive Director

Waltham Historical Commission (WHC)

By: Thomas Alexander Green 12/18/14
Title:

EXTERIOR INFORMATION

Type: 58 - SCHOOL
Sty Ht: 2.5 - 2.5
(Liv) Units: Total: 35
Foundation: 03 - BRK/STN
Frame: 01 - WOOD
Prime Wall: 05 - ASBESTOS
Sec Wall: %
Roof Struct: 01 - GABLE
Roof Cover: 1 - ASPHALT
Color:
View / Desir

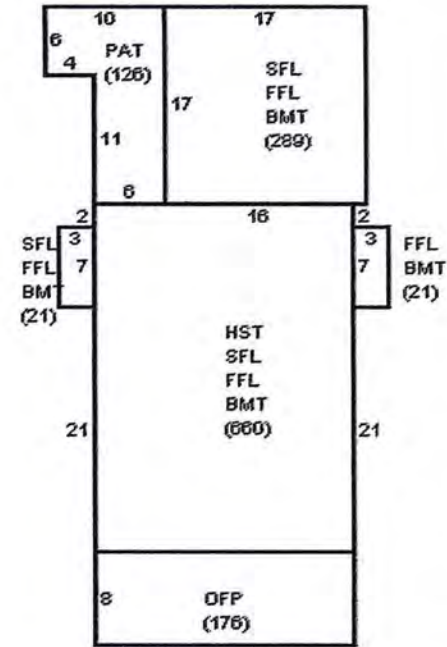
BATH FEATURES

Full Bath: 1 Rating: Average
A Bath: Rating:
3/4 Bath: Rating:
A 3QBth Rating:
1/2 Bath: 2 Rating: Average
A HBth: Rating:
OthrFix: Rating:

COMMENTS

LOT # SQ.FT. 7,102,414 : 190 TRAPELO ROAD:
CHILD CARE CENTER (FORMER
HOUSE)CARDINAL COTTAGE..

SKETCH



GENERAL INFORMATION

Grade: C - AVERAGE
Year Bilt: 1890 Eff Yr Bilt:
Alt LUC: Alt %:
Jurisdic: Fact.:
Const Mod:
Lump Sum Adj:

OTHER FEATURES

Kits: Rating:
A Kits: Rating:
Frpl: Rating:
WSFlue: Rating:

CONDO INFORMATION

Location:
Total Units:
Floor:
% Own:
Name:

RESIDENTIAL GRID

1st Res Grid Desc: # Units:
Level FY LR DR D K FR RR BR FB HB L O
Other
Upper
Lvl 2
Lvl 1
Lower
Totals RMS: BRs: Baths: 1 HB: 2

REMODELING

Exterior:
Interior:
Additions:
Kitchen:
Baths:
Plumbing:
Electric:
Heating:
General:

RES BREAKDOWN

No Unit RMS BRS FL
Totals

INTERIOR INFORMATION

Avg Ht/FL:
Prim Int Wal: 02 - PLASTER
Sec Int Wall %
Partition:
Prim Floors: 14 - ASPHALT TILE
Sec Floors: %
Bsmnt Flr:
Bsmnt Gar:
Electric: 03 - TYPICAL
Insulation: 01 - NONE
Int vs Ext:
Heat Fuel: 01 - OIL
Heat Type: 05 - STEAM
Heat Sys: 1
% Heated: 100 % AC:
Solar HW: NO Central Vac: NO
% Com Wal: % Sprinkled:

DEPRECIATION

Phys Cond: AV - Average 30. %
Functional: %
Economic: %
Special: %
Override: %
Total: 30. %

CALC SUMMARY

Basic \$ / SQ: 80.00
Size Adj.: 1.29999995
Const Adj.: 0.87300003
Adj \$ / SQ: 90.792
Other Features: 10000
Grade Factor: 1.00
Neighborhood Inf: 1.00000000
LUC Factor: 1.00
Adj Total: 245541
Depreciation: 73662
Depreciated Total: 171879

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WIAv\$/SQ:	AvRate:	Ind.Val:		
Juris. Factor:	Before Depr:	90.79		
Special Features: 0	Val/Su Net:	47.96		
Final Total:	171900	Val/Su SzA:	75.03	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	991	22.700	22,494
FFL	FIRST FLOOR	991	90.790	89,975
SFL	SECOND FLOOR	970	90.790	88,068
HST	HALF STORY	330	90.790	29,961
OFF	OPEN PORCH	176	21.170	3,726
PAT	PATIO	126	10.450	1,317
Net Sketched Area: 3,584		Total:		235,541
Size Ad	2291	Gross Area:	3914	FinArea: 2291

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ter
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB	Fa	Appr Value	JCodJFact	Juris. Value
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PARCEL ID R045 001 0001

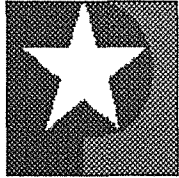
IMAGE

AssessPro Patriot Properties, Inc



CARD

City of Waltham



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
282		TRAPELO RD, WALTHAM

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
901	269,300		566280.000	5,436,300	5,705,600		113059
Total Card							Entered Lot Size
Total Parcel							Total Land:
Source: Market Adj Cost							Land Unit Type:
Total Value per SQ unit /Card:					1,701.89	/Parcel:	1,701.

OWNERSHIP

Owner 1:	COMMONWEALTH OF MASS.
Owner 2:	
Owner 3:	
Street 1:	200 TRAPELO RD
Street 2:	
Twn/City:	WALTHAM
St/Prov:	MA Cntry
Postal:	02452 Own Occ: Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2005	901	FV	278,800	0	566,280	5,436,300	5,715,100	5,715,100		12/6/2004
2004	901	FV	278,800	0	566,280	5,436,300	5,715,100	5,715,100	FINAL VALUE FY04	1/5/2004
2003	901	FV	238,300	0	566,280	5,436,300	5,674,600	5,674,600		12/17/2002
2002	901	FV	215,100	0	566,280	4,530,200			Year End Roll	12/26/2001
2001	901	CNVS	203,600	0	566,280	4,530,200	4,733,800		conversionlest	8/24/2001
2001	901	FV	203,600	0	566,280	3,567,600	3,771,200		annual	12/29/2000
2000	901	FV	123,400	4600	566,280	2,794,600	2,922,600		YEAR END	2/9/2000
1999	901	FV	123,400	4600	566,280	2,794,600	2,922,600		fy99	1/5/1999

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 566,280 SQ. FT. of land mainly classified as COMMASS with a(n) TWO FAMILY Building Built about 1830, Having Primarily ASBESTOS Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 0 Rooms Total, and 0 Bdrms

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
COMMONWEALTH OF MASS	5584-383		8/17/1931			Yes	No			

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

PROPERTY FACTORS

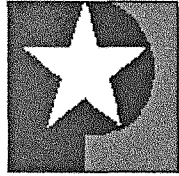
Item	Code	Descrp	%	Item	Code	Descrp
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D	0	test		Topo		
s				Street	41	
t				Traffic		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth/ PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
901	COMMASS		566280		SQ. FT.	SITE		0	24	0.400	B304			OTHER	-60					5,436,288						5,436,300	

Total AC/HA:	13.00000	Total SF/SM:	566280.00	Parcel LUC:	901	COMMASS	Prime NB Desc:	LAWRENCE SCH	Total:	5,436,288	Spl Credi:		Total:	5,436,300
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City of Waltham



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
338		TRAPELO RD, WALTHAM

OWNERSHIP

Owner	CITY OF WALTHAM
Owner	
Owner	
Street	610 MAIN ST
Street	
Twn/Cit	WALTHAM
St/Prov	MA
Postal	02452-5552

PREVIOUS OWNER

Owner	COMMONWEALTH OF MASS. -
Owner	
Street	200 TRAPELO RD.
Twn/Cit	WALTHAM
St/Prov	MA
Postal	02452

NARRATIVE DESCRIPTION

This Parcel contains 1,394,356 SQ. FT. of land mainly classified as MUNICPL with a(n) COLONIAL Building Built about 1890, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 0 Baths, 2 HalfBaths, 0 3/4 Baths, 0 Rooms T

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

lte	Code	Descip	%	Item	Cod	Descip
Z				U		
o				t		
n				l		
Census:						
Flood Haz:						
D	0	test		Topo		
s				Stree	41	
t				Traffi		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Facto	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh eigh	Infl 1 %	Infl 2 %	Infl 3 %	Appraised Value	Alt Class %	Spec Land	J Code	Fact Use Value	Notes
903	MUNICPL		32.01		ACRES	RESIDUAL		0	10,000.	1.000	N4						320,100				320,100	86-8-1 & 36-8-2

IN PROCESS APPRAISAL SUMMAR

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
903	173,200		1394355.500	320,100	493,300		113077
Total Card							173,200
Total Parcel							440,000
Source: Market Adj Co							Total Value per SQ unit /Card
							286.80
							/Parc
							151.
Entered Lot Size							
Total Land:							
Land Unit Type:							

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Item	Land Size	Land Value	Total Value	Asses'd Valu	Notes	Date
2016	903	FV	440,000		6200,394,355.5	320,100	766,300	766,300	year end	12/16/2015
2015	914	EX	397,400		6200,394,355.5	314,700	718,300	718,300	Year End Roll	11/25/2014
2015	914	FV	397,400		6200,394,355.5	314,700	718,300	718,300	Year End Roll	12/22/2014
2014	914	FV	397,400		6200,394,355.5	314,700	718,300	718,300	Year End Roll	12/13/2013
2013	914	FV	409,700		6200,394,355.5	314,700	730,600	730,600	Year End	12/12/2012
2012	914	FV	364,800		6600,394,355.5	314,700	686,100	686,100	Year End Roll	12/20/2011
2011	914	FV	364,800		6600,394,355.5	314,700	686,100	686,100	year end	12/17/2010
2010	914	FV	364,800		6600,394,355.5	314,700	686,100	686,100	year end	12/3/2009

SALES INFORMATION

Grantor	Legal Ref	Typ	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL	Value	Notes
COMMONWEALTH	164707-427		12/23/2014	INVOLVED GV	3,700,000	No	No				release deed
COMMONWEALTH	15463-286		5/22/1930			Yes	No				

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Cod	F. Descip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/22/2005	INFO AT DOOR	345	JAMES HALL

Sign VERIFICATION OF VISIT NOT DA / /

Total AC/H	32.01000	Total SF/S	1394355.50	Parcel LU	903	MUNICPL	Prime NB D	N4
------------	----------	------------	------------	-----------	-----	---------	------------	----

Total:	320,100	Spl Cre		Total:	320,100
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EXTERIOR INFORMATION

Type:	06 - COLONIAL
Sty Ht:	2 - 2
(.iv) Units:	1 Total: 2
Foundation:	03 - BRK/STN
Frame:	01 - WOOD
Prime Wa:	01 - WOOD SHIN
Sec Wall:	%
Roof Stru:	01 - GABLE
Roof Cov:	1 - ASPHALT
Color:	WHITE
View / De:	

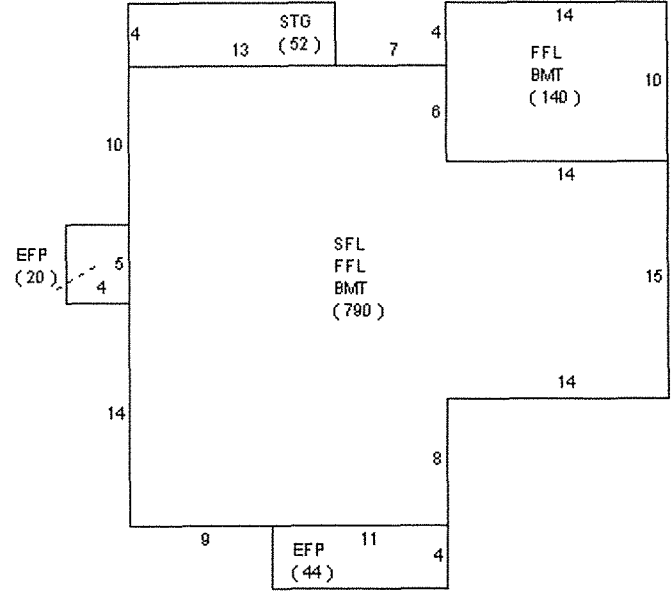
BATH FEATURES

Full Ba:	Ratin
A Bath:	Ratin
3/4 Bat:	Ratin
A 3QBt:	Ratin
1/2 Bat 2:	Ratin Fair
A HBth:	Ratin
OthrFix:	Ratin

COMMENTS

LOT # : 338 TRAPELO ROADR036 008
002 COMBINED FOR FY2004.

SKETCH



GENERAL INFORMATION

Grade:	C - AVERAGE
Year Blt:	1890
Alt LUC:	
Jurisdict:	
Const Mod:	
Lump Sum Adj:	

CONDO INFORMATION

Location:	
Total Unit:	
Floor:	
% Own:	
Name:	

RESIDENTIAL GRID

1st Res G:	Des:	# Unit:
Level:	FY LR DR D K FR RR BR FB HB L O	
Othe:		
Upp:		
Lvl 2:		
Lvl 1:		
Low:		
Total:	RMs:	BR Bath H 2

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int:	02 - PLASTER
Sec Int W:	%
Partition:	T - TYPICAL
Prim Floor:	02 - SOFTWOOD
Sec Floor:	04 - CARPE 5%
Bsmnt Flr:	12 - CONCRETE
Bsmnt Ga:	
Electric:	03 - TYPICAL
Insulation:	02 - TYPICAL
Int vs Ext:	S
Heat Fuel:	02 - GAS
Heat Typ:	03 - FORCED H/
# Heat Sy:	1
% Heated:	100
Solar HW:	NO
% Com:	

DEPRECIATION

Phys Con:	AV - Average	31%
Functiona:		%
Economic:		%
Special:		%
Override:		%
Total:		31%

REMODELING RES BREAKDOWN

Exterior:	No Uni RMS BRS FL
Interior:	
Addition:	
Kitchen:	
Baths:	
Plumbin:	
Electric:	
Heating:	
General:	
Totals:	

CALC SUMMARY

Basic \$ / SQ:	110.00
Size Adj.:	1.0139535
Const Adj.:	1.0000000
Adj \$ / SQ:	111.535
Other Features:	29300
Grade Factor:	1.00
Neighborhood I:	1.0000000
LUC Factor:	1.00
Adj Total:	251062
Depreciation:	77829
Depreciated Tot:	173233

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/S				
AvRat				
Ind.V				
Juris. Factor:			Before De	111.53
Special Featur:	0		Val/Su Ne	62.62
Final Total:	173200		Val/Su Sz	100.70

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	930	27.880	25,932
FFL	FIRST FLOOR	930	111.530	103,727
SFL	SECOND FLOOR	790	111.530	88,113
EFP	ENCL PRCH	64	55.350	3,542
STG	SM STORAGE	52	8.620	448

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

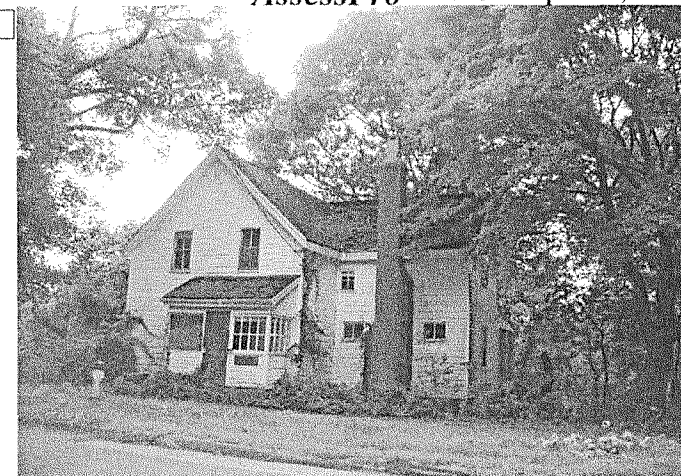
Net Sketched Area:	2,766	Total:	221,762
Size A	1720	Gross Ar	2766
		FinAr	1720

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/ Qty	Size/Dim	Qual Con	Year	Unit Price	D/ Dep	LUC	Fact NB F	Appr Value	JCo JFac	Juris. Value

PARCEL ID R036 008 0001

IMAGE



AssessPro Patriot Properties, Inc

Appendix 2: Building Inventory

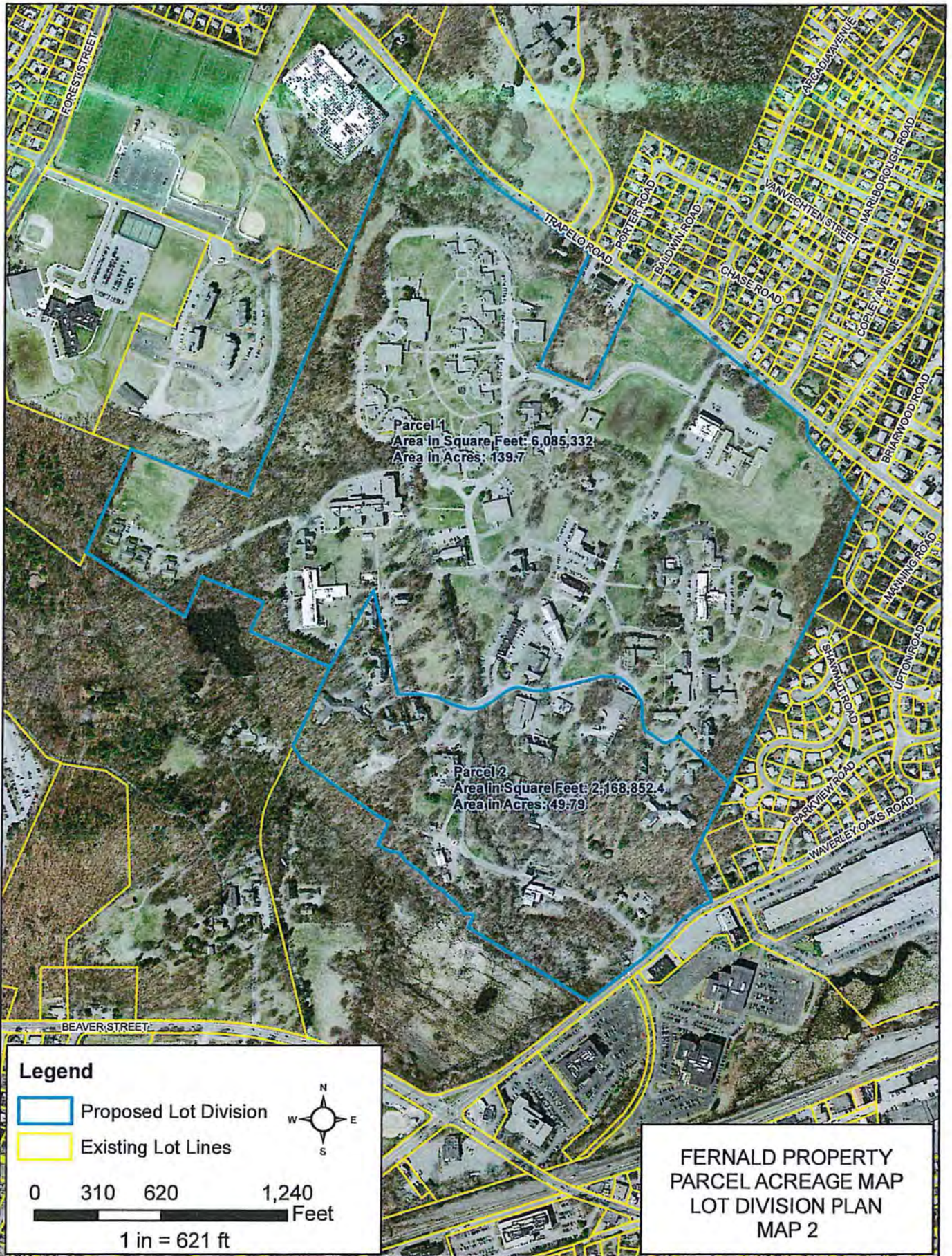
Building Number	Name	Location	Size		Construction Information					Current Condition	Utilization		
			Height	GSF	Year Constructed	Renovated	ADA Accessibility	Potential Asbestos Hazard	Heat/Hot Water Supply		Past	Current	
											Past Use	Current Use	DMR Current Usage Code
001	Waverly Hall	East Campus	3 Stories W/ Basement	32,298	1891	No	None	Yes	System	unusable	Admin/ Staff Residential	Vacant	Additional Structure
002	North Building	East Campus	2 Stories W/ Basement	24,834	1897	Yes	All Floors	No	System	good	Program/ Client Residential	Program/ Offices	Mixed-Use
003	Old Activity Center	East Campus	2 Stories W/ Basement	21,766	1891	No		Yes	System	unusable		Vacant	Additional Structure
004 & 005	Gym and Schoohouse	East Campus	2 Stories W/ Basement	37,325	1891	Yes	1st Floor Only	No	System	good	School	Program/ Offices	Mixed-Use
006	Chipman	East Campus	2 Stories W/ Basement	10,704	1892	No		Yes	System	unusable	Client- Residential	Vacant	Additional Structure
007	North Nurses	East Campus	2 Stories W/ Basement	17,190	1904	Yes	None	No	System	good	Nurse - Staff Residential	DMR Regional Offices	Admin.
009	East Nurses	East Campus	2 Stories W/ Basement	8,640	1906	No	None	Yes	System	fair	Nurse - Staff Residential	DOE Offices	Admin.
010	Manual Building	East Campus	2 Stories W/ Basement	34,851	1904	Yes	All Floors	No	System	good	Training Building	Program/ Offices	Day Program
011	Warren Hall	East Campus	2 Stories W/ Basement	16,296	1906	Yes	None	No	System	good	Client - Residential (22 Beds)	Vacant	Residential
012	South Nurses	East Campus	2 Stories W/ Basement	17,172	1907	Yes	None	No	System	good	Nurse - Staff Residential	Middlesex County Law Enforcement	Residential
013	Thom Building	Center Campus	4 Stories	32,116	1952	Yes	All Floors	No	System	good	Hospital/ Infirmary	Multi-Use (28 Beds)	Mixed-Use
014	Vault 55	Center Campus	1 Story	400	1921	N/A	None	No	None	poor	Electrical Distribution	Electrical Distribution	Additional Structure
015	Main Garage	East Campus	1 Story	3,405	1932	No	None	Yes	System	fair	Garage	Garage	Support
016	Storeroom	East Campus	2 Stories	23,940	1891	No	None	Yes	System	fair	Storage	Fernald Storeroom/ Beniley College	Support
017	Cottage 17	East Campus	2 Story W/ Basement	2,264	1925	No	None	Yes	Independent Oil	poor	Doctor - Staff Residential	Vacant	Additional Structure
018	Cottage 18	East Campus	2 Story W/ Basement	2,264	1925	No	None	Yes	Independent Oil	poor	Doctor - Staff Residential	Vacant	Additional Structure
019	ICF 19	East Campus	2 Story W/ Basement	2,264	1925	Yes	None	No	Independent Gas (metered)	good	Doctor - Staff Residential	Client - Residential (4 Beds)	Residential
020	ICF 20	East Campus	2 Story W/ Basement	2,264	1925	Yes	None	No	Independent Gas (Metered)	good	Doctor - Staff Residential	Client - Residential (4 Beds)	Residential
021	Southard Research Lab (Howe Library)	Center Campus	1 Story W/ Basement	8,030	1921	No	None	Yes	System	good	Research Lab	Plant Operations Offices/ Research Library/ Media Center	Support
022	Therapeutic Equipment Center	Center Campus	1 Story W/ Basement	27,192	1928	1/2	1st Floor Only	Yes	System	good	Laundry	Laundry/ Therapeutic Equip. Repair	Support
023	Lavers	Center Campus	1 Story W/ Basement	12,036	1914	No	None	Yes	System	fair	Client Residential	DMR Facility Safety/ Weights & Measures	Support
024	Maintenance Building	Center Campus	1 Story W/ Basement	14,322	1930	No	None	Yes	System	fair	Maintenance	Maintenance	Support
026	Power Plant	Center Campus	1 Story W/ Basement	19,440	1925	No	None	Yes	System	fair	Power Plant	Power Plant	Support
028	Grounds Garage (Maintenance Shed)	Center Campus	1 Story	2,016	1947	No	None	No	System	poor	Garage	Garage	Support
031	Truck Garage	Center Campus	1 Story	748	1928	Yes	None	No	System	poor	Garage	Garage	Support
032	Tarbell	Center Campus	4 Stories W/ Basement	38,924	1934	No	All Floors	Yes	System	good	Client Residential (72 Beds)	Middlesex County	Residential
033	West Building	West Campus	2 Stories W/ Basement	49,041	1890	No	None	Yes	System	unusable	Client Residential	Vacant	Additional Structure
034	Belmont House	West Campus	1 Story W/ Basement	6,416	1890	Yes	1st Floor Only	Yes	System	good	Client Residential	Vacant	Day Program
035	Segun	West Campus	1 Story W/ Basement	21,521	1933	Yes	1st Floor Only	No	System	good	Client Residential (32 Beds)	Vacant	Residential
036	McDougall Hall	West Campus	2 Stories W/ Basement	23,376	1898	Yes	1st Floor Only	No	System	good	Client Residential	Middlesex County	Residential
037	Dolan Hall	West Campus	2 Stories W/ Basement	15,252	1906	Yes	None	No	System	good	Client Residential	Vacant	Residential
038	West Nurses	West Campus	2 Stories W/ Basement	6,912	1906	No	None	Yes	System	poor	Nurse - Staff Residential	Vacant/ Storage	Support
039	Wheatley Hall	West Campus	1 Story W/ Basement	11,640	1933	No	None	Yes	System	poor	furniture repair	Vacant	Support
040	Old Food Service Bldg	Center Campus	2 Stories	36,838	1931	No	None	Yes	System	fair	Food Service	Maintenance Stock Room	Support
041	Howe Hall	Center Campus	2 Stories	17,362	1833	Yes	All Floors	No	System	good	Assembly/ Canteen	Copy Center/ Storage	Support
042	East Dowling Hall	Center Campus	2 Stories W/ Basement	24,107	1908	No	None	Yes	System	poor	Client Residential	Program/ Redemption Center, Union offices	Day Program
043	Hillside	Center Campus	2 Stories W/ Basement	8,115	1904	Yes	None	No	Independent Gas	good	Client Residential	Client - Residential (13 Beds)	Residential
044	Hillside Garage	Center Campus	1 Story	484	1912	No	None	No	None	fair	Garage	Storage	Support
045	Baldwin Cottage	West Campus	2 Stories W/ Basement	3,402	1931	No	None	Yes	Independent Oil	good	Staff Residential	Daycare	Support

637, 167

Appendix 2: Building Inventory

Building Number	Identification		Size		Construction Information						Utilization		
	Name	Location	Height	GSF	Year Constructed	Renovated	ADA Accessibility	Potential Asbestos Hazard	Heat/Hot Water Supply	Current Condition	Past Use	Current Use	DMR Current Usage Code
046	Wallace Building	East Campus	1 Story w/ Basement	29,550	1936	Yes	All Floors	No	System	good	Client Residential	Client - Residential (32 Beds)	Residential
047	Administration	Center Campus	2 Stories w/ Basement	26,656	1933	No	None	Yes	System	good	Administration/ Offices	Administration/ Offices	Admin.
048	Farrell Hall	West Campus	2 Stories w/ Basement	49,940	1960	Yes	All Floors	No	System	good	Client Residential	Client - Residential	Residential
049	Bowen Hall	East Campus	1 Story w/ Basement	12,000	1993	No	None	Yes	System	unusable	Client Residential Program	Vacant	Additional Structure
050	Greene Unit	West Campus	3 Stories w/ Basement	113,000	1953	Yes	All Floors	No	System	good	Client Residential	Client - Residential (108 beds)/ Program	Residential
051	Trapelo Cottage	East Campus	2 Stories w/ Basement	2,877	1860	No	None	Yes	Independent Oil	good	Staff Residential	Daycare	Support
052	Cardinal Cottage	West Campus	2 Stories w/ Basement	4,354	1850	No	None	Yes	Independent Oil	good	Staff Residential	Volunteer Center	Support
053	Cardinal Cottage Garage	West Campus	1 Story	440	1947	No	None	No	None	good	Garage	Garage/ Storage	Support
055	Cottage 17 Garage	East Campus	1 Story	1,344	1925	No	None	No	None	poor	Garage	Vacant	Support
056	ICF 20 Garage	East Campus	1 Story	440	1930	No	None	No	None	fair	Garage	Garage	Support
057	ICF 19 Garage	East Campus	1 Story	440	1955	No	None	No	None	fair	Garage	Garage	Support
100	Kelly Hall	East Campus	3 Stories	43,740	1961	No	None	Yes	System	poor	Client Residential	Vacant	Additional Structure
102	Withington	East Campus	3 Stories w/ Basement	40,428	1969	Yes	All Floors	Yes	System	good	Client Residential (64 Beds)	Offices	Mixed-Use
103	CERC Building	East Campus	1 Story w/ Basement	32,369	1969	Yes	All Floors	Yes	System	good	UMass Med. School	UMass Med School	Admin.
105	ICFMR Cottage 5	West Campus	1 Story	8,827	1976	No	All Floors	No	System	fair	Client Residential	Client Residential	Residential
106	ICFMR Cottage 6	West Campus	1 Story	8,827	1976	No	All Floors	No	System	fair	Client Residential	Client Residential	Residential
107	ICFMR Cottage 7	West Campus	1 Story	8,827	1976	No	All Floors	No	System	fair	Client Residential	Client Residential	Residential
108	ICFMR Cottage 8	West Campus	1 Story	8,827	1976	No	All Floors	No	System	fair	Client Residential	Client Residential	Residential
109	ICFMR Cottage 9	West Campus	1 Story	8,827	1976	No	All Floors	No	System	fair	Client Residential	Client Residential	Residential
110	ICFMR Cottage 10	West Campus	1 Story	8,827	1976	No	All Floors	No	System	fair	Client Residential	Client Residential	Residential
111	ICFMR Cottage 11	West Campus	1 Story	8,827	1976	No	All Floors	No	System	fair	Client Residential	Client Residential	Residential
112	ICFMR Cottage 12	West Campus	1 Story	8,827	1976	No	All Floors	No	System	fair	Client Residential	Client Residential	Residential
113	ICFMR Cottage 13	West Campus	1 Story	8,827	1976	No	All Floors	No	System	fair	Client Residential	Client Residential	Residential
114	ICFMR Cottage 3	West Campus	1 Story	8,827	1979	No	All Floors	No	System	fair	Client Residential	Client Residential	Residential
115	ICFMR Cottage 4	West Campus	1 Story	8,827	1979	No	All Floors	No	System	fair	Client Residential	Client Residential	Residential
116	Brookside Building	West Campus	1 Story	11,520	1981	New	All Floors	No	System	good	Client Residential	Program	Day Program
117	Woodside Building	West Campus	1 Story	11,520	1981	New	All Floors	No	System	good	Client Residential	Program	Day Program
118	Training/Activities Center, New Greenhouse	West Campus	1 Story	18,130	1983	New	All Floors	No	Independent Oil	good	Program/ Recreation	Program/ Greenhouse	Day Program
119	Chapel	West Campus	1 Story w/ Basement	17,112	1960	No	1st Floor Only	Yes	System	good	Chapel	Chapel	Support
120	Old Greenhouse	Center Campus	1 Story	3,655	1946	No	None	Yes	System	fair	Greenhouse	Program	Day Program
121	Vault #14	East Campus	1 Story	150	1954		None	No	None	poor	Electrical Distribution	Electrical Distribution	Additional Structure
122	Electrical Substation	Center Campus	1 Story	150	1963		None	No	None	good	Electrical Distribution	Electrical Distribution	Additional Structure
123	Maintenance Building - Plumbing Shop	Center Campus	1 Story	180	1937	No	None	Yes	System	fair	Maintenance/ Plumbing Shop	Maintenance/ Plumbing Shop	Support
124	Grounds Department	Center Campus	1 Story	5,760	1973	No	None	Yes	Propane	poor	Grounds Department	Grounds Department	Support
125	Eunice Kennedy Shriver Center	East Campus	4 Stories w/ Basement	46,757	1973	No	All Floors	Yes	System (Gas)	good	Research	UMass Med School	Admin.
126	Old Pool Area (not a bldg.)	West Campus		4,950	1973	No		?	Propane	good	Pool - Recreation	Pool - Recreation	Additional Structure
127	Pool Shed 1	West Campus	1 Story	64	1982	No	None	?	Propane	poor	Pool Filtration and Pump (Heater)	Pool Filtration and Pump (Heater)	Additional Structure
128	Pool Shed 2	West Campus	1 Story	80	1979	No	None	?	Propane	poor	Pool Filtration and Pump (Storage)	Pool Filtration and Pump (Storage)	Additional Structure
210	Malone Park ICF #21	West Campus	1 Story	4,123	1986	New	All Floors	No	Independent Oil	good	Client Residential	Client Residential (8 Beds)	Residential

1,217,993
1,217,993





DEVAL L. PATRICK
GOVERNOR

The Commonwealth of Massachusetts
Executive Office for Administration and Finance
Division of Capital Asset Management and Maintenance
One Ashburton Place

Boston, Massachusetts 02108

Tel: (617) 727-4050

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Received
NOV 14 2014
Paper Office

GLEN SHOR
SECRETARY, ADMINISTRATION
& FINANCE

CAROLE CORNELISON
COMMISSIONER

November 13, 2014

Ms. Brona Simon, Executive Director
Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, MA 02125

Subject: Sale of a portion of the former Walter E. Fernald Developmental Center
Request for MHC consultation

Dear Ms. Simon:

The Massachusetts Division of Capital Asset Management and Maintenance (DCAMM) is pleased to submit the enclosed information related to the Disposition of a portion of the former Walter E. Fernald Developmental Center located within the Fernald Historic District and listed on the State and National Registers of Historic Places. This information is submitted in compliance with M.G.L. Chapter 9, Section 26 – 27 C as amended by Chapter 254 of the Acts of 1988 (950 CMR 71.00)

The Commonwealth plans to eventually sell approximately 190 +/- acres of land with improvements to the City of Waltham through the Patrick Administration's new disposition model, namely the Sale Partnership Model. This transaction is authorized by Chapter 249 of the acts of 2014 (enclosed). This Model allows the City to resell/lease all or any portion of the disposition parcels and share the net sale proceeds with the Commonwealth (similar sale transactions with pending or executed MHC MOAs include the former Medfield State Hospital, the former Westborough State Hospital and the former Worcester Courthouse). Although the City and DCAMM have extensively discussed the historic resources of this site, future potential reuses are unknown at this time. While there is no reuse plan known at this time, the attached draft Memorandum of Agreement includes stipulations that will provide the Massachusetts Historical Commission, and the Waltham Historical Commission the opportunity to review redevelopment proposals.

In order to reflect this new model, DCAMM is submitting the following documents for your review for this consultation request:

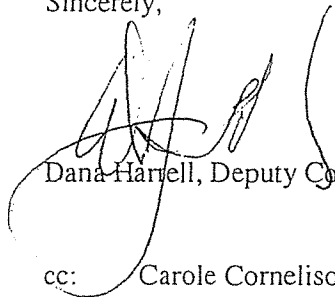
1. MHC Project Notification Form (PNF)
2. Copy of the enabling legislation
3. Site plan
4. USGS Quadrangle Map
5. Draft MOA
6. Existing Conditions Memorandum prepared by Epsilon Associated dated November 2014

Please note that the Waltham Historical Commission is simultaneously reviewing these documents and will send their comments, if any, to your attention.

Please also note that the Administration is expecting DCAMM and the City to close on this transaction and transfer title of the Disposition Parcels by the end of December 2014.

Thank you for working with all the stakeholders in this collaborative effort. We look forward to your comments.

Sincerely,



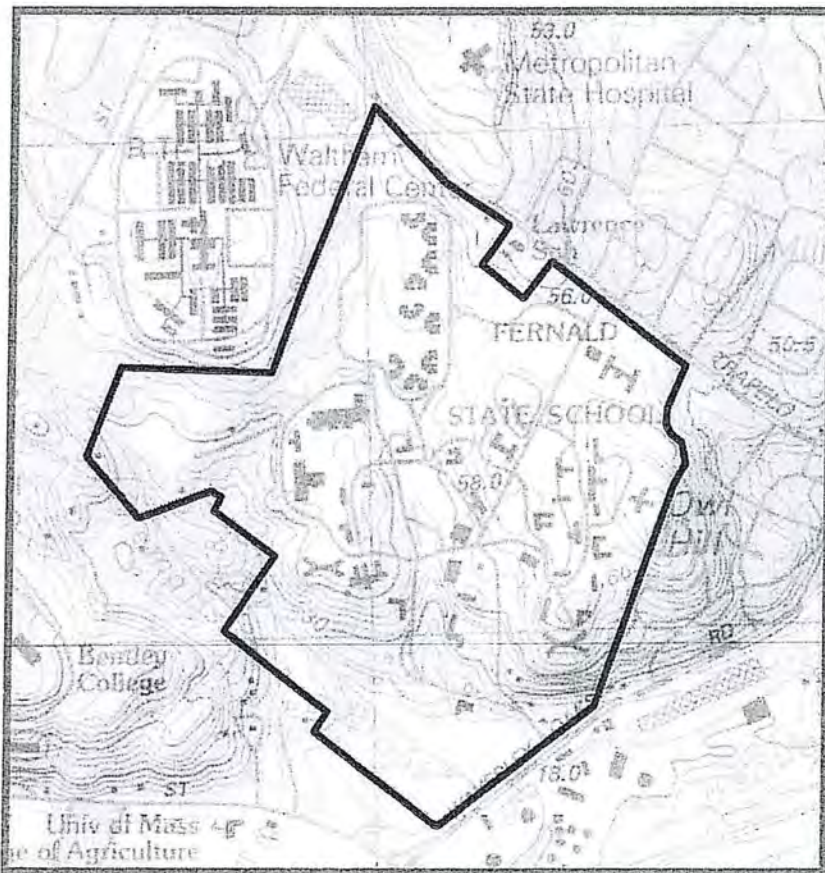
Dana Harrell, Deputy Commissioner, DCAMM

cc: Carole Cornelison, Commissioner, DCAMM
Nicholas Tsaparlis, Real Estate Transactions Manager, DCAMM
Steve Zeller, Deputy General Counsel, DCAMM
Carol Meeker, Deputy General Counsel, DCAMM
Beth Eromin, Counsel, DCAMM
Jeanette McCarthy, Mayor, City of Waltham
Laurence A. Green, Chair, Waltham Historical Commission
Taya Dixon, Epsilon Associates

MASSACHUSETTS HISTORICAL COMMISSION PROJECT NOTIFICATION FORM

WALTER E. FERNALD DEVELOPMENTAL CENTER

200 TRAPELO ROAD, WALTHAM, MA



SUBMITTED BY:
MASSACHUSETTS DIVISION OF CAPITAL ASSET
MANAGEMENT AND MAINTENANCE
ONE ASHBURTON PLACE, 15th FLOOR
BOSTON, MA 02108

PREPARED BY:
EPSILON ASSOCIATES, INC.
3 CLOCK TOWER PLACE, SUITE 250
MAYNARD, MA 01754

November 12, 2014

Epsilon
ASSOCIATES INC.

MHC Project Notification Form

APPENDIX A

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD
BOSTON, MA 02125

PROJECT NOTIFICATION FORM

Project Name Walter E. Fernald Developmental Center

Location/Address 200 Trapelo Road

City/Town Waltham, MA

Project Proponent

Name MA Division of Capital Asset Management and Maintenance

Address ATTN: Nicholas Tsaparis One Ashburton Place, 15th floor

City/Town/Zip/Telephone Boston, MA 02108, (617)727-4050

Agency license or funding for the project (list all licenses, permits, approvals, grants or other entitlements being sought from state and federal agencies).

Agency Name Type of License or Funding (specify)

DCAM M Disposition Legislation

Project Description (narrative):

The proposed project includes the disposition of the Walter E. Fernald Developmental Center site in Waltham to the City of Waltham.

Does the project include demolition? If so, specify nature of demolition and describe the building(s) that are proposed for demolition.

The proposed project involves the disposition of the Walter E. Fernald Developmental Center site in Waltham to the City of Waltham. A detailed discussion of resources within the Fernald Developmental Center proposed for disposition is attached.

Does the project include rehabilitation of any existing buildings? If so, specify nature of rehabilitation and describe the building(s) that are proposed for rehabilitation.

No rehabilitation of existing buildings is proposed.

Does the project include new construction? If so, describe (attach plans and elevations if necessary).

No new construction is proposed.

To the best of your knowledge, are any historic or archaeological properties known to exist within the project's area of potential impact? If so, specify.

The proposed project is located within the Walter E. Fernald State School District, formerly known as the Massachusetts School for Idiotic & Feeble-Minded Youth, a district listed in the State and National Registers of Historic Places as part of the State Hospitals and State School Thematic Nomination.

What is the total acreage of the project area?

Woodland	<u>N/A</u>	acres	Productive Resources:	
Wetland	<u>N/A</u>	acres	Agriculture	<u>N/A</u> acres
Floodplain	<u>N/A</u>	acres	Forestry	<u>N/A</u> acres
Open space	<u>N/A</u>	acres	Mining/Extraction	<u>N/A</u> acres
Developed	<u>approx. 180</u>	acres	Total Project Acreage	<u>approx. 180</u> acres

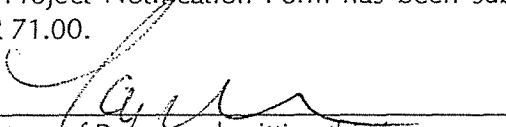
What is the acreage of the proposed new construction? 0 acres

What is the present land use of the project area? Institutional

Please attach a copy of the section of the USGS quadrangle map that clearly marks the project location.

See attached Figure 1-1: USGS Map

This Project Notification Form has been submitted to the MHC in compliance with 950 CMR 71.00.


Signature of Person submitting this form

11/10/14
Date

Name Taya Dixon, Senior Consultant

Address Epsilon Associates, Inc., 3 Clock Tower Place, Suite 250


City/Town/Zip Maynard, MA 01754


Telephone 978-461-6245

REGULATORY AUTHORITY

950 CMR 71.00: M.G.L. c. 9, §§ 26-27C as amended by St. 1988, c. 254.

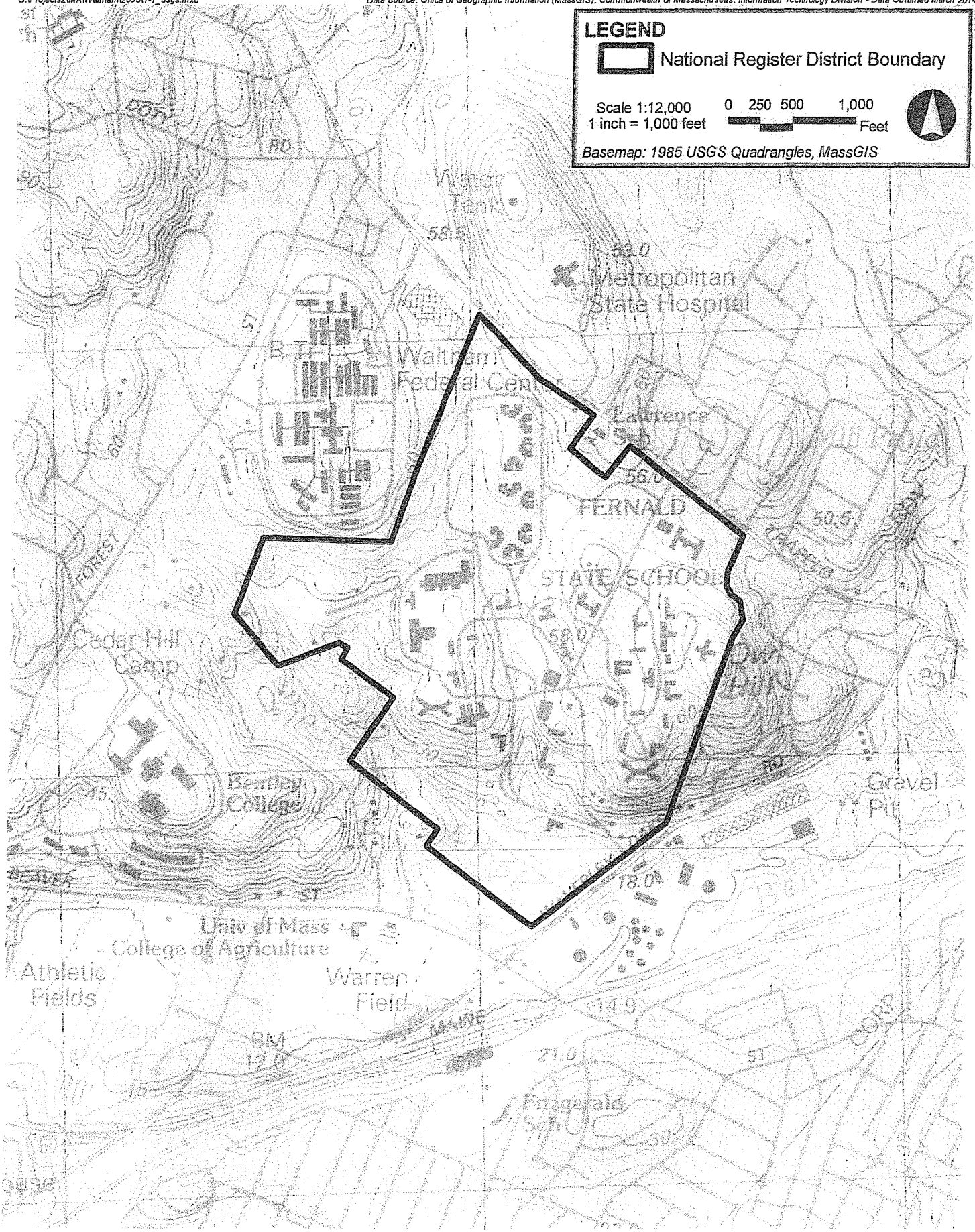
LEGEND

 National Register District Boundary

Scale 1:12,000 0 250 500 1,000
1 inch = 1,000 feet  Feet



Basemap: 1985 USGS Quadrangles, MassGIS



Walter E. Fernald Developmental Center Waltham, Massachusetts

Historic Resources Existing Conditions Memorandum

HISTORIC RESOURCES EXISTING CONDITIONS MEMORANDUM

The Massachusetts Division of Capital Asset Management and Maintenance (DCAMM) is undertaking the disposition of a parcel of land at the Fernald Developmental Center. As such, this action is subject to review by the Massachusetts Historical Commission (MHC) under Massachusetts General Laws, Chapter 9, sections 26-27C as amended by Chapter 254 of the Acts of 1988 (950 CMR 71.00). State Register Review is required as the Project involves the transfer of a State Register property.

Disposition Parcel

The Disposition Parcel is located within the Walter E. Fernald State School National Register District. The Project site includes approximately 180 +/- in the City of Waltham. A USGS map of the National Register District is included as Figure 1. The Disposition Parcel consists of 93 resources including 48 contributing (including 2 contributing sites and 2 contributing structures), 42 non-contributing resources and three resources not identified in the Nomination for the Walter E. Fernald Developmental Center.

The overall Fernald Developmental Center site is vacant, but was utilized until recently by the by the Department of Developmental Services (DDS).

Due to the poor condition of the buildings, deferred maintenance, and lack of programmatic feasibility, reuse of the buildings and structures on the Parcel, no state agency has expressed an interest in relocating to any buildings within the Parcel. A 2009 survey of selected buildings on the disposition parcel were identified as in extremely poor condition (see attached 2009 memo). The Commonwealth does not have the financial resources or interest by state agencies to rehabilitate these buildings and, as a result, proposes to dispose of the 180 +/- acre parcel containing 93 buildings and landscape features to the City of Waltham.

Historic Resources

The Disposition Parcel is located within the Walter E. Fernald State School Historic District, a district listed in the State and National Registers of Historic Places in 1994. The Fernald State School Historic District includes a complex of 93 buildings, structures and sites on an approximately 180-acre site. The Fernald State School District includes several groups or types of buildings including Pre-existing Buildings, Buildings from the 1890s, Buildings from the 1900s to 1920s, Buildings from the 1930s, Single-family Staff Dwellings and Modern Buildings in addition to its landscape features. Three buildings are included in this report, but were not identified in the Nomination. All buildings associated with the proposed Project are in fair to extremely poor condition as a result of disuse, abandonment and lack of maintenance. Electric, plumbing and heating services have been disconnected to most of the structures. A preliminary hazardous materials assessment for the buildings within the Disposition Parcel indicates asbestos contamination, PCB and mercury-

containing materials, lead-based paint and chemical and petroleum waste in the buildings and structures within the Parcel. /

Photographs of the existing conditions of buildings proposed for disposition within the Fernald State School Historic District Disposition Parcel are included as Appendix A.

Historic Resources Proposed for Disposition

The following resources within the Fernald State School Hospital District are proposed for disposition to the City of Waltham.

- **Building 1, Waverley Hall:** Constructed in 1891, Waverly Hall was the original Administration Building for the school until it was converted to staff housing in 1936. Two large, rear ells were added to the complex at a later date. The main three-story original portion of the building was designed by William G. Preston in the Queen Anne style in red brick with sandstone beltcourses, lintels, sills and decorative carved panels. The building has been vacant for over 25 years and is surrounded by a chain link fence.

Waverly Hall is in severely deteriorated condition. The roof has failed in many locations resulting in significant water infiltration into the masonry walls of the building which has resulted in catastrophic collapse of interior floors. The deterioration has been exacerbated by exposure to the elements and multiple freeze/thaw cycles due to lack of heat and broken windows within the building. The exterior walls of the building exhibit areas of broken and missing bricks, with significant losses around the eaves, resulting from years of water infiltration creating spalled brick and deteriorated mortar. Multiple areas of efflorescence are also present on all elevations of the building indicating moisture penetration within the masonry structure. Photographs 1-15 depict the exterior condition of the building.

- **Building 2, North Building:** The North Building was designed by William G. Preston and constructed in 1897. The Queen Anne style red brick building is two and a half stories with a "T" shaped footprint and a hip asphalt shingle roof. The brick exterior features decorative brick panels, corbelling, jack arch lintels, sandstone sills and is supported by a mortared rubblestone foundation. The building also features aluminum replacement windows and replacement steel entry doors. The building has been vacant for several years.

The North Building is in fair condition. The brick exterior has areas of deteriorated mortar. The building's roof which was likely originally slate presently consists of asphalt shingles with some missing and damaged shingles. Photograph 83 depicts the exterior condition of the building.

- **Building 3, Activity Center:** The Activity Center, designed by William G. Preston, is a three-story, red brick building constructed in 1891. The main (west) elevation features a five-bay center section with projecting chimneys. The building with its fieldstone foundation and corbelled cornice was originally constructed as a girls'

dormitory. The Queen Anne style building features sandstone sills and beltcourses and rounded and square window openings with brick and sandstone arches and lintels. The building has been vacant for over 25 years and is surrounded by a chain link fence.

Situated adjacent to Waverly Hall, the Activity Center is in severely deteriorated condition. The roof has failed in many locations resulting in significant water infiltration into the masonry walls of the building which has resulted in catastrophic collapse of interior floors. The deterioration has been exacerbated by exposure to the elements and multiple freeze/thaw cycles due to lack of heat and broken windows within the building. The original exterior walls of the building exhibit areas of broken and missing bricks, with significant losses around the eaves, resulting from years of water infiltration creating spalled brick and deteriorated mortar. Multiple areas of efflorescence are also present on all elevations of the building indicating moisture penetration within the masonry structure. Photographs 16-22 depict the exterior condition of the building

- **Building 4/5, Schoolhouse/Gym:** The Schoolhouse and Gym are two attached buildings constructed in 1891 and designed by William G. Preston in Queen Anne style. The Schoolhouse is a two story red brick building with a roughly "L" shaped footprint and a low pitched hip asphalt shingle roof with rafter tails. The brick exterior features decorative brick bands and panels as well as half round arched brick lintels and sandstone bands and sills supported by a mortared rubble stone foundation. An aluminum and glass vestibule has been added to the Schoolhouse's east elevation. To the north of the Schoolhouse is the Gym connected via a one story brick connector. The Gym is a red brick one and a half story building with a rectangular footprint and a hip asphalt shingle roof with cupolas. The Gym's brick exterior features brick half round arched lintels, decorative brick panels, brick buttresses separating window openings and sandstone sills. Both buildings feature wood double hung windows. The buildings have been vacant for several years.

Both buildings are in fair condition. Existing wood trim and windows have peeling paint and areas of deterioration. Downspouts are missing in some areas causing water to cascade down existing brickwork and pool at the base of the building. The brick exteriors have areas of deteriorated mortar. The buildings' roofs consist of asphalt shingle with localized areas of missing and damaged shingles. Photographs 84-89 depict the exterior condition of the buildings.

- **Building 6, Chipman:** Chipman is a red brick, former dormitory, with a fieldstone foundation and sandstone trim. The two-story building has a projecting three-bay center section with an open portico at the first story of the east elevation. Decorative brick panels are located between the first and second floor windows. This small hip roof building was designed by William G. Preston in 1892. The building has been vacant for over 25 years and is surrounded by a chain link fence.

Located west of Waverly Hall, Chipman is in severely deteriorated condition. The roof flashing has failed in many locations resulting in significant water infiltration into the masonry walls of the building which has resulted in catastrophic collapse of interior floors. The deterioration has been exacerbated by exposure to the elements and multiple freeze/thaw cycles due to lack of heat and broken windows within the building. The original exterior walls of the building exhibit areas of spalling brick and mortar resulting from years of water infiltration. Multiple areas of efflorescence are also present on all elevations of the building indicating moisture penetration within the masonry structure. Photographs 23-27 depict the exterior condition of the building.

- **Building 7, North Nurses Home:** The North Nurses Home was designed by William G. Preston in 1904. The red brick building is three stories with an "L" shaped footprint and a hip asphalt shingle roof. The brick exterior features metal porches, sandstone lintels and sills, decorative brick panels, brick jack arch lintels, and brick half round arched lintels as well as rectangular and arched window openings. The existing windows are replacement aluminum windows devoid of muntins. A large bay window is located on the west elevation. The building has been vacant for several years.

The building is in fair condition. Existing wood trim and windows have peeling paint and areas of water penetration. The brick exterior has areas of deteriorated mortar and staining. The building's roof consists of an asphalt shingle roof in fair condition. Photographs 90-91 depict the exterior condition of the building.

- **Building 8, Waverly Hall Lawn:** The Waverley Hall Lawn dates to approximately 1891. The lawn is green space with mature tree growth bounded by campus roads Maple Street, Pine Street, and Cherry Lane forming a triangular area.

The Lawn is in fair condition. The Lawn has been altered over time with the introduction of modern elements such as pole mounted light fixtures, asphalt sidewalks and a pipe rail fence along its southern boundary on Pine Street. Photographs 92-93 depict the condition of the Lawn.

- **Building 9, East Nurses' Home:** The East Nurses' Home was designed by William G. Preston in 1906. The red brick building is two and a half stories with a roughly rectangular footprint and a hip slate roof. The brick exterior features brick jack arch lintels, sandstone sills, decorative brick coursework, wood double-hung and transom windows and a large brick arch on the west elevation. The existing west elevation entrance consists of a steel door and wood paneling accessed via concrete steps with steel pipe handrails. Aligning with the second story window heads is brick corbelling below the box cornice. The building has been vacant for several years.

The building is in fair condition. Existing wood trim and windows have peeling paint and areas of water infiltration. The brick exterior has areas of deteriorated

mortar and staining. The building is heavily overgrown. The building's roof has deteriorated and lifting flashing. Photographs 94-95 depict the exterior condition of the building.

- **Building 10, Manual Training:** The Manual Training Building was designed by William G. Preston and constructed in 1904. The contributing section of the building is two and a half stories plus raised basement consisting of red brick with a "U" shaped footprint and a hip asphalt shingle roof. The brick exterior features steel lintels, metal brackets, sandstone sills, decorative brick coursework, wood double-hung windows and a large brick arch on the west elevation. The existing west elevation entrance consists of a steel door and sidelights accessed via concrete steps with steel pipe handrails. At the second story window heads are set into the fascia board below the box cornice. Circa 1960 a two story plus raised basement wing (non-contributing) was added to the east elevation consisting of concrete block, metal panel and metal windows. The building has been vacant for several years.

The building is in fair condition. Existing wood trim and windows have peeling paint and areas of water infiltration. Exterior metal work has peeling paint and is rusting. The rubblestone foundation has some visible cracks and missing mortar and the concrete steps are cracked. The brick exterior has areas of deteriorated mortar and staining. The building is overgrown. The building's roof is asphalt shingle. Photographs 96-97 depict the exterior condition of the building.

- **Building 11, Warren Hall:** The Warren Hall was designed by William G. Preston and constructed in 1906. The building is two and a half stories plus raised basement consisting of red brick with roughly rectangular footprint and a hip slate roof. The brick exterior features sandstone bands, sandstone lintels and sills, decorative brick coursework including recessed panels lintels and quoining, wood and aluminum replacement double-hung windows and brick corbelling below the eaves. The existing west elevation entrance is accessed via concrete steps with steel pipe handrails. The second story window heads are set into the fascia board below the box cornice. The building has been vacant for several years.

The building is in fair condition. Existing wood trim and windows have peeling paint and areas of water infiltration. Exterior metal work has peeling paint and is rusting. The brick exterior has areas of deteriorated mortar and staining. Photographs 98-99 depict the exterior condition of the building.

- **Building 12, South Nurses' Home:** The South Nurses' Home was designed by William G. Preston and constructed in 1907. The building is two and a half stories plus raised basement consisting of red brick with an "L" shaped footprint and a hip slate roof. The brick exterior features sandstone lintels and sills, decorative brick coursework including a brick arch on the west elevation, aluminum replacement double-hung windows including a large bay window on the west elevation, steel porches and brick corbelling below the eaves. The existing west elevation recessed entrance consists of a glazed steel door and is accessed via a concrete ramp with

steel pipe handrails. At the second story window heads are recessed within the brick corbelling below the box cornice. The building has been vacant for several years.

The building is in fair condition. Existing wood trim has peeling paint and areas of water infiltration. The concrete ramp and rubblestone foundation have staining and cracks. Exterior metal work has peeling paint and is rusting. The brick exterior has areas of deteriorated mortar and staining. Photograph 100 depicts the exterior condition of the building.

- **Building 13, Thom Building:** The Thom Building was constructed in 1952. The red brick building supported by a concrete foundation consists of a three and a half story plus raised basement main block with two, two and a half story plus raised basement wings extending off of it. The main block has a gabled slate roof while the wings have hipped slate roofs. The brick exterior has brick jack arch lintels and cast stone sills as well as wood double hung windows. The buildings principal entrance is on the east elevation and consists of a cast stone entry surround with glazed double doors accessed via concrete steps with steel pipe handrails.

The building is in good condition with localized areas of masonry deterioration. Photographs 101-102 depict the exterior condition of the building.

- **Building 14, Power Plant:** The Power Plant was constructed in 1921. The red brick two story building has an "L" shaped footprint with a tall tan brick-smokestack. The brick exterior consists of multi light windows, decorative brick coursework and a cast stone cornice.

The building is in fair condition. Existing windows are broken and have removed and replaced with plywood. Areas of brickwork exhibits deteriorated mortar and staining. Exterior metal work has peeling paint and is rusting. The brick exterior has deteriorated cast stone features, broken bricks, improperly patched wall penetrations, deteriorated mortar and staining. Photographs 103-104 depict the exterior condition of the building.

- **Building 15, Main Garage:** The Main Garage was built in 1932. The one story red brick building has a roughly rectangular footprint and a concrete foundation. A utilitarian building, it is largely devoid of significant detail with brick lintels above door entrances. Most of the overhead door entrances have been infilled with wood paneling or concrete block. Some wood panel and steel overhead doors remain. An entrance is on the west elevation containing a steel door. The building has been vacant for several years.

The building is in fair condition. The building exhibits areas of mortar deterioration and spalling concrete. The building is heavily overgrown. Photograph 105 depicts the exterior condition of the building.

- **Building 16, Storehouse:** The Storehouse was designed by William G. Preston and constructed in 1891. The one story red brick building has a rectangular footprint

and a mortared rubblestone / concrete foundation. A utilitarian building, it is largely devoid of significant detail with steel lintels above windows and brick corbelling below the eaves. The south elevation features large window openings now infilled with brick, and several smaller window openings on the east elevation have also been infilled with brick. Surviving windows are wood multi light windows. A sheltered concrete loading dock is located on the east elevation. The building has been vacant for several years.

The building is in fair condition. The building suffers from areas of mortar deterioration and spalling concrete. Exterior woodwork has peeling paint and areas of water infiltration. Existing steel lintels are rusting in some locations. The building is overgrown. Photographs 106-108 depict the exterior condition of the building.

- **Building 17, Cottage #17:** Designed by Curtis W. Bixby, this two-story former staff residence is one of four nearly identical wood-frame and stucco cottages constructed in 1925. The Craftsman-style building features a gable roof with exposed rafter ends and an off-center chimney. An enclosed entrance is situated at the center of the west elevation and a one-story enclosed porch is located on the north elevation. The building has been vacant for over 25 years.

Located at the west end of the site, Cottage #17 is in severely deteriorated condition. The roof has failed in many locations, including a large visible hole on the west elevation, resulting in significant water infiltration into the walls of the building which has resulted in catastrophic collapse of interior floors. The deterioration has been exacerbated by exposure to the elements and multiple freeze/thaw cycles due to lack of heat and broken windows within the building. The exterior walls of the building exhibit areas of spalling stucco resulting from years of water infiltration. Photographs 37-41 depict the exterior and interior condition of the building.

- **Building 18, Cottage #18:** Designed by Curtis W. Bixby, this two-story former staff residence is one of four nearly identical wood-frame and stucco cottages constructed in 1925. The Craftsman-style building features a gable roof with exposed rafter ends and an off-center chimney. An enclosed entrance is situated at the center of the west elevation and a one-story enclosed porch is located on the north elevation. The building has been vacant for over 25 years.

Located at the west end of the site, Cottage #18 is in severely deteriorated condition. The roof has failed in many locations, including a large visible hole on the west elevation, resulting in significant water infiltration into the walls of the building which has resulted in catastrophic collapse of interior floors. The deterioration has been exacerbated by exposure to the elements and multiple freeze/thaw cycles due to lack of heat and broken windows within the building. The exterior walls of the building exhibit areas of spalling stucco resulting from

years of water infiltration. Photographs 44-46 depict the exterior condition of the building.

- **Building 19, Cottage #19:** Designed by Curtis W. Bixby, this two-story former staff residence is one of four nearly identical wood-frame and stucco cottages constructed in 1925. This Craftsman style building features a gable asphalt shingle roof, brick chimney and has vinyl replacement windows with surrounding wood trim. An entry porch is located on the west elevation accessed via wood steps and a bay window is located on the north elevation. An additional entry porch is on the east elevation along with a wood staircase accessing the second story. The building has been vacant for several years.

Cottage 19 is in fair condition. The stucco exterior has areas of staining and spalling resulting from water infiltration. Mature vegetation surrounds the building with areas of growth on the exterior walls. Exterior woodwork has peeling paint and sections of rot. The roof has suffered deterioration including lifting of the asphalt shingles and debris collection including moss growth. Deteriorated flashing has also resulted in water damage of the stucco at the roof intersections. The brick chimney has deteriorated mortar and cracked and broken bricks and chimney cap. Photographs 109-111 depict the exterior condition of the building.

- **Building 20, Cottage #20** Designed by Curtis W. Bixby, this two-story former staff residence is one of four nearly identical wood-frame cottages constructed in 1925. This Craftsman style building features wood shingle exterior, a gable asphalt shingle roof, brick chimney, vinyl replacement windows with surrounding wood trim and is supported by a concrete foundation. An entry porch is located on the west elevation accessed via wood steps, and a sunporch is located on the north elevation. An additional entry porch is on the east elevation along with a wood staircase accessing the second story. The building has been vacant for several years.

Cottage 20 is in fair condition. The shingle exterior has cupped, rotted and lifting shingles and woodwork has peeling paint and sections of rot. The building is overgrown with mature vegetation. Existing gutters have pulled away from the roof causing water to cascade down the elevations and damage the exterior of the building. The roof has suffered deterioration including lifting of the asphalt shingles and debris collection including moss growth. The brick chimney has deteriorated mortar as well as cracked and broken bricks. Photographs 112-114 depict the exterior condition of the building.

- **Building 21, Southard Research Laboratory:** Designed by Kendall, Taylor & Company, this one and a half story Craftsman style building has a rectangular footprint and features a brick exterior, wood windows, rafter tails, and a hipped asphalt shingle roof with brick chimneys, slate clad dormer and skylights. A concrete handicap entrance ramp with steel pipe handrails accesses the north elevation entrance with its enclosed porch. The building served as a clinical

research facility for the study of mental illness. The building has been vacant for several years.

The Southard Research Laboratory is in fair condition. The brick exterior and chimneys have areas of deteriorated mortar and woodwork has peeling paint and sections of rot. Exterior metal work has peeling paint and is rusting. The building is overgrown with mature vegetation. The roof has suffered deterioration including lifting of the asphalt shingles. The concrete handicap access ramp has cracks and spalled concrete. Photograph 115 depicts the exterior condition of the building.

- **Building 22, Laundry:** The Laundry was constructed in 1928. The one and a half story red brick building has an "L" shaped footprint with a one story ell off of the east elevation. The building features aluminum replacement windows with concrete sills and brick columns separating window openings, steel entry doors and is supported by a concrete foundation. The building's flat roof is raised with a monitor. An entry portico shelters one north elevation entrance and another is accessed via concrete steps with steel pipe handrails. The building has been vacant for several years.

The Laundry is in fair condition. Brickwork has areas deteriorated mortar. The building is overgrown with vegetation. The concrete handicap access ramp has cracks and spalled concrete and the pipe handrails have peeling paint and are rusting. Photograph 116 depicts the exterior condition of the building.

- **Building 23, Lavers Hall:** Lavers Hall was designed by James Calderwood and constructed in 1914. This one and a half story Craftsman style building has a "U" shaped footprint and features a brick exterior, wood windows, and a hipped slate roof with brick chimneys. A concrete walkway accesses the north elevation entrance with an enclosed porch. The building served as an infirmary for male patients and has been vacant for several years.

Lavers Hall is in fair condition. Areas of brickwork have deteriorated mortar, and exterior woodwork and windows have peeling paint and areas of rot. Sections of the gutters and downspouts have failed causing water damage to trim, soffits, and brickwork. The concrete walkway has cracks and spalled concrete. Photograph 117 depicts the exterior condition of the building.

- **Building 24, Maintenance:** The Maintenance building was constructed in 1930. This one story concrete block building has an "L" shaped footprint. The building features multi light steel windows, overhead garage doors and steel entry doors. The building also features a flat roof.

The Maintenance building is in fair condition. Several windows are broken and/or rusting. The concrete block exterior has many penetrations for through wall air conditioners or conduit, some are unused and remain open. Sections of concrete block are cracked or have portions spalled off. The exterior also suffers from deteriorated mortar. Photograph 118 depicts the exterior condition of the building.

- **Building 25, Greenhouse (non-contributing):** The Greenhouse was constructed circa 1940. The building consists of a two story concrete block storehouse and a one story glass greenhouse extending off of its south elevation. The storehouse has a poured concrete first story and a concrete block second story and features steel multi light windows with concrete sills, wood double doors, an overhead door and a flat roof. The one story greenhouse features a gable roof and an aluminum frame with glass panels. The building has been vacant for several years.

The Greenhouse is in poor condition and is heavily overgrown. The building suffers from mortar deterioration staining, cracks, and spalling concrete. Wood doors have peeling paint and rot. Steel windows have peeling paint and are rusting. The foundation of the greenhouse wing shows areas of significant deflection. Photographs 119-120 depict the exterior condition of the building.

- **Building 26, Electric Substation (non-contributing):** The Electric Substation was constructed circa 1960. The Substation consists of electrical utility boxes wiring and poles set on concrete pads. The station is enclosed by a chain link fence. The Substation is in fair to poor condition with rusting of the chain link fence and the utility boxes. Photograph 121 depicts the condition of the Substation.
- **Building 27, Engineers' Storage:** The Engineers' Storage Building was constructed circa 1930. The one and a half story concrete block building has a roughly rectangular footprint. The building features wood entry doors and wood clapboard on the upper half story below the asphalt shingle gable roof.

The Engineers' Storage building is in poor condition having suffered deterioration including peeling paint and rot of wood clapboard and trim. The concrete block exterior has also suffered mortar deterioration. Wood doors have suffered peeling paint and rot and do not seal properly. Photograph 122 depicts the exterior condition of the building.

- **Building 28, Barn Foundation:** The Barn Foundation is a remnant of a barn that was constructed circa 1900. The rectangular shaped foundation consists of mortared rubblestone approximately five feet in height. The Foundation is in fair condition with some mortar deterioration. The foundation has been unused for over 25 years. Photographs 123-124 depict the exterior condition of the foundation.
- **Building 29, Shed (stucco):** The Shed was constructed circa 1920. The one and a half story Craftsman style building has a stucco exterior and rectangular footprint. The building features surviving wood window trim and wood doors as well as a cross gabled asphalt shingle roof with brick chimney. The building was noted as in poor condition in the National Register Nomination.

The Shed is located in a heavily overgrown area and is in severely deteriorated condition. Windows are broken or missing and remaining wood doors trim and features have peeling paint and rot. Unsealed window openings have exposed the interior to water damage. The stucco exterior has suffered water damage with

staining and spalling. The building is heavily overgrown. The asphalt shingle roof has curling and crumbled shingles. The brick chimney has deteriorated mortar, missing and broken bricks. The building has been vacant for over 25 years. Photographs 125-126 depict the exterior condition of the building.

- **Building 30, Shed (metal) (non-contributing):** The Shed was constructed circa 1970. The building has a rectangular footprint and consists of a gable sheet metal roof and sheet metal and concrete block exterior. The building also features aluminum windows, an overhead garage door and a vinyl entry door.

The Shed is in poor condition. The wood overhead door has peeling paint and areas of rot. The concrete exterior has suffered water damage with mortar deterioration and spalling of the concrete block. The building is heavily overgrown. Photograph 127 depicts the exterior condition of the building.

- **Building 31, Garage (concrete block) (non-contributing):** The Garage was constructed circa 1950. The building has a rectangular footprint and consists of three garage bays. The building features a concrete block exterior, wood trim, multi light windows and a gable asphalt shingle roof.

The Garage is in poor condition. The concrete block exterior has deteriorated mortar and broken and cracked concrete blocks. The surviving wood trim has substantial portions of rot. The asphalt shingle roof has deteriorated and crumbling shingles. Photograph 128 depicts the exterior condition of the building.

- **Building 32, Tarbell Hall:** Tarbell Hall was constructed in 1934. The three and a half story red brick Tudor Revival style building has an "L" shaped footprint supported by a concrete foundation. The building features decorative brick panels, brick lintels and sandstone sills. Brick corbelling is present below the eaves and oriels and sandstone bands are also on the exterior. The building also features wood and aluminum replacement windows as well as steel entry doors. The slate / membrane roof has hipped and flat roof sections. The building has been vacant for several years.

Tarbell Hall is in fair condition with some deterioration noted. Wood windows and wood trim have peeling paint and sections of rot. The brick exterior has areas of deteriorated mortar. The building is overgrown with mature vegetation. Photograph 129 depicts the exterior condition of the building.

- **Building 33, West Building:** Constructed in 1889-1890, the West Building is a two-story, E-shaped, red brick building with Queen Anne and Romanesque Revival style elements. The building features a two-story central projecting pavilion with two projecting wings to the rear. Located in the southwest quadrant of the campus, it was the first building constructed by the school and was designed by William G. Preston. Section 7 Page 3 of the National Register Nomination notes this building is vacant and deteriorating. Section 7 Page 4 notes the building as in poor condition

on a heavily overgrown site. The building has been vacant for over 25 years and is surrounded by a chain link fence.

Located in the northwest quadrant of the site, the West Building is in severely deteriorated condition. The roof has failed in many locations, with a substantial collapse at one rear wing, resulting in significant water infiltration into the masonry walls of the building which has resulted in catastrophic collapse of interior floors. The deterioration has been exacerbated by exposure to the elements and multiple freeze/thaw cycles due to lack of heat and broken windows within the building. The exterior walls of the building exhibit areas of broken and missing bricks resulting from years of water infiltration creating spalled brick and deteriorated mortar. Photographs 49-58 depict the exterior condition of the building.

- **Building 34, Belmont House:** This small, rectangular-shaped building is set on a cast stone foundation and features red brick walls. Probably designed by William G. Preston in 1890, this building was renovated in the early 1980s when its windows and doors were replaced. The ground floor of the building is utilized for salt storage by the maintenance staff while the upper level is vacant.

Located near the West Building, Belmont House is in poor condition. The exterior masonry of the building was inappropriately repointed in the early 1980s but the roof was not replaced. Since that time, the roof has begun to fail resulting in water infiltration within the building. The eaves of the building are also failing as a result of substantial ice dams developing yearly. Photographs 59-61 depict the exterior condition of the building.

- **Building 35, Seguin Hall:** Seguin Hall was constructed in 1934 as a one-story, red brick infirmary. Designed by Clarence P. Hoyt, the Colonial Revival style structure features a Y-shaped plan and is set on a cast stone foundation. A slate hip roof is surmounted by a cupola. The original windows have been replaced with one-over-one sash and a handicapped accessible ramp constructed in the 1990s to provide barrier-free access to the interior of the building. The building has been vacant for several years.

Seguin Hall was renovated in the 1990s when its original windows were replaced and accessible ramps constructed to provide access to the building. Although some elements of the building were renovated, a new roof was not installed and it is now failing resulting in water infiltration into the masonry walls of the building. Photographs 81-82 depict the exterior condition of the building.

- **Building 36, MacDougall Hall:** MacDougall Hall was designed by William G. Preston constructed in 1898. The Queen Anne style red brick building is two and a half stories with an "L" shaped footprint and a hip slate roof. The brick exterior features decorative brick panels, corbelling, jack arch lintels, sandstone sills and is supported by a mortared rubblestone and concrete foundation. The building also features wood windows, aluminum replacement windows and replacement steel

entry doors. The principal entrance is located on the east elevation sheltered by a hip slate roof and accessed via concrete steps with steel pipe handrails. The building served as a dormitory. The building has been vacant for several years.

MacDougall Hall is in fair condition. The brick exterior has areas of deteriorated mortar. Exterior wood windows and trim have peeling paint and rot. The building is heavily overgrown. Roof flashing is damaged and lifting in areas. Window openings do not seal properly exposing the interior to water penetration. Photographs 130-131 depict the exterior condition of the building.

- **Building 37, Dolan Hall:** Dolan Hall was designed by William G. Preston constructed in 1906. The Queen Anne style red brick building is two and a half stories with a rectangular footprint and a slate shingle hip roof. The brick exterior features decorative brick panels, corbelling, and sandstone sills. The building also features wood windows, aluminum replacement windows and replacement steel entry doors. The principal entrance is located on the east elevation sheltered by a hip slate roof and accessed via concrete steps with steel pipe handrails. The building served as a dormitory. The building has been vacant for several years.

Dolan Hall is in fair condition. The brick exterior has areas of deteriorated mortar. Exterior wood windows and trim have peeling paint and rot. The building is heavily overgrown. The slate roof is missing slate in areas. Photographs 133-134 depict the exterior condition of the building.

- **Building 38, West Nurses' Home:** This rectangular, two-story, red brick building is consistent in appearance with the East Nurses' Home also constructed in 1906. Constructed as housing for single nurses, the building features nearly symmetrical facades of punched window openings and central entrances recessed within large round arched openings. Designed by William G. Preston, the building has been vacant for several years.

Located in the northwest quadrant of the site, the West Nurses' Home is in deteriorated condition. The roof flashing and eaves have failed in many locations resulting in significant water infiltration into the masonry walls of the building which is causing deterioration of the interior floors and ceilings. The deterioration has been exacerbated by exposure to the elements and multiple freeze/thaw cycles due to lack of heat within the building. The exterior walls of the building exhibit areas of spalling brick and mortar resulting from years of water infiltration. Photographs 62-66 depict the exterior condition of the building.

- **Building 39, Wheatly Hall:** This one-story, red brick building was constructed in 1933 in a modified E-shaped plan. The Colonial Revival style building features a slate gable roof with a central cupola. Designed as a nursery for young children, the building features a cast stone foundation and a gabled wood portico and cross pavilions with Palladian windows and quoins. This building has been vacant for over 25 years.

Located at the northern end of the site, Wheatly Hall is in severely deteriorated condition. The roof and roof flashing have failed in many locations resulting in significant water infiltration into the masonry walls of the building which has resulted in catastrophic collapse of interior floors and ceiling, particularly in areas where ice dams have repeatedly developed over the years. The deterioration has been exacerbated by exposure to the elements and multiple freeze/thaw cycles due to lack of heat and broken windows within the building. The exterior walls of the building exhibit areas of spalling brick and mortar and efflorescence resulting from years of water infiltration. Photographs 68-75 depict the exterior condition of the building.

- **Building 40, Food Service:** The Food Service Building was designed by Clarence P. Hoyt and constructed in 1931. The one and a half story plus raised basement red brick building has a roughly rectangular footprint. The building features multi light steel windows, sandstone bands, and quoining. The building also features gable slate roof sections and flat asphalt roof sections with brick chimneys and a cupola. Circa 1950 additions partially envelop the 1931 core of the building. The building served as the food production facility and dining hall for the Fernald School. The building has been vacant for several years.

The Food Service Building is in fair condition. The building is heavily overgrown and largely inaccessible. Numerous windows have been removed and openings boarded over. Exterior wood trim and the wood cupola have peeling paint and large sections of rot. A lack of gutters and downspouts has exacerbated the mortar and brick deterioration by water running down the sides of the building. Photograph 135 depicts the exterior condition of the building.

- **Building 41, Howe Hall:** Howe Hall was constructed in 1933. The one and a half story red brick building has a roughly rectangular footprint. The building features multi light windows including an oculus and arched windows, a pedimented gable end on the east elevation, gable and hip roof sections with slate shingles, and decorative wood trim. The principal entrance is a series of arched doorways on the east elevation accessed by concrete steps. The building has been vacant for several years.

Howe Hall is in fair condition. The exterior woodwork has peeling paint and sections of rot. Flashing is missing from portions of the roof. The brick exterior has areas of deteriorated mortar. The building is heavily overgrown. Photograph 136 depicts the exterior condition of the building.

- **Building 42, East Dowling Hall:** Constructed in 1906, this Queen Anne style T-shaped building was designed by William G. Preston. The two-story red brick building is set on a fieldstone foundation and features punched window openings with cast stone sills. Many of the original multi-pane, double hung windows have been replaced with glass block. The west elevation features a central projecting

section with a large Palladian window set above a covered entrance porch. The building has been vacant for over 25 years.

Located near the center of the site, East Dowling Hall is in severely deteriorated condition. The roof and roof flashing have failed in many locations resulting in significant water infiltration into the masonry walls of the building which has resulted in catastrophic collapse of interior floors and ceiling. The deterioration has been exacerbated by exposure to the elements and multiple freeze/thaw cycles due to lack of heat and broken windows within the building. The exterior walls of the building exhibit areas of spalling brick and mortar and efflorescence resulting from years of water infiltration. Photographs 77-80 depict the exterior condition of the building.

- **Building 43, Hillside Cottage:** Constructed in 1906, this Queen Anne / Colonial Revival style two and a half story building was designed by William G. Preston and has a roughly rectangular footprint with a main block and two ells extending north and south off of the main block. The wood frame and shingle sided building features aluminum replacement windows, decorative wood trim, gable and gambrel roof sections with asphalt shingles, and a columned entry porch on the east elevation. The porch is accessed via a concrete ramp with steel pipe handrails. The building served as the Superintendent's House. The building has been vacant for several years.

The Hillside Cottage is in fair condition. The wood shingle siding is curling and there are areas of deteriorated wood shingles including peeling paint, cracked shingles and rot. Wood trim has sections of peeling paint. Photograph 137 depicts the exterior condition of the building.

- **Building 44, Hillside Cottage Garage:** Constructed in 1912, the Hillside Cottage Garage is a one-story, rusticated concrete block building. The building is two bays wide and has a hip roof. The building is situated behind the Hillside Cottage, the building is heavily overgrown and has been vacant and unused for 25 years.

Located in the southeast quadrant of the site, the Hillside Garage is in severely deteriorated condition. The roof has failed in many locations resulting in significant water infiltration into the masonry walls of the building. The exterior concrete block walls and mortar are in poor condition due to exposure to the elements and multiple freeze/thaw cycles, lack of heat and severely overgrown vegetation that is undermining the stability of the structure. Photographs 47-48 depict the exterior condition of the building.

- **Building 45, Baldwin Cottage:** The Baldwin Cottage was constructed in circa 1900. The two and a half story building features vinyl siding and a mixture of wood multi light and vinyl replacement windows with the building supported by a mortared rubblestone foundation. The gable roof has asphalt shingles and brick chimneys. The building has been vacant for several years.

Baldwin Cottage is in deteriorated condition. Portions of the vinyl siding have pulled away from the building, wood trim and windows have peeling paint and rot. The asphalt shingle roof is covered in moss and debris with crumbled shingles. The site is overgrown with vegetation. Photograph 138 depicts the exterior condition of the building.

- **Building 46, Wallace Hall:** Wallace Hall was constructed in 1936. The one and a half story building plus raised basement has a double Y plan. The red brick building features steel replacement entry doors and aluminum replacement windows. The exterior has brick lintels and concrete sills. The hipped slate roof features a cupola. The principal entrance is located on the north elevation consisting of a brick columned porch sheltered by a hip roof and accessed via a concrete walkway with steel pipe handrails. The building has been vacant for several years.

Wallace Hall is in fair condition. Some deteriorated mortar is present, and there are areas of deteriorated and broken brick as well as staining. The roof has isolated areas of missing and broken slate and flashing. The building is partially overgrown with vegetation. Photographs 139-141 depict the exterior condition of the building.

- **Building 47, Administration:** Designed by Clarence P. Hoyt in Colonial Revival style, the Administration Building was constructed in 1933. The one and a half story plus raised basement red brick building has a "T" shaped main block and a 1950s era addition off of its west elevation. The building features cast stone panels, keystones, quoining, and sills as well as balustrades, and projecting gable pediment on the east elevation. The main block has wood multi light windows and aluminum replacement windows while the 1950s addition has aluminum windows. The building has hip slate shingle roof section on the main block with cupola and a flat roof on the addition. The building's principal entrance is on the east elevation via a columned portico with frieze and dentil details as well as concrete steps. The building served as office space with examination rooms and a pharmacy. The building has been vacant for several years.

The Administration Building is in fair condition. Exterior woodwork including the pediment and wood trim has peeling paint. The brick exterior has suffered staining and mortar deterioration. The building is partially overgrown with vegetation. Photographs 142-143 depict the exterior condition of the building.

- **Building 48, Farrell Hall (non-contributing):** Farrell Hall was constructed in 1960. The one story plus raised basement red brick building has a "T" shaped footprint and is supported by a concrete foundation. The building has brick panels, aluminum windows and steel doors as well as a flat roof. The raised basement is clad in concrete while the first story utilizes brick. A concrete handicap access ramp with steel pipe handrails is located along the south elevation providing access to the basement and first story with an elevated exterior walkway along the first story west elevation. The principal entrance is on the west elevation with a set of concrete steps with steel pipe handrails accessing a set of steel double doors with

transom and sidelight. A loading dock is also present on the west elevation. The building has been vacant for several years.

Farrell Hall is in fair condition. Exterior metalwork has peeling paint and is rusting including the pediment and wood trim have peeling paint. The brick exterior has suffered staining and mortar deterioration. Sections of concrete are cracked and/or spalling. The building is heavily overgrown with vegetation. Some windows are damaged with openings boarded over with plywood. Photographs 144-146 depict the exterior condition of the building.

- **Building 49, Infirmary/Stephen Bowne Hall:** Designed by William G. Preston, Bowne Hall was constructed as an infirmary for patients with contagious diseases. The three, attached square plan, red brick wings were constructed individually in 1893, 1901 and 1907. The building features a fieldstone foundation and corbelled cornices. The one-story sections have slate hip roofs and large chimneys. The building has been vacant for over 25 years and is surrounded by a chain link fence.

Located in the southwest quadrant of the site, Stephen Bowne Hall is in severely deteriorated condition. The roof and roof flashing have failed in many locations resulting in significant water infiltration into the masonry walls of the building which has resulted in catastrophic collapse of interior floors and ceiling, particularly in areas where ice dams have repeatedly developed over the years. The deterioration has been exacerbated by exposure to the elements and multiple freeze/thaw cycles due to lack of heat and broken windows within the building. The exterior walls of the building exhibit areas of spalling brick and mortar and efflorescence resulting from years of water infiltration. Photographs 68-75 depict the exterior condition of the building.

- **Building 50, Greene Unit (non-contributing):** The Greene Unit was constructed in 1960. The three story red brick building has an irregular footprint with an "E" shaped main block and a large east wing. The building features ganged sets of three windows and multi light windows all constructed of aluminum with cast stone sills. The building utilizes two tones of red brick and has a flat roof. The building's principal entrance is located on the south elevation and features concrete steps and handicap access ramp with steel pipe rails leading two a set of aluminum double doors with sidelights and transoms. The building served as athletic and office space and an accessible therapeutic pool at the basement level.

The Greene Unit is in fair condition. Exterior metalwork has suffered from peeling paint and is rusting in areas. Areas of concrete are cracked and spalled. Areas of the brick exterior has suffered mortar deterioration. Photographs 147-149 depict the exterior condition of the building.

- **Building 51, Trapelo Cottage:** The Trapelo Cottage was constructed circa 1860. The two and half story building has a roughly rectangular footprint supported by a mortared rubblestone foundation. The building features wood double hung and

aluminum replacement windows as well as bay windows, wood fascia and asbestos siding. The gable asphalt shingle roof has a brick chimney. The principal entrance is on the north elevation via a steel door located adjacent to an enclosed porch. A secondary entrance is on the east elevation accessed via a concrete porch with steel pipe handrails. The building has been vacant for several years.

The Trapelo Cottage is in fair condition. Exterior woodwork and windows have peeling paint and sections of rot. The roof is in poor condition with most of the asphalt shingle, curling, broken or delaminated. Exterior metalwork has peeling paint and is rusting. Areas of concrete are cracked and spalled. The brick chimney exhibits deteriorated mortar and loose bricks. Photograph 150 depicts the exterior condition of the building.

- **Building 52, Trapelo Cottage Garage (non-contributing):** Originally located adjacent to the Trapelo Cottage, the Trapelo Cottage Garage is no longer extant.
- **Building 53, Cardinal Cottage:** Cardinal Cottage was constructed circa 1850 in the Greek Revival style. The two and a half story building has a roughly rectangular footprint and is supported by a concrete and granite foundation. The building features wood trim, asbestos siding and wood double hung windows. The building has a gable slate roof with brick chimneys. The principal entrance is on the west elevation consisting of a glazed wood door with sidelights sheltered by a columned porch and accessed by a set of concrete steps. The building has been vacant for several years.

The Cardinal Cottage is in fair condition. Exterior woodwork and windows have peeling paint and sections of rot. The porch columns in poor condition due to water infiltration. Debris and plants have collected in the gutters causing water damage to the fascia and soffits. Photographs 151-152 depict the exterior condition of the building.

- **Building 54, Garage (non-contributing):** The Garage was constructed in 1947. The rectangular one story, two car bay concrete block building has a flat concrete roof. The building has one infilled opening with a pedestrian door and one overhead door. The building has been vacant for several years.

The Garage is in fair condition with some mortar deterioration present. Photograph 153 depicts the exterior condition of the building.

- **Building 55, Cottage 17 Garage:** Constructed in ca. 1950, the Cottage #17 Garage is a non-contributing building in the District. The Garage is a one-story, concrete block, two-bay structure located across a narrow driveway from Cottage #17. The building has been vacant for over 25 years.

Located at the southwestern edge of the site, the Cottage #17 Garage is in severely deteriorated condition. The roof has failed in many locations resulting in significant water infiltration into the masonry walls of the building. The exterior concrete block walls and mortar are in poor condition due to exposure to the elements and

multiple freeze/thaw cycles. Photographs 42-43 depict the exterior condition of the building.

- **Building 56, Garage (non-contributing):** The garage was constructed in 1930. The rectangular one story one car bay brick and concrete block building has a flat concrete roof. The building also has a set of wood double doors. The building has been vacant for several years.

The Garage is in poor condition. The doors have peeling paint and rot. The concrete has portions spalled off and the mortar has deteriorated and is missing in areas. Photograph 154 depicts the exterior condition of the building.

- **Building 57, Garage (non-contributing):** The Garage was constructed in 1955. The rectangular one story, one car bay concrete block building has a gable asphalt shingle roof. The building features wood clapboard above the wood panel overhead door entrance. The building has been vacant for several years.

The Garage is in deteriorated condition. The asphalt shingle roof is failing with most of the asphalt shingle, curling, broken or delaminated. The exterior woodwork has peeling paint and rot. Photograph 155 depicts the exterior condition of the building.

- **Building 58, Electric Substation (non-contributing):** The Electric Substation was constructed circa 1960. The Substation consists of electrical utility boxes wiring and poles as well as supporting concrete pads and a one story brick building. The rectangular building features a set of steel double doors and a single wood entry door as well as a flat roof. Portions of the substation are enclosed by a chain link fence.

The Substation is in poor condition. The building suffers from mortar deterioration and the wood door has water damage and rot. The building is heavily overgrown. The steel doors have peeling paint and rust and one has been broken and boarded over with plywood. Photograph 156 depicts the exterior condition of the station.

- **Building 59, Cast Iron Fence:** The fence is not visible. The location of the fence is heavily overgrown and there are numerous fallen trees and debris present.
- **Building 60, Kelley Hall (non-contributing):** Constructed in 1969, this modern building is three and four-stories in height. The red brick cruciform plan building features punched openings with steel sash. This structure is located at the southeast quadrant of the District and is a non-contributing resource. The building has been vacant for over 25 years.

Located in the southwest quadrant of the site, Kelley Hall is in severely deteriorated condition. The roof has failed in many locations resulting in significant water infiltration into the masonry walls of the building. The exterior walls of the building exhibit areas of spalling brick and mortar and efflorescence resulting from years of water infiltration. Photographs 28-30 depict the exterior condition of the building.

- **Building 61, Activities Center (non-contributing):** Designed by CBT Architects, the Activities Center was constructed in 1980. The one and a half story, red brick building has an "L" shaped footprint. The building features large multi light wood and aluminum windows as well as a pitched asphalt shingle and flat roof. Greenhouses are located off of the south elevation.

The Activities Center is in poor condition. Wood trim and windows have peeling paint and rot. Photograph 157 depicts the exterior condition of the building.

- **Building 62, Withington Center (non-contributing):** Designed by Payette Associates, the Withington Center was constructed in 1979. The two story plus raised basement brick building has a "T" shaped footprint. The building features a brick and concrete exterior with aluminum windows and a flat roof. A later concrete clad addition is situated off of the south elevation. The principal entrance is on the west elevation consisting of a concrete walkway leading to a set of double doors. A loading dock is situated off of the north elevation.

The Withington Center is in fair condition. There is staining on the brick exterior as well as deteriorated mortar. the building is partially overgrown with vegetation. Photograph 158 depicts the exterior condition of the building.

- **Building 63, Eunice Shriver Center (non-contributing):** Designed by Caolo & Bienick Associates, the Eunice Shriver Center was constructed in 1967. The complex consists of two distinct connected buildings the Research Laboratory and Rehabilitation Center. The four story laboratory has a rectangular footprint and features large multi light and single glazed aluminum windows with cast stone bands and panels. The fourth story is recessed from those below and houses mechanical equipment on its flat roof. The rehabilitation center is a one story brick building with an "H" shaped footprint and features aluminum windows and a flat roof.

The Eunice Shriver Center is in fair condition. Some staining of the exterior masonry and deteriorated mortar is present as well as rusting of the metal clad equipment enclosure on top of the research laboratory. Photographs 159-162 depict the exterior condition of the building.

- **Buildings 64-74, Cottages #3-13 (non-contributing)**

The Cottage Complex consists of 11 identical "U"-shaped residences. These one story buildings have brick and wood shake exteriors featuring wood panels, aluminum windows and steel doors. Every building utilizes a modified Mansard style roof with wood shakes running down the sides of the buildings at an angle from the flat roofs that house rooftop mechanical equipment. Concrete and asphalt walkway access the entrances.

The cottages are in fair to deteriorated condition suffering from the same forms of deterioration. Wood siding and trim has peeling paint. The masonry has areas of

deteriorated and missing mortar. Photographs 161-166 depict representative views of the exterior conditions of the cottages.

- **Building 75, Brookside (non-contributing):** Brookside was constructed in 1981. The one story red brick building has a rectangular footprint and features aluminum windows and a flat roof. Above the windows, the building is wrapped in sheet metal cladding.

Brookside is in fair condition. The building is surrounded by overgrown mature vegetation. The building exhibits some deteriorated mortar. Photograph 167 depicts the exterior condition of the building.

- **Building 76, Woodside (non-contributing):** Woodside was constructed in 1981 and consists of two buildings connected by a sheltered walkway. The northern building is a one story red brick building with an "L" shaped footprint. The northern building features aluminum windows and above the windows the building is wrapped in sheet metal cladding. The southern building features identical detail and is one story with a rectangular footprint.

Woodside is in fair condition. The building is surrounded by overgrown mature vegetation. The building exhibits areas of deteriorated mortar and staining on the brickwork from rusting metalwork. Photograph 168 depicts the exterior condition of the building.

- **Building 77, Site 5 (non-contributing):** Site 5 was constructed circa 1980. The one story red brick building has a rectangular footprint and features aluminum windows and a flat roof. Above the windows, the building is wrapped in sheet metal cladding. The principal entrance is on the west elevation consisting of a concrete walkway leading to a glazed steel door with sidelights.

Site 5 is in fair condition. The building is surrounded by overgrown mature vegetation. The building's windows frames have peeling paint. Photograph 169 depicts the exterior condition of the building.

- **Building 78, Open Pavilion (non-contributing):** The Open Pavilion was constructed circa 1970. The one story structure has a concrete pad and gabled sheet metal roof. The structure is in fair condition.
- **Building 79, Shed (non-contributing):** The Shed was constructed circa 1970. The one story rectangular building is clad in sheet metal. The building features a flat metal roof.

The Shed is located in a heavily overgrown area and in deteriorated condition. Photograph 170 depicts the exterior condition of the building.

- **Building 80, Shed (concrete) (non-contributing):** The Shed was constructed circa 1970. The one story rectangular concrete building features a flat roof. An entrance on its north elevation has been boarded over with plywood.

The Shed is in fair condition. Portions of the concrete have spalled off of the building. The building is in a heavily overgrown area. Photograph 171 depicts the exterior condition of the building.

- **Building 81, Garage (concrete) (non-contributing):** The Garage was constructed circa 1930. The one story rectangular building features concrete and wood frame sections. The building has wood paneling, wood double doors, and a pitched sheet metal roof.

The building is in poor condition. The wood exterior and wood doors have peeling paint and are deteriorated. Some doors have significant air gaps and/or are broken or have broken frames. Photograph 172 depicts the exterior condition of the building.

- **Building 82, Shed (concrete) (non-contributing):** The Shed (concrete) is no longer extant.

- **Buildings 83-86, Malone Park 1-4 (non-contributing):** Malone Park consists of four identical "U" shaped multifamily residences. These one and a half story buildings have wood siding, doors and trim as well as aluminum sliding and glass block windows. The buildings have pitched asphalt shingle roofs.

Buildings in Malone Park are in fair condition. The buildings suffer deterioration including peeling paint and rot of the wood siding doors and trim. The buildings are surrounded by mature vegetation. Photographs 173-176 depict the exterior condition of the buildings.

- **Building 87, Pool Area:** The ca. 1960 pool area is situated near the non-contributing Greene Unit and Farrell Hall. The concrete in-ground pool is surrounded by a chain link fence and features a modern, wood-frame storage shed.

The Pool/Playground area is located near Wheatly Hall. The area is surrounded by a chain link fence and incorporates a modern, wood frame shed structure. The poured concrete pool has not been used in years and is cracking and in poor condition. Photograph 67 depicts the condition of the area.

- **Building 88, Chapel (non-contributing):** Designed by John A. McPherson, the Chapel was constructed in 1960. The one and a half story red brick building has a "T" shaped footprint. The building features vinyl siding, brick quoining and multi light windows including some with lead glass. The building has its principal entrance on its west elevation sheltered by a projecting columned portico and accessed via a concrete handicap ramp with steel pipe handrails.

The Chapel is in fair condition. The brick exterior has deteriorated mortar as well as cracked and chipped bricks. Wood trim and windows have peeling paint. Portions

of the vinyl siding on the eave and soffit have broken off exposing the wood beneath to water damage resulting in rot. The building is partially overgrown with vegetation. Photographs 177-178 depict the exterior condition of the building.

- **Building 89, Electric Substation (non-contributing):** The Electric Substation was constructed circa 1960. The Substation consists a rectangular one story brick building supported by a mortared rubblestone and concrete foundation. The building features brick corbelling, and a jack arch brick lintel above a vinyl entry door. The building also has a low pitched roof.

The Substation is in fair condition. Photograph 179 depicts the exterior condition of the station.

- **Building 90, Shed (wood):** The Shed was constructed circa 1920. The one story rectangular wood frame building has a gable asphalt shingle roof and a wood door opening on its east elevation. The building is supported by a concrete foundation. The building serves as equipment storage.

The Shed is in severely deteriorated condition. The wood exterior has broken clapboards and rot. The asphalt shingle roof has failed with holes and degraded shingles. Photographs 180-182 depict the exterior condition of the station.

- **Building 91, Activity Center Lawn:** The Activity Center Lawn dates to circa 1891 and is green space located north of the Gym (Building #5). The open lawn slopes down to the west and includes mature trees and bushes as well as a paved asphalt walkway.

The Activity Center Lawn is in fair condition. Some plantings have become overgrown and volunteer growth has taken over substantial portions of the area. Photograph 183 depicts the condition of the area.

- **Gazebo (not included in Nomination):** The Gazebo was constructed circa 1985 located north of the Chapel (Building #88) in an open lawn area. The Gazebo consists of a wood frame with brackets supporting a wood shingle roof. This structure is not identified in the National Register Nomination, District Data Sheet or District Map. The Gazebo is in fair condition with some of the roof shingles lifting. Vegetation has been allowed to incase the Gazebo. Photograph 167 depicts the condition of the Gazebo.

- **Shed (concrete; not included in Nomination):** This one story concrete block shed is located in a heavily overgrown area west of Shed (stucco; Building #29). This building is not identified in the National Register Nomination, District Data Sheet or District Map and appears to be approximately 40 years old. The building is in a dilapidated state with its roof missing and portions of walls. The concrete block is substantially deteriorated in areas. Photograph 184 depicts the condition of the building.

- **Malone Park Comfort Station (not included in Nomination):** This one-story, wood frame structure is located in a heavily overgrown area of Malone Park. This building is not identified in the National Register Nomination, District Data Sheet or District Map but is approximately 20 years old.

Constructed in ca. 1990, this deteriorated wood frame structure is in poor condition as a result of lack of maintenance. Located within Malone Park at the northeast quadrant of the site, heavily overgrown vegetation is undermining the structure.

Archaeological Resources

There are no previously identified archaeological resources located within the Project site. The National Register Nomination notes the high potential for prehistoric archaeological resources as well as a high potential for recovery of locating significant historic archaeological remains within the grounds of the Fernald State School District. However, the sites of the existing buildings are heavily developed areas, whose construction likely destroyed any prehistoric or historic period archaeological resources. The Nomination does note that a cemetery has not been located on the grounds, and an unmarked cemetery may exist near the West Building "where a small area exists enclosed by a decorative wrought iron fence." The fence could not be located as its location is heavily overgrown and has been disturbed by numerous fallen trees and debris.

GZA
GeoEnvironmental, Inc.

*Engineers and
Scientists*

February 18, 2009
RFP No. 01.P000597.09



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Re: Mass. State Proj. No. DMR 0906-HS1
Preliminary Overview
Study of Demolition of Selected Buildings at the Walter Fernald School
Waltham, Massachusetts

Dear Mr. McWeeney:

Pursuant to our recent discussions, GZA GeoEnvironmental, Inc. (GZA) has prepared the following preliminary overview of the twenty-three buildings to be evaluated for potential future demolition at the Walter Fernald School in Waltham, Massachusetts (Fernald). The observations below were made over the course of several visits by GZA representatives to the Fernald property during January of 2009. A list of the buildings observed by GZA is attached for reference purposes.

The subject buildings are distributed throughout the Fernald campus and were constructed between the years of 1890 and 1982. At the time of GZA's visits, GZA did not access the building interiors; therefore, our observations contained herein are strictly derived from exterior vantages.

Based on information made available to GZA, we understand the buildings served a variety of school functions that included dormitories, medical services, staff residences, maintenance and recreation. The majority of the buildings were observed to be constructed of varying combinations of masonry and wood materials. A number of buildings, due to abandonment and deferred maintenance, have entered "condemned" status. Infiltration of the elements and pests over a period of many years has in some cases caused significant compromise to the building envelopes. Based on a conversation with Paul Bermingham, Director of Campus Safety, some of the buildings have been deemed unsafe for over twenty years with spalling masonry exteriors, roof breaches and interior floor and stairway failures. Due to the extreme conditions of a few of the buildings we observed, the buildings have been surrounded by a chain link fence to restrict unauthorized access not only into the buildings but the areas proximate to the exteriors.



Based on the age of the buildings and the anticipated materials of construction, including interior finishes and fixtures, it is likely that many of the buildings will contain a wide range of hazardous items (PCB light ballasts, mercury containing devices, oils, asbestos, etc.) that will need to be inventoried and remediated prior to any demolition work. Upon completion of GZA's visual structural evaluation and hazardous materials inventory of the referenced Fernald buildings, we will submit a detailed report of our findings.

Thank you for the opportunity to work with you on this important project. If you have any questions or require any additional information, please do not hesitate to contact me at (781) 278-3842.

Very truly yours,

GZA GEOENVIRONMENTAL, INC.

A handwritten signature in black ink, appearing to read "Randy J. Meuse", written in a cursive style.

Randy J. Meuse
V.P. Remediation Engineering & Construction

Attachment: Table 1

TABLE 1

WALTER E. FERNALD STATE HOSPITAL (CAMIS FACILITY ID: DMR27) 200 Trapelo Rd., Waltham, MA				
PARCEL	ADDRESS (CAMIS)	CAMIS BUILDING NO.	BUILDING AREA (SF)	DATE OF CONSTRUCTION (CAMIS)
WAVERLY HALL	200 Trapelo Rd.	438DMR0280	32,298	1891
COTTAGE 17/GARAGE	200 Trapelo Rd.	438DMR0180	440	1925
COTTAGE 18	200 Trapelo Rd.	438DMR0170	2,264	1925
POOL AREA	200 Trapelo Rd.	438DMR9509	4,950	1973
CHIPMAN #006/HALL	200 Trapelo Rd.	438DMR5551	10,704	1892
STEPHEN BOWNE HALL	200 Trapelo Rd.	438DMR0490	12,000	1893
OLD ACTIVITY CENTER	200 Trapelo Rd.	438DMR4445	21,766	1891
WEST BUILDING	200 Trapelo Rd.	438DMR0330	49,041	1890
COTTAGE 17	200 Trapelo Rd.	438DMRBP08	2,264	1925
WHEATLEY HALL	200 Trapelo Rd.	438DMR0390	11,640	1933
MALONE PARK - COMFORT STATION	200 Trapelo Rd.	438DMRBP16	475	Not Listed
POLL SHED #1	200 Trapelo Rd.	438DMR9210	48	1982
POOL SHED #2	200 Trapelo Rd.	438DMR9211	120	1979
HILLSIDE GARAGE	200 Trapelo Rd.	438DMR6664	484	1912
BELMONT HOUSE	200 Trapelo Rd.	438DMR4444	6,416	1890
WEST NURSES #038	200 Trapelo Rd.	438DMR0380	6,912	1906
SEQUIN HALL #035	200 Trapelo Rd.	438DMR0350	21,521	1933
WALLACE BLDG #049	200 Trapelo Rd.	438DMR0460	29,550	1936
KELLY HALL	200 Trapelo Rd.	438DMR4441	43,740	1961
GARAGE (COTTAGE 20)	200 Trapelo Rd.	438DMR6028	240	1930
DOLAN HALL #037	200 Trapelo Rd.	438DMR6050	15,252	1906
WARREN HALL #011	200 Trapelo Rd.	438DMR9206	16,296	1906
MCDUGAL HALL	200 Trapelo Rd.	438DMR9216	23,376	1898
Total Buildings: 23		Total:	311,797	



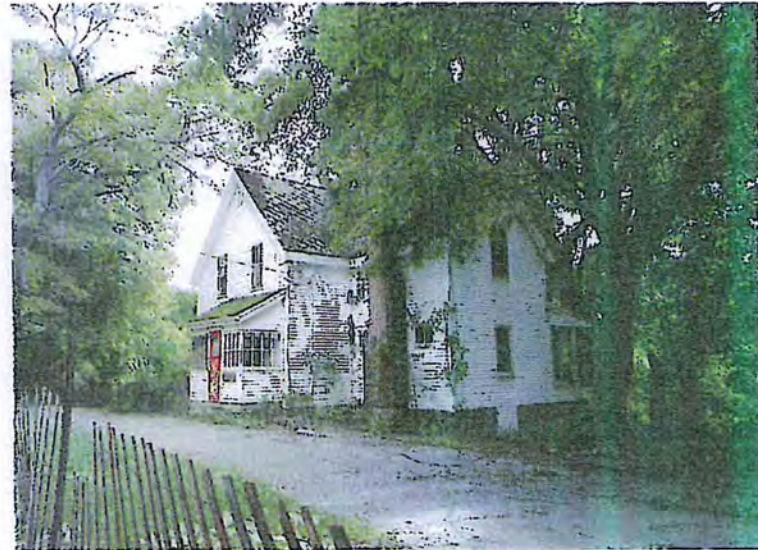
135. View West of East Elevation of Food Service Building



136. View West of East and North Elevations of Howe Hall



137. View West of East Elevation of Hillside Cottage



138. View Southwest of East and North Elevations of Baldwin Cottage

Walter E. Fernald Developmental Center Waltham, MA



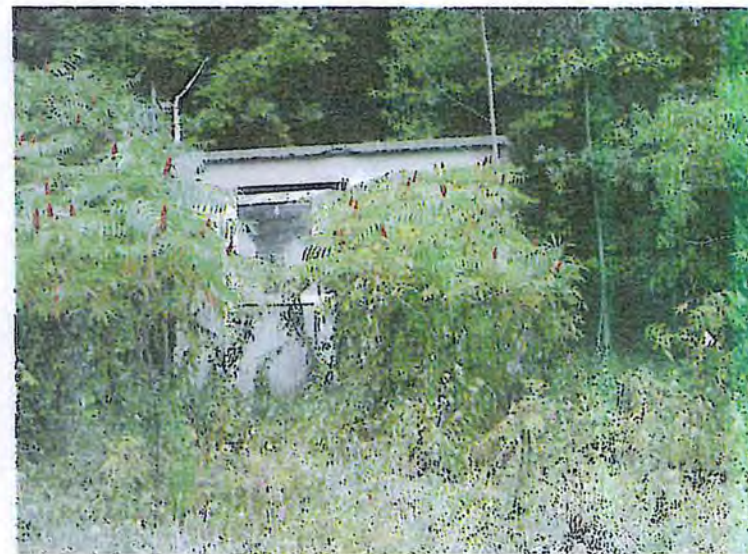
151. View North of South and East Elevations of Cardinal Cottage



152. View West of East Elevation of Cardinal Cottage



153. View North of South and East Elevations of Cardinal Cottage Garage



154. View East of West Elevation of Garage (Building #56)

Walter E. Fernald Developmental Center Waltham, MA



147. View West of East Elevation of Greene Unit



148. View Southeast of West and North Elevations of Greene Unit



149. View North of South Elevation of Greene Unit



150. View West of East Elevation of Trapelo Cottage

Walter E. Fernald Developmental Center Waltham, MA