



CITY OF GLOUCESTER COMMUNITY PRESERVATION COMMITTEE PROJECT APPLICATION COVER SHEET

I: Project Information

Project Title:

City Hall Fire Suppression, Alarm System and Electrical Upgrade

Project Summary:

City Hall is an architectural and historic gem, which defines our skyline, anchors downtown, houses invaluable archives, WPA murals and other art and artifacts and has been the seat of municipal government since 1871. Our goal is to address the grave danger to the building, to Gloucester and to the surrounding neighborhood, should this iconic structure suffer a catastrophic fire. As recommended by the City's consultants as well as the Fire Chief, in order to minimize the risk of fire, City Hall is in urgent need of a new sprinkler system, as well as an upgrade to the existing fire alarm and electrical system.

These upgrades constitute part of a \$4.9M (\$4.66M + 5% construction contingency) improvement plan to City Hall of which \$1.7 M (\$1.6M + 5% construction contingency) is allocated for IT service upgrades. The cost for fire detection and suppression with upgrades to Code requirements and electrical services is estimated to be \$3.2M (\$3 M + 5% construction contingency).

Recognizing the urgency of this project to address safety concerns the State has appropriated \$1.5 M. This application is seeking \$1.7 M to complete the non-IT related work.

Estimated start date: January 2021

Estimated completion date: September 2022

CPA Program Area:

- | | |
|--|---|
| <input type="checkbox"/> Open Space | <input checked="" type="checkbox"/> Historic Preservation |
| <input type="checkbox"/> Community Housing | <input type="checkbox"/> Recreation |

II: Applicant/Developer Information

Contact with primary responsibility for project: Michael Hale (Director of Public Works)

Organization (if applicable): Gloucester DPW and City Hall Restoration Commission

Mailing Address: 28 Poplar St., Gloucester

Daytime phone #: 978-325-5600

E-mail address: mhale@gloucester-ma.gov

Federal ID#:04-6001390	
Secondary Contact: Maggie Rosa	
Organization (if applicable): City Hall Restoration Commission	
Mailing Address: 26 Fort Hill Ave, Gloucester, MA 01930	
Daytime phone #: 978-491-0825	E-mail address: magggirosa44@gmail.com
III: Budget Summary	
Total budget for project: \$4.9M (\$4.66M + 5% construction contingency)	
CPA funding request: \$1.7 M	
CPA request as percentage of total budget: 35%	

Applicant's Signature:  _____

Printed name and Position: Michael Hale, Director of Public Works, Gloucester

Co-applicant/ City Official (if required): _____

CITY OF GLOUCESTER

COMMUNITY PRESERVATION COMMITTEE

BUDGET FORM

Project Name: City Hall Fire Suppression, Alarm System & Electrical Upgrades

Applicant: City Hall Restoration Commission & Gloucester Dept. of Public Works

SOURCES OF FUNDING	
Source	Amount
Community Preservation Act Fund	\$1.7 M
(List other sources of funding)	\$0
State	\$1.5 M
City of Gloucester	\$1.7 M
Total Project Funding	\$4.9 M

PROJECT EXPENSES

Please Note: The allocation of funds from CPA and State funding to the various line items for costs are flexible, except for the cost of IT work, which will be paid by the City only.

Expense	Est. Cost	Est. Cost Inc. 5% Construction Contingency	City Portion	CPA Portion	State Portion
Estimated Related Interior Architectural Features	\$394,715	\$414,450	\$0	\$336,450	\$78,000
Estimated Electrical service	\$1,759,234	\$1,847,195	\$0	\$1,340,775	\$506,421
Estimated Fire Protection	\$576,639	\$605,470	\$0	\$0	\$605,470
Estimated IT upgrades	\$1,610,970	\$1,691,518	\$1,691,518	0	0
Estimated Related Code Work	\$295,909	\$310,704	\$0	0	\$310,704
Estimated Related Hazmat	\$24,438	\$25,659	\$0	\$24,438	\$0
Total Estimated Cost	\$4,661,905.00	\$4,894,996.00	\$1,691,518	\$1,701,663.00	\$1,500,595.00

Please feel free to photocopy or re-create this form if more room is needed.

CITY OF GLOUCESTER

COMMUNITY PRESERVATION COMMITTEE

PROJECT SCHEDULE

Please provide a project timeline below, noting all project milestones. Please note that because the City Council must approve all appropriations, CPA funds may not be available until up to two months following Committee approval.

	Activity	Estimated Date
Project Start Date:	Seek approval of Loan Order by City Council for project funding	January – March 2021
Project Milestone:	Design and bid process	March – September 2021
50% Completion Stage:		
Project Milestone:	Construction	September 2021 - September 2022
Project Completion Date:		September 2022

Please note: If the project is approved, the recipient must provide progress reports to the Committee on a quarterly basis (by the 15th of January, April, July and October) depending on the length of the project. The recipient shall also provide an interim report at the 50% Completion Stage, along with budget documentation.

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Photo Courtesy of Kim Smith Designs

NARRATIVE

1. Background Information on City Hall Restoration Commission's Activities, Past and Present

In 2004, Mayor John Bell and the City Council established the City Hall Restoration Commission (CHRC) to set priorities, secure funding and supervise future repairs to the building. Members of CHRC include members of the public as well as City employees from the DPW and the Building Department. A brief summary of the Commission's activities since 2004 is presented as follows.

Initially, the Commission was focused on the building's roof and tower, and as the Commission was planning roof repairs, two seriously deteriorated roof trusses were discovered that led the City to vacate the building for a year while repairs were made. These repairs were funded in part by an emergency grant from the Massachusetts Historical Commission.

During the truss and roof repairs, more potentially dangerous deterioration was discovered in the tower that was causing a visible lean to the structure. Again, funding was obtained to perform emergency shoring repairs to the tower in the spring of 2006. With the tower shored,

the restoration of the tower ensued. A new steel support system was designed and installed to give the tower structural support, while at the exterior, replacement copper roofing and flashing was installed to stop the destructive invasion of water, that had led to the deterioration of wood structural elements. Unfortunately, funding was insufficient to complete exterior restoration of the tower, so that Phase I ended with the critical structure repairs completed, but with still much work to be done to complete all sections of the tower.

Members of the CHRC worked with other citizens to adopt the Community Preservation Act (CPA) in Gloucester and in 2010 in the first round of CPA funding \$2.6 million was provided in the form of a bond to initiate Phase II of the efforts to preserve and restore the building's exterior. Included in this phase was the continued restoration of the tower, as well as the four corner-mounted ventilator structures, the restoration of the building's cornice, restoration of existing windows. In 2013, the restoration of all of the building's windows was completed through \$36,000 of additional CPA funds and a Bananas Fashion Show fundraiser. Interior storm windows were added at each restored window. The building's two prominent entry porticos were restored with existing copper roofs, gutters and downspouts replaced, deteriorated wood roof framing repaired, and the ornamental wood elements restored. Lastly, based upon a forensic investigation of the original paint color, the building was repainted in the historical khaki color, intended to match the Nova Scotia sandstone.

The cost of the Phase I and II restoration exceeded 33% of City Hall's assessed value, so in accordance with regulations of the Massachusetts Architectural Access Board (MAAB), the entire building also needed to be made completely accessible. The Commission negotiated with MAAB to bring the building into compliance without comprising the historic integrity of the building's exterior and, also, to phase the compliance over a period of four years in order to reduce the financial burden to the City.

Other projects that CHRC has supervised and funded, much which has come from private funding from the citizens of Gloucester, include repairs of the tower's clock and bell, installation of a ventilation system for the Kyrouz auditorium, auditorium shades and new gardens and irrigation on the Dale Avenue side of the building.

Given City Hall's central role within the civic center of the city and within the hearts of the citizens of Gloucester, the City Hall Restoration Commission, Mayor Theken, the Fire Chief, State Senator Tarr and Representative Ferrante have for a long time been very concerned about the grave danger to the building (and the precious archives, WPA murals, and other art and objects it houses), as well as to its surrounding neighborhood and to Gloucester, should this iconic structure suffer a catastrophic fire.

As recommended by the City's consultants as well as the Fire Chief, in order to minimize the risk of fire, City Hall is in urgent need of a sprinkler system, as well as an upgrade to the existing fire alarm and electrical system, along with related code, architectural and hazmat work. The building is not equipped with fully automatic sprinkler systems in compliance with M.G.L. c.148 s.25G. according to the Dore & Whittier Architects, Inc. assessment of the building (separate attachment).

The existing electrical systems of the building range in condition from poor to fair, and although functioning, have outlived their intended useful life. Code changes over the years have resulted in existing systems that do not meet current electrical codes. Most of the existing systems are not suited for expansion due to the incompatibility of new technologies. Replacement parts are no longer available for many of the systems. Dore & Whittier recommend replacement of all of the electrical systems under a renovation program.

The current fire alarm system consists of a conventional 4 zone Fire-Lite control panel located in the 1st floor North stairwell hall. Smoke detectors do not provide full coverage. The Kyrouz auditorium, records vault and electric room do not have smoke detectors. The elevator is not interlocked with the fire alarm system. The fire alarm wiring method is generally low energy cable. In other words, the fire alarm system is not code compliant and does not provide adequate coverage.

This application seeks funds to address many of the needs of the building outlined in the Dore & Whittier assessment. And these upgrades constitute part of a \$4.9 M (\$4.66 M plus 5% construction contingency) improvement plan to City Hall. The work also includes certain information technology needs required by the City, which makes sense to do contemporaneously. All of these upgrades must be done concurrently to reduce/eliminate/obviate unnecessary expenditures. For example, fire protection technology upgrades can't be done without electrical upgrades.

The Mayor and City's administrators and the City Hall Restoration Commission have been working closely with State Senator Bruce Tarr and State Representative Ann-Margaret Ferrante to secure state funding and we have been recently informed that the State has appropriated \$1.5 M for this project, as a result of public safety concerns. The City received the contract from DCAMM for the \$1.5 M grant on May 19, 2020.

Community Preservation Criteria - Meeting General Evaluation Criteria

A. *Consistent with various plans which are relevant to and utilized by the City regarding Open Space, Historic Resources, Affordable Housing and Recreation.*

This project is consistent with the City's intention to preserve and protect City-owned historic resources and to enhance the City's downtown as a vibrant place for residents to live in and visitors to visit, as outlined in various city plans, including:

- The 2001 Community Development Plan for the City of Gloucester, (Plan 2001) section III B on Downtown states that a vibrant Civic Center is needed for economic and social reasons.
- 2010 City of Gloucester Preservation Plan, which features City Hall on its cover.
- The 2010 Listening Posts on City Facilities demonstrated strong support for a downtown civic campus.
- 2010 Community Values, that will guide the Facilities Capital Investment:
 - Citizens value seeing people they know & recognize when conducting city business.
 - Citizens value a diverse and healthy commercial downtown district.
 - Citizens value a convenient and central location for conducting city business.

- City offices should provide the functionality of the modern workplace and be well-maintained and maintainable.
- Citizens value the symbolism embodied by City Hall. History is written on its wall and pictured in its murals. Government is instructed by its motto: “Build not for today but for tomorrow as well.” The City Hall tower is a landmark, seen from all parts of the harbor and downtown.
- Citizens value a strong connection between government and its citizens, which includes physical proximity and access.
- The community values the preservation and active use of City Hall.
 - Citizens want to be able to obtain all the city services that they need at one location.

B. Preserve and enhance the essential character of the City.

City Hall, built in 1871, is the most historically and architecturally important building in the City of Gloucester. The handsome exterior of the building today is virtually unchanged since its construction. The then new Town Hall was designed by the Boston architectural firm of Gridley J.F. Bryant and Louis P. Rogers. The skyline of a city is its signature to the world. The building rises dramatically above Gloucester, with the clock tower reaching a height of 148 feet above street level and 194 feet above sea level. The four ventilator towers at each corner of the building complete its distinctive profile which has become known far beyond Gloucester, thanks to paintings produced by generations of artists.

The building’s interior houses irreplaceable treasures of the community, and indeed of the nation, including historic WPA murals done in the 1930s, original archival records dating back continuously to the 1640s, and original artifacts.

City Hall has been in continuous use as the center of government and its spacious auditorium has served as a place where Gloucester residents come together to consider public policy matters and share entertainment and educational experiences. The building is an integral part of the downtown Civic Center and remains a vital component of maintaining downtown as both a community and business center as well as an attractive area for visitors.

C. Protect resources that would be otherwise threatened

City Hall (then still Town Hall) was destroyed by fire once already in 1869. (See painting below Town Hall After the Fire by Jerome Elwell).



Burnt Ruins of Town House on Dale Avenue by D. Jerome Elwell (Courtesy of the Cape Ann Museum)

A new fire protection, alarm and electrical system are integral to protecting City Hall against another catastrophic fire. A 2015 City Hall study by McKinley and Kalsow Associates and CSI Engineering strongly recommended that we upgrade the non-code compliant electrical system, bring the 30 year old fire alarm panel, wiring and notification systems up to date and install a sprinkler system, “given the building’s age, chimney-like tower and wood construction”. In a recent letter from Fire Chief Eric Smith to Rep. Ferrante and Sen. Tarr recommending State funding for the installation of a new fire alarm and sprinkler system as well as modernizing current wiring, he concluded that” this is a critical need for the City of Gloucester from a fire safety, continuity of government and historic preservation perspective.”

D. Serve more than one CPA purpose or demonstrate why serving multiple needs is not feasible.

While the major CPA purpose served is Historic Preservation, the building has, since its dedication in 1871, served as an important community and cultural center. As such, while not technically falling in the CPA category of recreation, City Hall creates many recreational outlets by facilitating and improving the opportunities for people to gather together to dance, debate, attend lectures, fashion shows, and participate in arts shows, the Middle Street Walk, the Mayor’s Halloween Party etc.

E. Demonstrate practicality, feasibility, and that the project can be implemented within budget and on schedule.

This project is a high priority for Mayor Theken and the City’s Administration as well as for our State politicians Rep. Ferrante and Sen. Tarr. The City Hall Restoration Commission has demonstrated, over the course of the past 15 years, its ability to successfully oversee large restoration and preservation projects, including the CPA-funded repairs of City Hall. Both the DPW and the City Hall Restoration Commission would be involved in the building committee overseeing this project. That said, any complicated renovation of an older building needs to build in time and cost contingencies.

F. Produce an advantageous cost/benefit value

City Hall is essential to the vibrancy of downtown Gloucester, both economically and socially. City Hall is the focal point of the Gloucester Harbortown Cultural District. A well-maintained City Hall will preserve this historic landmark and allow it to continue to be the seat of city government, an important civic center, an anchor to Downtown, a generator of business to Main Street, a significant contributor to the architectural fabric of the City and its skyline, a protector of City treasures (important archives dating back to 1642, wonderful WPA murals and the Fishermen's memorial), and a tourist attraction as well as an important source of community pride. While the CPA request is \$1.7 million, assuming for the moment that it would be bonded, such a bond could take advantage of historically low interest rates.

G. Leverage public and/or private funds

State Senator Tarr and State Representative Ferrante have been working together with Mayor Theken to secure State funds for this project and were recently informed that \$1.5 million had been appropriated for it by the State. The CPA request of \$1.7 million is 35% of the total estimated cost of \$4.9 million and does not include any of the costs for the IT service work.

H. Preserve or improve use or intended purpose of currently owned City assets

This project preserves and improves City Hall, which has been the seat of municipal government for 150 years and which has also served as a public gathering spot for various events of community interest.

I. Receive endorsement by other municipal boards, committees and commissions or

Letters of endorsement from State Senator Bruce Tarr, State Representative Ann-Margaret Ferrante, Mayor Sefatia Romeo Theken, Local Historic District Commission, Cape Ann Chamber of Commerce, Committee for the Arts, Sandra Ronan, and Elizabeth Neumeier are included.

Community Preservation Criteria - Meeting Specific Category Criteria

A. Protect, preserve, enhance, restore and/or rehabilitate historic, cultural, architectural or archeological resources of significance, especially those that are threatened.

The project will protect the most significant building in the City which was severely threatened prior to the start of the ongoing multi-phased restoration project, during which time the structure and envelope were substantially improved. At this time, the building remains in danger should a catastrophic fire break out.

B. Protect, preserve, enhance, restore and/or rehabilitate city-owned properties, features of resources of historical significance.

The project will protect the most significant city-owned property, feature, or resource of historical significance that exists in the City.

C. Protect, preserve, enhance, restore and/or rehabilitate the historical function of a property or site.

This project will ensure that the functions of City Hall as the seat of city government, a major community venue for meetings, exhibitions, performances, a home for irreplaceable city

treasures including archives dating back to 1642, magnificent WPA murals and the Fishermen's Lost-At-Sea Memorial will be protected to the best extent possible.

D. Demonstrates a public benefit.

Imagine a fire occurring in City Hall without adequate fire protection. The Fire Chief has stated that a significant fire at City Hall would be difficult if not impossible to subdue without necessary fire detection/suppression improvements. The use of CPA funds is vital to protecting this priceless part of our heritage, protect human life and the civic center which surrounds City Hall.

E. Ability to provide permanent protection for the historic resource.

While nothing is capable of providing permanent protection of any historic resource it is imperative that City Hall be equipped with a modern fire protection, electrical and fire alarm system to reduce the probability of devastating fire to a minimum.

2. What Community Needs Does This Project Serve?

Restoration of City Hall has provided the community with a demonstration of the City's commitment to preserving its most significant building and its artwork and archives. A vibrant and well-maintained City Hall has made, and continues to make, a huge contribution to the vitality of civic center and downtown. Installation and upgrading of its current fire protection and fire alarm systems will allow City Hall to continue to anchor downtown. City Hall benefits the entire the community financially and culturally as well as enhancing our sense of place and commonality.

3. What Specific Guarantees Will Assure the Long-Term Preservation of the Project?

The CHRC is a City Commission and therefore has a long-term commitment to the preservation of City Hall. The preservation of City Hall is also under the jurisdiction of the Local Historic District Commission further guaranteeing its long-term preservation. In addition, the Massachusetts Historical Commission's Preservation Restriction on the building ensures that the interior and exterior of the building be maintained in accordance with the Secretary of the Interior's Standards.

The CHRC continues to advocate that the City develop plans for long-term maintenance of the building which might include private fundraising efforts as well as ensuring that the municipal budget contains increased resources for maintenance of municipal buildings.

What Community Support Does the Project Have?

The many donations, large and small, that the CHRC has received for past renovation and restoration is a testament to broad based community support - over \$240,000 has been raised by the CHRC from private donors, foundations and non-CPA grants. Local organizations that have provided financial support include Gloucester Rotary, the Dusky Foundation, the Belinda Fund, the Bruce J. Anderson Foundation, the Tower Family Fund, Cape Ann Savings Bank, BankGloucester's Banking for Community Campaign and the Cape Ann Thrift Shop.

4. How Will the Success of This Project Be Measured?

Success will equal completion of the work, including upgraded electrical, fire alarm, a new sprinkler system and accompanying code requirements, to protect City Hall from catastrophic fire. (As stated earlier, IT improvements will be made as part of the project, as well.)

5. Is Ongoing Maintenance and Upkeep Required? If Yes, Please Explain How This Will Be Accomplished.

The current City Administration instituted a policy to use a portion of Free Cash to maintain city-owned buildings including City Hall. The CHRC, through its long-standing and effective commitment to the building, will continue its efforts to ensure that adequate funding for maintenance is included in the City's budget.

6. How Does This Project Contribute to the City's Preparation for the Commemoration of the 400th Anniversary of the City's Founding.

City Hall will be the focal point of many of the City's activities and it is the intent of the City Hall Restoration Commission to celebrate the restoration and preservation of the building as part of Gloucester's history and to celebrate the hopes expressed by Addison Gilbert at the time of its dedication, namely *"Let us have faith and hope...that it may long remain an ornament to the town and a comfort and convenience to its inhabitants"*

SCOPE OF WORK

A spreadsheet for the work that this application seeks to accomplish is provided below. These costs reflect the 2020 estimates and all should be increased to include a 5% construction contingency, providing a total project cost of \$4.9 M.

What we provide below is a summary:

Interior Architectural Elements (total estimated cost - \$394,715)

- Miscellaneous patching and repairs

Electrical (total estimated cost - \$1,759,234)

- Upgrade incoming secondary service with a larger 1200A, 120/208V, 3 phase, 4 wire service.
- Replace existing switchgear with new main distribution panel, panelboards, and feeders. Provide new electrical room to allow for phased construction.
- Provide a new exterior emergency standby generator and transfer switches for emergency lighting and other optional standby loads.
- Provide new hard-wired LED exit signs with battery back-up
- Provide a new addressable code compliant fire alarm system with full coverage of detection and audio-visual devices.
- Upgrade lighting to LED sources
- Refurbish chandeliers in main auditorium
- Provide occupancy sensors within each space to conserve energy
- Provide ultraviolet lamp sleeves in Vault
- Provide pole mounted and building mounted LED cut-off fixtures at parking areas, stairs, ramps, walkways and over each exterior door.

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- Provide additional receptacles where required to eliminate the use of extension cords
- Replace existing receptacles without grounding prongs

Fire Protection (total estimated cost - \$576,639)

- New sprinkler system
- New water service

Technology (total estimated cost - \$1,610,970)

- New security and alarm system
- New head end/MDF room – relocate to basement level (whatever this means)
- Possible new IDF's
- New WiFi distribution
- AV equipment in Council Chambers
- AV equipment in conference rooms
- Add a master clock system
- Upgrade telephone system
- Remove existing cabling that is abandoned
- Upgrade to a full digital IP based surveillance system
- Add Access Control to main building access doors, as well as other strategic interior offices

Required Accessibility Code Upgrades (total estimated cost-\$295,909)

Hazardous Material (total estimated cost \$24,438)

PROJECT BUDGET

Please see the document provided to the City by Dore & Whittier Architects, Inc.

Gloucester City Hall		Quantity	Cost of Repair / Replacement (1/2020 \$)	Designer / Pricing Contingency (15%)	Soft Cost (25%)	Estimated Project Cost (1/2020 \$)	City Portion	State Requested Portion
35,114 GSF								
Interior Architectural Elements								
4.01	Misc patching and repairs (allowance)	1 LS	\$343,230	\$51,485	\$98,679	\$394,715	\$268,406	\$126,309
TOTAL						\$394,715	\$268,406	\$126,309
Electrical								
6.01	Upgrade incoming secondary service with a larger 1,200A, 120/208V, 3 Phase, 4 wire service. service. This will require new trenching to Utility Company manhole.	1 LS	\$25,875	\$3,881	\$7,439	\$29,756	\$20,234	\$9,522
6.02	Replace existing switchgear with new main distribution panel, panelboards, and feeders. Provide new Electrical Room to allow for phased construction. The existing branch circuits could be extended and reconnected to new panels.	1 LS	\$126,500	\$18,975	\$36,369	\$181,844	\$123,654	\$58,190
6.03	Provide a new exterior emergency standby generator and transfer switches for emergency lighting and other optional standby loads or provide additional battery units. Provide inverters to back-up assembly spaces lighting and exterior exit discharge doors.	1 LS	\$57,500	\$8,625	\$16,531	\$82,656	\$56,206	\$26,450
6.04	Provide new hard wired LED exit signs with battery back-up.	1 LS	\$9,200	\$1,380	\$2,645	\$13,225	\$8,993	\$4,232
6.05	Provide a new addressable code compliant fire alarm system with full coverage of detection and audio/visual devices.	1 LS	\$74,750	\$11,213	\$21,491	\$107,453	\$73,068	\$34,385
6.06	Upgrade lighting to LED sources.	1 LS	\$287,500	\$43,125	\$82,656	\$413,281	\$281,031	\$132,250
6.07	Refurbish chandeliers in main auditorium (Qty--12).	12	\$5,750	\$863	\$1,653	\$8,266	\$8,266	\$0
6.08	Provide occupancy sensors within each space to conserve energy.	1 LS	\$18,400	\$2,760	\$5,290	\$26,450	\$26,450	\$0
6.09	Provide ultraviolet lamp sleeves in Vault.	1 LS	\$575	\$86	\$165	\$827	\$827	\$0
6.10	Provide pole mounted and building mounted LED cut-off fixtures at Parking Areas, Stairs, Ramps, Walkways and over each exterior door.	1LS	\$1,000	\$150	\$288	\$1,438	\$1,438	\$0
6.11	Provide additional receptacles where required to eliminate the use of extension cords.	1 LS	\$86,250	\$12,938	\$24,797	\$123,984	\$123,984	\$0
6.12	Replace existing receptacles without grounding prongs.	1 LS	\$10,925	\$1,639	\$3,141	\$15,705	\$15,705	\$0
6.13	Balance required touUpgrade entire electrical system	1 LS	\$524,765	\$78,715	\$150,870	\$754,350	\$512,958	\$241,392
TOTAL			\$1,228,990	\$184,349	\$353,335	\$1,759,234	\$1,252,813	\$506,421
Fire Protection								
8.01	New Sprinkler system \$10 sqft	1 LS	\$351,140	\$52,671	\$100,953	\$504,764	\$0	\$504,764
8.02	New water service	1 LS	\$50,000	\$7,500	\$14,375	\$71,875	\$0	\$71,875
TOTAL			\$401,140	\$60,171	\$115,328	\$576,639	\$0	\$576,639

Technology									
9.01	New head end/ MDF Room – relocate to Basement level	1 LS	\$87,975	\$13,196	\$25,293	\$126,464	\$126,464	\$0	
9.02	Possible new IDF's? (assume 2)	2 LOC	\$5,175	\$776	\$1,488	\$7,439	\$7,439	\$0	
9.03	Install all new data cabling with multiple drops per room to accommodate future wireless, instructional AV, and other network services. Cable should be Category 6A, which will better accommodate technology needs in the future. Remove existing cabling that is abandoned per the NEC. Care should be taken in selecting raceway and pathways that limit exposed or surface mount cabling. This may require running horizontal cable trunks in the basement and penetrating the main floor with new cabling and outlets to reduce the amount of exposed cabling.	1 LS	\$109,250	\$16,388	\$31,409	\$157,047	\$157,047	\$0	
9.04	New Wi-Fi distribution	1 LS	\$34,500	\$5,175	\$9,919	\$49,594	\$49,594	\$0	
9.05	New security & alarm system	1 LS	\$172,500	\$25,875	\$49,594	\$247,969	\$247,969	\$0	
9.06	AV Equipment in the Council Chambers	1 LOC	\$316,250	\$47,438	\$90,922	\$454,609	\$454,609	\$0	
9.07	AV Equipment in the Conference rooms	2 LOC	\$9,775	\$1,466	\$2,810	\$14,052	\$14,052	\$0	
9.08	Add a master clock system with wireless secondary clocks throughout the building as part of any facility renovation or upgrade project.	1LS	\$40,250	\$6,038	\$11,572	\$57,859	\$57,859	\$0	
9.09	Upgrade telephone system equipment as part of any facility renovation or upgrade project, but, only after structured cabling upgrades have been made.	1LS	\$115,000	\$17,250	\$33,063	\$165,313	\$165,313	\$0	
9.10	Remove existing cabling that is abandoned per the NEC.	1LS	\$11,500	\$1,725	\$3,306	\$16,531	\$16,531	\$0	
9.11	Increase the number of security cameras and areas of coverage as required or needed. Adjust and modify with additional motion sensors to first floor areas for greater intrusion detection. Maintain system software assurance for best return on investment.	1LS	\$57,500	\$8,625	\$16,531	\$82,656	\$82,656	\$0	
9.12	Upgrade to a full digital IP based surveillance system.	1LS	\$109,250	\$16,388	\$31,409	\$157,047	\$157,047	\$0	
9.13	Add Access Control system to main building access doors, as well as other strategic interior offices.	1LS	\$51,750	\$7,763	\$14,878	\$74,391	\$74,391	\$0	
TOTAL			\$1,120,675	\$168,101	\$322,194	\$1,610,970	\$1,610,970	\$0	
Code									
10.01	The building egress features of the Kyrouz Auditorium space do not appear to be entirely code compliant: Level 2 Issue: The principal or south entrance to the space has doors of generous width which swing into the auditorium, against the direction of egress travel. The door hardware is non-compliant. Reverse door swing by building historically-accurate door alcove; match existing materials and finishes exactly. Replace door hardware with replica hardware that is fully functional for panic egress.	100 SF/ 1 pr oversize doors	\$34,500	\$5,175	\$9,919	\$49,594	\$0	\$49,594	
10.02	Kyrouz Auditorium space, Level 2 Issue: The secondary egress from the space, leading to the west stair (clock tower), has doors of generous width which swing out into the west stair hall (with the direction of egress travel), but block more than half the required egress width on the stair landing. Allow door swing by building historically-accurate door alcove outside of stair tower; match existing materials and finishes exactly. Replace door hardware with replica hardware that is fully functional for panic egress.	100 SF/ 1 pr oversize doors	\$34,500	\$5,175	\$9,919	\$49,594	\$0	\$49,594	
10.03	Kyrouz Auditorium space, Level 2 Issue: A third egress door, to the north and right of the stage, leads to a bottleneck of insufficient width, an area now used for storage of voting equipment, and conflict with the landing area of the north stair from the level above. Replace egress access door hardware with compliant hardware. Remove storage items from intervening space. Selectively demolish walls in bottleneck and repair to match surrounding walls to allow required egress width.	150 SF/ single door	\$12,075	\$1,811	\$3,472	\$17,358	\$0	\$17,358	
10.04	Kyrouz Auditorium space, Level 3 (Mezzanine) Issue: The south entrance to the mezzanine level has doors of generous width which swing out into the south stair hall, with the direction of egress travel, but block more than half the required egress width on the stair landing/passage from Payroll Office and L3 Conference Room; and its hardware is non-compliant. Allow door swing by building historically-accurate door alcove outside of stair tower; match existing materials and finishes exactly. Replace door hardware with replica hardware that is fully functional for panic egress.	100 SF/ 1 pr oversize doors	\$34,500	\$5,175	\$9,919	\$49,594	\$0	\$49,594	

10.05	Kyrouz Auditorium space, Level 3 (Mezzanine) Issue: The secondary egress from the mezzanine to the west stair (clock tower) has doors which swing into the space, against the direction of egress travel, and has non-compliant door hardware. Reverse door swing by building historically-accurate door alcove; match existing materials and finishes exactly. Replace door hardware with replica hardware that is fully functional for panic egress.	100 SF/ 1 pr oversize doors	\$34,500	\$5,175	\$9,919	\$49,594	\$0	\$49,594
10.06	Repair and provide code-compliant handrails and guardrails for North Stairs (2 separate runs from Level 3 to 2; one combined run from levels 2 to 1). Remove storage items from this stair hall. Provide egress-compliant door hardware on access doors (2) and discharge door (1).	3 runs of stairs total; 3 doors total	\$29,670	\$4,451	\$8,530	\$42,651	\$0	\$42,651
10.07	Reconfigure wall into neighboring Storage room to create adequate clearance for door on pull side; or install electric door opener and push-button controls. Level the area on the toilet side of the door, then install a small slope in the floor to negotiate the slope up to tile finish floor; or seek a variance for sloped threshold.	50 SF	\$10,350	\$1,553	\$2,976	\$14,878	\$0	\$14,878
10.08	Remove offending furniture preventing room accessibility and reorganize the interior of this office to be accessible by the public and workers.	1	\$575	\$86	\$165	\$827	\$0	\$827
10.09	Remove file cabinets and assure that ramp approach located in the Level B vault in the accessors office meets MAAB standards. Alter ramp if it does not.	10 SF	\$2,300	\$345	\$661	\$3,306	\$0	\$3,306
10.10	Remove file cabinets and assure that vault doorway approach in the accessors office meets MAAB standards. Alter ramp if it does not.	10 SF	\$2,300	\$345	\$661	\$3,306	\$0	\$3,306
10.11	Remove file cabinets and assure that storage room doorway passage at the file room in the accessors office meets MAAB standards.	1	\$230	\$35	\$66	\$331	\$0	\$331
10.12	Add a stained oak rail to match south stair outside railing at the west stair, that meets MAAB grasping dimensions, and other accessibility and building code requirements.	100 LF	\$4,600	\$690	\$1,323	\$6,613	\$0	\$6,613
10.13	Copy existing rail on west run of south stair and install on east run. Though this rail will not meet MAAB grasping dimensions and height off nosing, it is a reasonable compromise between historical and accessibility needs. Note that the outside walls on this level hold the Fishermen's Memorial; great care must be exercised in the installation of handrail to protect this	10 LF	\$5,750	\$863	\$1,653	\$8,266	\$0	\$8,266
	TOTAL		\$205,850	\$30,878	\$59,182	\$295,909	\$0	\$295,909
Hazardous Material								
11.01	HAZMAT ALLOWANCE	1 LS	\$17,000	\$2,550	\$4,888	\$24,438	\$24,438	\$0
	TOTAL		\$17,000	\$2,550	\$4,888	\$24,438	\$24,438	\$0
	TOTALS							
	ESTIMATED CONSTRUCTION COST		\$2,973,655	\$446,048	\$854,926	\$4,661,905	\$3,156,627	\$1,505,278

PROJECT TIMELINE

The City has received the contract from the Massachusetts Division of Capital Asset Management and Maintenance (DCAMM) for \$1.5 M. This contract requires city council approval.

Subsequent to CPC decision regarding this application the City would proceed to submit a loan order to City Council for the funding required for the project. Approval of the loan order would take 4-6 weeks. Following this the project would go out for design and bid (4-6 months). Construction would take 12 months.

In compliance with the Perpetual Preservation Restriction (see below) signed with the Massachusetts Historical Commission (MHC) in 1976 the approval of the project will be sought from MHC. We anticipate rapid approval.

APPLICANT QUALIFICATIONS

Once this project is approved the City administration will assume responsibility for the financial and organizational requirements. DPW and CHRC will oversee the project together with a city-hired Clerk of the Works.

APPROVAL BY CITY HALL RESTORATION COMMISSION

City Hall Restoration Commission approved applying for CPA funding for the project at its December 6, 2019 meeting.



Office of the Fire Chief
Eric L. Smith
CITY OF GLOUCESTER FIRE DEPARTMENT
8 School St.
Gloucester, MA 01930
978-281-9760 office

The Honorable Ann-Margaret Ferrante
Massachusetts State House, Room 277
Boston, Massachusetts 02133

The Honorable Bruce Tarr
Massachusetts State House, Room 308
Boston, Massachusetts 02133

Dear Representative Ferrante and Senator Tarr,

I am writing to follow up on the discussion Representative Ferrante and I had at the Essex County Chief's Breakfast in Middleton relative to fire safety improvements to Gloucester City Hall and the Gloucester Unitarian Universalist Church/Meeting House.

I am concerned that in their current state and the lack of recommended fire protection both buildings have the potential to be the root of a disaster in the downtown Gloucester residential and commercial neighborhood.

These two buildings need critical improvements in regards to fire safety. The three pressing needs are; new fire detection and automatic notification system, updated electrical wiring, and the installation of an automatic sprinkler system. Both City Hall and the UU Church are located in the center of a densely populated area where the structures are on top of each other. A fire in one of these historic structures without a sprinkler will grow quickly and become a threat to all surrounding structures. Both City Hall and the UU Church have steeples of 194ft and 100ft respectively. Should they catch fire and collapse they will significantly extend the damage and fire to surrounding buildings and neighborhoods, potentially putting the entire downtown area of Gloucester and its residents at risk of a major conflagration.

I will remind you of the relatively recent tragic fire in 2006 at the Lorraine building. This fire took one life and spread rapidly to numerous other structures surrounding it in the downtown area and directly affected Fire Department operations for this incident and the entire City. It was only due to a recent snowfall and the efforts of many communities providing Mutual Aid that a conflagration in downtown area was averted during this fire.

My understanding from Representative Ferrante is there is a \$1m appropriation in Chapter 237 of the Acts of 2014, Capital Improvements Bill. I am curious to know if this money could be used



Office of the Fire Chief
Eric L. Smith
CITY OF GLOUCESTER FIRE DEPARTMENT
8 School St.
Gloucester, MA 01930
978-281-9760 office

to improve fire safety in these buildings specifically for the installation of critical fire detection/notification and sprinkler systems as well as updating and modernizing the current wiring in City Hall.

In my opinion, this is a critical need for the City of Gloucester from a fire safety, continuity of government and historic preservation perspective. This seems to be a worthy and necessary investment of state funding and I ask that you make funding these critical improvements an immediate priority.

In addition, Representative Ferrante informed me the UU Church has already raised significant funding towards these improvements. This may be the key to allowing or assisting in this moving forward.

Respectfully and humbly submitted for your consideration and I can answer any questions or provide support for this request if needed.

Best regards,

Eric Smith, Fire Chief

CITY HALL DEED

—
GLOUCESTER
ARCHIVES

Mar 9, 1866

WARREN ST.

To WN
To 66

WARRANTY DEED.

From John Searce

To Town of Gloucester

Dated 1866

1866 March 9, 1866 to 79 as with

J. C. Searce

1866

Sold by C. H. DANFORTH, Law Stationer,
15 Exchange Street, Boston.

WARRANTY DEED.

Know all Men by these Presents,

That I John Jones of Gloucester in the County
of Essex and Commonwealth of Massachusetts

IN CONSIDERATION OF Eight Thousand Dollars to me
paid by the Inhabitants of the Town of Gloucester
in the County and Commonwealth aforesaid

the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the
said Inhabitants of the Town of Gloucester, their
successors and assigns forever, a certain tract of land,
known as Jones Field, situated on the North side
of Warren Street, (a way leading from Middle to
Clement Street) in said Gloucester, bounded as follows,
viz. Beginning on said Warren Street, at a land of
Capt. H. C. Davidson's thence running Northwesterly by said
Davidson's land Two hundred sixty six feet more or less
to land owned by Saml. H. Corliss; thence Easterly by said
Corliss's land One hundred ninety six feet more or less,
to other land of said Corliss; thence Southwesterly by said
Corliss's land and land of James Corliss, Child W.
Marshall & John K. Gale, Two hundred forty one feet
more or less, to said Warren Street thence by said
Warren Street Westerly One hundred and ninety nine
feet more or less, to the place of beginning, together
with all buildings thereon, and containing more or less;

Provided nevertheless, and the above conveyance is upon
the express condition, that if the Inhabitants of said
Town of Gloucester, shall take any part or parcel of the
Homestead Lot (now occupied & improved by the grantor
between said Warren Street & Middle Street) for the purpose
of making a Road or Way, through said Homestead
Lot, or lot within Warren Street, during the lifetime of
the grantor, his wife Betsey W. Jones, or his son John C.
Jones, without first obtaining their consent in writing,
then this instrument & conveyance shall be utterly null &
void & of no effect whatever, and the land hereby & herein
granted shall immediately revert to the grantor his wife,
or son, as aforesaid

TO HAVE AND TO HOLD the above granted premises, with all the privileges and appurte-
nances to the same belonging, to the said Inhabitants
their successors Heirs and Assigns, to their use and behoof
forever.
subject to the aforesaid proviso condition

And I, the said grantor, for myself, and my Heirs, Executors, and Administrators, do covenant with the said grantees, and their Heirs and Assigns, that I am lawfully seized in fee simple of the afore-granted premises; that they are free from all incumbrances; except being subject to the aforesaid provisions & conditions.

that I have good right to sell and convey the same to the said grantees, and their Heirs and Assigns forever to hold as aforesaid; and that I will and my Heirs, Executors, and Administrators shall WARRANT AND DEFEND the same to the said grantees, and their Heirs and Assigns forever, against the lawful claims and demands of all persons, subject to the aforesaid provisions & conditions.

IN WITNESS WHEREOF, I the said John Jones and Betty W. Jones wife of said John Jones, she joining in this deed.

in token of her release of all right and title of or to both dower and homestead in the granted premises have hereto set our hands and seals this twenty fourth day of February in the year of our Lord eighteen hundred and sixty six

Signed, sealed, and delivered in presence of

David W. Lovell

John Jones

John E. Jones

Betty W. Jones



Commonwealth of Massachusetts
Feb. 23 1866

Then personally appeared the within-named John Jones and Betty W. Jones

and acknowledged the foregoing instrument to be their free act and deed, before me

David W. Lovell

Justice of the Peace.

Examined and entered in Case No. Rec. March 9, 1866, 10 mo. part 12, 6169 Recorded Book 699, 79

1. MASSACHUSETTS HISTORICAL COMMISSION INVENTORY FORM

FORM B – BUILDING

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

Photograph

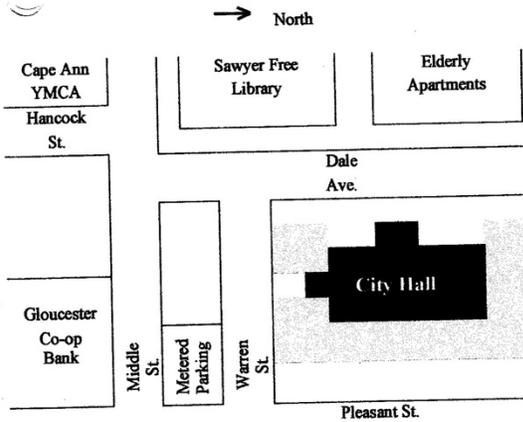
(3" x 3" or 3-1/2" x 5" black and white only) Label photo on back with town and property address. Record film roll and negative numbers here on the form. Staple photo to left side of form over this space. Attach additional photos to continuation sheets.

Roll Negative(s)

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Sketch Map

Draw a map showing the building's location in relation to the nearest cross streets and/or major natural features. Show all buildings between inventoried building and nearest intersection or natural feature. Label streets including route numbers, if any. Indicate north.



Recorded by: James Duggan

Organization: City of Gloucester

Date: April 2006

Assessor's Number	USGS Quad	Area(s)	Form Number
Map 14/Lot 28	42070-E5-TM-025		

Town: Gloucester

Place: Center of City

Address: 9 Dale Avenue

Historic Name: Gloucester City Hall

Uses: Present: City Hall

Original: Town Hall

Date of Construction: 1869-1871

Source: City Records

Style/Form: Italian Renaissance/French Second Empire

Architect/Builder: Bryant & Rogers, Boston

Exterior Material: Brick

Foundation: Granite Blocks

Wall/Trim: Brick/Wood

Roof: Hip - Slate

Outbuildings/Secondary Structures: None

Major Alterations: (with dates)

Condition: Excellent

Moved: no yes Date

Acreage: 36,880 square feet

Setting: The building is located in the center of city, situated approximately 30' from the street and has 250 x 250 feet frontage on Dale Ave. and Warren St. and is surrounded by parking () on three sides of the building in addition to metered on street parking along Dale Ave. and Warren St.

Follow Massachusetts Historical Commission Survey Manual instructions for completing this form.

BUILDING FORM

ARCHITECTURAL DESCRIPTION *see continuation sheet*
Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Built in 1870, Gloucester City Hall is the city's most prominent landmark building and an important feature in both the Central Gloucester Historic District and Local Historic District. The building was constructed from the plans of the architectural firm of Bryant and Rogers. The present building was dedicated on June 22, 1871, as a municipal building and has served that function since. City Hall is a Victorian Eclectic building, strongly influenced by the French Second Empire Style. The building is a large rectangular brick structure with slightly projecting pavilions at all four corners and a fully projecting tower centered on its front elevation. The hipped roof is covered with slate. Each of the four corner pavilions is topped by a pyramidal roof, which is crowned by rectangular cupola that has its own pyramidal roof. The square tower continues above the cornice line with several wood stages that are crowned by a copper dome.

HISTORICAL NARRATIVE *see continuation sheet*
Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the users/occupants played within the community.

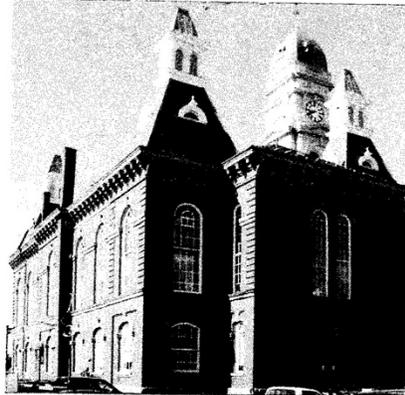
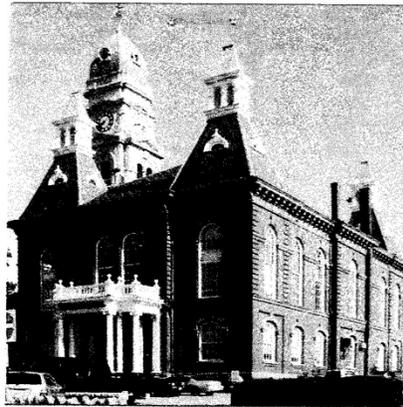
BIBLIOGRAPHY and/or REFERENCES *see continuation sheet*

Pringle's History of Gloucester, p. 224

Special articles, Roy L. Parsons, Gloucester Daily Times, 1964

The Phoenix of Dale Avenue by James F. O'Gorman – Gloucester Daily Times – November 8, 1975, "North Shore Supplement"

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



Office Copy

Form 10-300
(Rev. 6-72)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

MA
Massachusetts
COUNTY:
COPY
FOR NPS USE ONLY

(Type all entries complete applicable sections)

SEE INSTRUCTIONS

1. NAME
COMMON:
City Hall
AND OR HISTORIC:
Town Hall / City Hall

2. LOCATION
STREET AND NUMBER:
Dale Avenue
CITY OR TOWN:
Gloucester
STATE: Massachusetts
CODE: 025
CONGRESSIONAL DISTRICT:
Sixth
COUNTY:
CODE: 009

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Both	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	Yes: <input type="checkbox"/> Restricted <input checked="" type="checkbox"/> Unrestricted <input type="checkbox"/> No
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input checked="" type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) <input type="checkbox"/> Comments

4. OWNER OF PROPERTY
OWNER'S NAME:
City of Gloucester
STREET AND NUMBER:
Dale Avenue, City Hall
CITY OR TOWN:
Gloucester
STATE: Massachusetts
CODE: 025

5. LOCATION OF LEGAL DESCRIPTION
COURTHOUSE, REGISTRY OF DEEDS, ETC:
Essex County Registry of Deeds
STREET AND NUMBER:
Federal Street
CITY OR TOWN:
Salem
STATE: Massachusetts
CODE: 025

6. REPRESENTATION IN EXISTING SURVEYS
TITLE OF SURVEY:
Inventory of Historic Assets of the Commonwealth
DATE OF SURVEY: 1970
 Federal State County Local
DEPOSITORY FOR SURVEY RECORDS:
Massachusetts Historical Commission
STREET AND NUMBER:
40 Beacon Street
CITY OR TOWN:
Boston
STATE: Massachusetts
CODE: 025

STATE: Massachusetts
COUNTY: Essex
FOR NPS USE ONLY
ENTRY NUMBER
DATE

7. DESCRIPTION	
CONDITION	(Check One)
	<input checked="" type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Deteriorated <input type="checkbox"/> Ruins <input type="checkbox"/> Unexposed
	(Check One)
<input type="checkbox"/> Altered <input checked="" type="checkbox"/> Unaltered <input type="checkbox"/> Moved <input checked="" type="checkbox"/> Original Site	(Check One)
DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE	
<p>City Hall is a free-standing block facing west toward Dale Avenue, a street just opened in the late 1860's when the building was erected. A secondary front faces south onto Warren Street. Situated on one of the highest points in the city, overlooking Gloucester harbor to the south, City Hall and especially its main tower were obviously designed to take advantage of this topographical feature.</p> <p>Neighboring buildings are wide-spaced, separated by grass, some trees, and landscaped parking lots. To the north of the Hall, beyond a strip of parking, stands the late Neo-Grec granite bulk of William Aldrich and William Chester Chase's U.S. Post Office (cornerstone dated 1932). Across Dale Avenue to the west is the (now empty) Central Grammar School, built in the 1880's and added to in the 1920's. It forms a complimentary solid red-brick and granite trim wall opposite the Hall. To the south of the school, beyond a tree-shaded lot soon to be occupied with its addition, is the white clapboard box containing the Sawyer Free Library. Across Warren Street are assorted white frame buildings, former dwelling converted to commercial uses. To the east of City Hall is a parking lot. Across Pleasant Street is the handsome Federal style Captain Davis House and the adjacent Cape Ann Historical Association's new white brick museum building. City Hall dominates an area of civic activity whose preservation and controlled future development are of critical importance to the life of the city.</p> <p>The building rises from a rectangular plan. On the exterior the basement projects some five feet above grade, exposing several course of rock-faced, dressed-edge granite blocks. Granite is a local building stone that was just beginning to be exploited commercially after the Civil War. Exterior materials are red pressed brick for the walls, painted wood and limestone for trim. The walls of brick, laid up with minimum joints and without headers, are set in a series of rectangular shallow panels, except at the corners of the upper story where there are decorative quoins.</p> <p>The long elevations are marked by seven regularly spaced windows; short elevations are four bays wide with the central two bays paired. Each elevation is articulated by corner pavilions of shallow projection and a central emphasis. Each is divided into a basement, a first floor divided from the second by a limestone beltcourse, a taller second story capped by a bracketed wood cornice, and high blue slate and copper trim roofs. The windows of the first story are segmental with pronounced keystones, imposts, and archivolts. The sash through out is of painted wood. The windows of the upper floor are round-headed, with granite archivolts, pronounced keys, and imposts that continue as a beltcourse at the level of the springing of the arches. The Warren Street entrance is marked by a break-front, trabeated porch set on unfluted Ionic columns and pilasters, all of painted wood. It is crowned by a wooden balustrade. The porch on the Dale Avenue front is simpler: it lacks the break-front and so has fewer columns. It gives access to the main entrance at the base</p>	

SEE INSTRUCTIONS

SEE INSTRUCTIONS

B. SIGNIFICANCE			
PERIOD (Check One or More as Appropriate)			
<input type="checkbox"/> Pre-Columbian	<input type="checkbox"/> 16th Century	<input type="checkbox"/> 18th Century	<input type="checkbox"/> 20th Century
<input type="checkbox"/> 15th Century	<input type="checkbox"/> 17th Century	<input checked="" type="checkbox"/> 19th Century	
SPECIFIC DATE(S) (If Applicable and Known) 1869-71.			
AREAS OF SIGNIFICANCE (Check One or More as Appropriate)			
<input type="checkbox"/> Aboriginal	<input type="checkbox"/> Education	<input checked="" type="checkbox"/> Political	<input type="checkbox"/> Urban Planning
<input type="checkbox"/> Pre-historic	<input type="checkbox"/> Engineering	<input type="checkbox"/> Religion/Phi-	<input type="checkbox"/> Other (Specify)
<input type="checkbox"/> Historic	<input type="checkbox"/> Industry	osophy	_____
<input type="checkbox"/> Agriculture	<input type="checkbox"/> Invention	<input type="checkbox"/> Science	_____
<input checked="" type="checkbox"/> Architecture	<input type="checkbox"/> Landscape	<input type="checkbox"/> Sculpture	_____
<input type="checkbox"/> Art	Architecture	<input type="checkbox"/> Social/Human-	_____
<input type="checkbox"/> Commerce	<input type="checkbox"/> Literature	itarian	_____
<input type="checkbox"/> Communications	<input type="checkbox"/> Military	<input type="checkbox"/> Theater	_____
<input type="checkbox"/> Conservation	<input type="checkbox"/> Music	<input type="checkbox"/> Transportation	_____
STATEMENT OF SIGNIFICANCE			
<p>City Hall has been the seat of government of the Town and City of Gloucester for over 100 years. It is physically, historically, and architecturally one of the most important buildings on Cape Ann. The building was designed by Gridley James Fox Bryant (1816-1899) and Louis P. Rogers. Little is known about the latter but the former was if not the most important, then the most prolific architect in New England in the middle of the nineteenth century. From an incredibly long list of works it is sufficient to cite just three: Boston's Charles Street Jail (extant) and Old City Hall (extant) and the City Hall of Lynn (demolished).</p> <p>Gloucester City Hall was dedicated June 2, 1871, as the town's third seat of government. It can be described as a combination of Italian Renaissance and French Second Empire. The rectangular, axial plan, corner pavilions, and classical detail all come out of the French academic tradition. The Italian Renaissance is evidenced by the bracketed cornices, quoins, and arched window details. City Hall is a well-preserved, outstanding example of a dominant civic monument of the 19th century, of the work of Bryant and his partner of the moment, Louis Rogers, and of the mingling of imported architectural styles so common in this country following the Civil War.</p> <p>Three associated works should be mentioned. The clock and bell in the main tower are original, the gift to the town of Samuel Sawyer, one of Gloucester's chief benefactors. The city hall lot is ornamented by a fine Civil War monument whose designer and/or sculptor is at the moment unknown. The monument is a bronze female figure wearing armor and holding a sword and open manacles, elevated on a high granite pedestal. It was installed in 1879.</p> <p>Within the building are murals executed in the late 1930's and early 40's by Charles Allen Winter. They range in subject from fishing scenes to portraits of contemporary city officials and allegories of civic government.</p>			

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Town Records, Book 10, ff 451-455; pp. 180-181. In Gloucester City Hall.

Prinple, James R. History of the Town and City of Gloucester. Gloucester, 1892. p. 224.

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE	LATITUDE		LONGITUDE
	Degrees Minutes Seconds	Degrees Minutes Seconds	Degrees	Minutes	Seconds
NW	° ' "	° ' "	42	36	50
NE	° ' "	° ' "	70	39	47
SE	° ' "	° ' "			
SW	° ' "	° ' "			

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: less than 10 acres

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE

11. FORM PREPARED BY

NAME AND TITLE:
Elizabeth R. Amadon, State Survey Director

ORGANIZATION: Massachusetts Historical Commission (727-8470) DATE: 3/20/73

STREET AND NUMBER:
40 Beacon Street

CITY OR TOWN: Boston STATE: Massachusetts CODE: 025

12. STATE LIAISON OFFICER CERTIFICATION	NATIONAL REGISTER VERIFICATION
<p>As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:</p> <p>National <input type="checkbox"/> State <input type="checkbox"/> Local <input checked="" type="checkbox"/></p> <p>Name: <u>JOHN F.X. DAVOREN, Secretary of the Commonwealth, Chairman of the</u> Title: <u>Mass. Historical Commission</u></p> <p>Date: _____</p>	<p>I hereby certify that this property is included in the National Register.</p> <p>_____ Director, Office of Archeology and Historic Preservation</p> <p>Date: _____</p> <p>ATTEST:</p> <p>_____ Keeper of The National Register</p> <p>Date: _____</p>

SEE INSTRUCTIONS

Form 10-300a
(July 1969)

UNIT STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

STATE

Massachusetts

COUNTY

REGSX

FOR NPS USE ONLY

ENTRY NUMBER

DATE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

(Number all entries)

City Hall, Gloucester

7. Physical Desc. (cont)

of the tower. Above the entrance is the lapidary announcement that the building was ERECTED A.D. 1870.

The main feature of the Dale Avenue front, and indeed of the Gloucester skyline, is the central tower. It has been depicted as the focus of views of the sea city by major American painters such as Winslow Homer, Frank Duveneck, John Sloan, and others. It stands on a square plan outside the rectangle of the main building. It thus projects boldly from the central bay of the west (Dale Avenue) front. Its lower two stories are of brick and articulated like the main block of the building, however above the level of the bracketed cornice painted wood replaces the brick fabric. Above the hip roof of the main block and the pyramidal roofs of the lower corner pavilions it rises in three tiers of round-arched openings, triangular pediments, balustrades, and a clock face, all capped by a high-peaked copper roof punctuated with a circular lucarne on each of four faces. The weather vane at the top is the highest man-made point in the city. The roofs of the corner pavilions are minor echoes of the main tower: pyramids pierced with lunette dormers and surmounted by rectangular lanterns of wood with round-arched openings, terminating in pyramidal roofs and (originally) decorative iron crestings.

The basement is a strictly utilitarian level with rooms off a central corridor running north and south. The first floor, elevated above street level and reached by high flights of granite steps from both Dale and Warren Streets, has a corridor of three branches, running from entrances in the center of the north, west, and south sides and meeting in a central hall. The angles are occupied by offices. The second and third floors, articulated as one tall story on the exterior, are reached by imperial stairs at the west and south entrances, and an ancillary stair on the north. The second floor is mainly given over to a two story, galleried hall now used as the council chamber.

The building is well-preserved, although the ornamental iron ridge crestings have been lost. There has been some modernization of the interior: some make-shift offices built into the second floor hall, and new entrance doors of metal and glass have been installed.

FORM 10-301 A
(6/72)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY PHOTOGRAPH FORM
(Type all entries - attach to or enclose with photograph)

1. NAME COMMON		AND/OR HISTORIC	NUMERIC CODE (Assigned by NPS)
City Hall			
2. LOCATION STATE		COUNTY	TOWN
Massachusetts		Essex	Gloucester
STREET AND NUMBER			
Dale Avenue			
3. PHOTO REFERENCE PHOTO CREDIT		DATE	NEGATIVE FILED AT
J. O'Gorman		1973	16 N. Kilby St Gloucester, MA 01930
4. IDENTIFICATION DESCRIBE VIEW, DIRECTION, ETC.			
West and south facades, from the south west .			

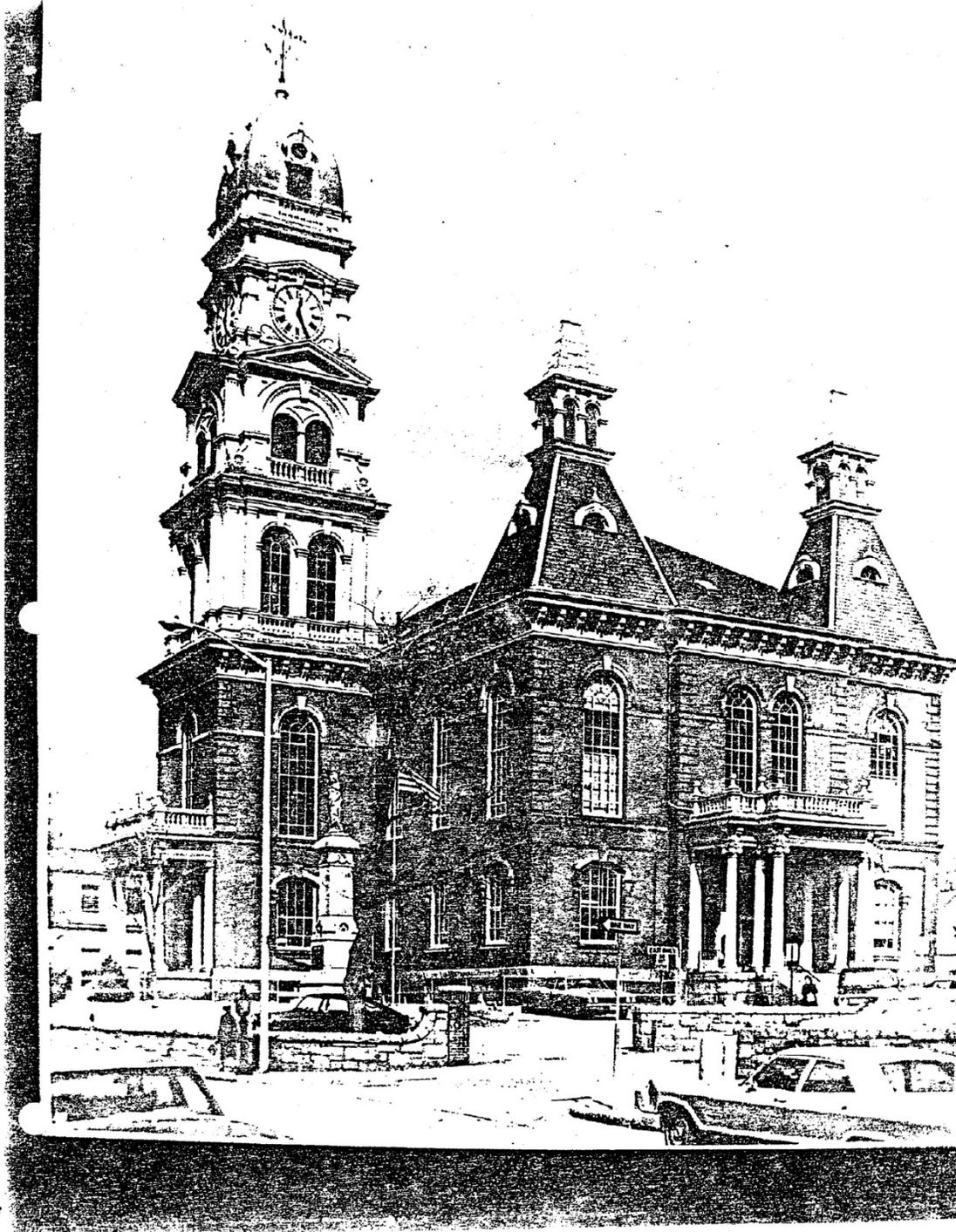
GPO 932-009

Form 10-301
(July 1968)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY MAP FORM
(Type all entries - attach to or enclose with map)

1. NAME COMMON		AND/OR HISTORIC	NUMERIC CODE (Assigned by NPS)
City Hall			
2. LOCATION STATE		COUNTY	TOWN
Massachusetts		Essex	Gloucester
STREET AND NUMBER			
Dale Avenue			
3. MAP REFERENCE SOURCE		DATE	SCALE
U.S.G.S. Gloucester, Mass.		1960	1:24,000
REQUIREMENTS: PROPERTY BOUNDARIES, WHERE REQUIRED, AND NORTH ARROW.			

GPO 932-0





2. CITY HALL PRESERVATION RESTRICTION

CH

BOOK 7717 PAGE 339

PRESERVATION RESTRICTION

The parties to this agreement are the COMMONWEALTH OF MASSACHUSETTS, by and through the MASSACHUSETTS HISTORICAL COMMISSION, which has an office at 81 Boylston Street, Boston, Massachusetts, 02116, hereinafter referred to as the Commission, and City of Gloucester

_____ , hereinafter referred to as the Grantor.

For good and valuable consideration the Commission imposes and the Grantor accepts the following preservation restrictions which shall be recorded with and affect those premises described in a certain deed dated February 11, 1866 from John Somes and Betsy W. Somes to the Grantor, recorded with the Essex County Registry of Deeds at Book 599, Page 79, on March 9, 1866.

These preservation restrictions are set forth so as to ensure the preservation of the architectural and historical integrity of Gloucester City Hall, so called, located at Dale Avenue, Gloucester Massachusetts

which premises have been listed on the National Register of Historic Places under the provisions of the National Historic Preservation Act of 1966 (86 Stat. 915) and/or the State Register of Historic Places. Architectural and historical integrity shall be defined as those significant characteristics which originally qualified the building for entry in the National Register of Historic Places and/or State Register of Historic Places.

RECORDED & INDEXED
MAY 11 1966
050

PRESERVATION RESTRICTIONS

1. Maintenance of Premises: The Grantor agrees to assume the total cost of continued maintenance, repair, and administration of the premises so as to preserve the architectural and historical integrity of the features, materials, appearance, workmanship, and environment for a period in perpetuity from the date of execution of this instrument in a manner satisfactory to the Commission. Nothing herein shall prohibit the Grantor from seeking financial assistance from any sources available to him.

10/54

908 7717 PAGE 310

2. Maintenance of Grounds: The Grantor agrees that the grounds around said building be maintained in a landscaped environment consistent with the historical character of the building. Nothing herein shall prohibit the parking on part of the premises of registered operating motor vehicles in use by the owner or occupants or visitors to the premises.

3. Inspection: The Grantor agrees that the Commission may inspect the premises from time to time during the length of the restrictions to ensure that the Grantor is in compliance with reasonable standards of maintenance and administration.

4. Alteration: The Grantor agrees that no alteration shall be made unless (a) clearly of minor nature and not affecting architectural and historical values, (b) the Commission has previously determined that it will not seriously impair architectural and historical values after reviewing plans and specifications submitted by the Grantor, or (c) required by casualty or other emergency promptly reported to the Commission.

5. Other Provisions:

The burden of these preservation restrictions, enumerated in paragraphs through 5 inclusive, shall run with the land in perpetuity and be binding upon future owners of an interest therein. The right of enforcement of these restrictions shall be as provided in General Laws, Chapter 184, Section 32 as enacted by ACTS 1969, Chapter 666, Section 5, as it may be amended from time to time.

BOOK 77, L.7 PAGE 3-1

It is further agreed that the Commission in no way assumes any obligation for maintaining, repairing, or administering said property.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal this 10th day of April, 1985

by Richard R. Silva
Richard R. Silva, Mayor
City of Gloucester

COMMONWEALTH OF MASSACHUSETTS

Essex SS April 11, 1985

Then personally appeared the above named Richard R. Silva, Mayor and acknowledged the foregoing instrument to be the free act and deed of the City of Gloucester, before me,

Caroline J. Budd
Notary Public
My commission expires 16-10-1988

APPROVAL BY MASSACHUSETTS HISTORICAL COMMISSION

The undersigned Executive Director of the Massachusetts Historical Commission hereby certifies that the foregoing preservation restrictions have been approved pursuant to Massachusetts General Laws, Chapter 184, Section 32.

Valerie A. Talmage
Valerie A. Talmage
Executive Director
Massachusetts Historical Commission

COMMONWEALTH OF MASSACHUSETTS

Suffolk SS March 19, 1985

Then personally appeared the above named Valerie A. Talmage, Executive Director and Secretary, and acknowledged the foregoing approval to be the free act and deed of the Massachusetts Historical Commission, before me,

Eleanor Fitzgerald
Notary Public
My Commission expires November 3, 1989 10/84

LETTER OF SUPPORT (Separate attachments)

- State Senator Bruce Tarr
- State Representative Ann-Margaret Ferrante
- Mayor Sefatia Romeo Theken
- David Porper, Chair, Historic District Commission
- Ken Riehl, CEO, Cape Ann Chamber of Commerce
- Judith Hoglander, Chair, Committee for the Arts
- Sandra Ronan
- Elizabeth Neumeier

Attachment provided as a separate file

Dore & Whittier Architects, Inc. Facility Assessment Study - Gloucester Master Planning Document – City Hall Regulatory Assessment, Electrical Assessment, Technology & Communications Assessment (See separate file)



The Commonwealth of Massachusetts

MASSACHUSETTS SENATE
OFFICE OF THE MINORITY LEADER

SENATOR BRUCE E. TARR
MINORITY LEADER

First Essex and Middlesex

STATE HOUSE, ROOM 308
BOSTON, MA 02133-1053
TEL: (617) 722-1600
FAX: (617) 722-1310

BRUCE.TARR@MASENATE.GOV
WWW.MASENATE.GOV

April 21, 2020

Community Preservation Committee
Gloucester City Hall
9 Dale Avenue
Gloucester, MA 01930

Dear Members of the Community Preservation Committee,

I would like to take this opportunity to express my strong support for the Gloucester City Hall Restoration Commission. In particular, their application for CPA funds to support the installation of a fire suppression system as well as an upgrade/installation of the fire alarm and electrical systems at Gloucester City Hall.

As I'm sure you are aware, downtown Gloucester has been devastated by fire in both the recent and distant past, which included City Hall in its early years. The possibility of a catastrophic fire damaging/destroying this historic building, so central to Gloucester's life and fabric is unfathomable and would clearly have numerous collateral effects.

With that, I strongly support the well planned preventative measures (designed to mitigate risk) being proposed by the Mayor and the City Hall Restoration Commission contained in the application before you. I further note, my support for such is the main reason Representative Ferrante and I have been working diligently with the Governor Baker and Lt. Governor Polito to secure State funding for this worthy effort, promoting public safety together with historic preservation.

As we approach Gloucester's 400th anniversary in 2023 and the 150th anniversary of City Hall in 2021, I encourage you to support this timely initiative. Therefore, I seek your careful consideration of the Gloucester City Hall Restoration Commission's application. Thank you for your consideration, and please don't hesitate to contact me directly should you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Bruce E. Tarr".

Bruce E. Tarr
State Senator
Minority Leader

Ann-Margaret Ferrante
Chair, Joint Committee on Economic Development and Emerging Technology

Gloucester Community Preservation Committee
City Hall
Dale Avenue
Gloucester, Ma. 01939

Dear Members of the Community Preservation Committee:

I am writing to you in support of the application before you from the City Hall Restoration Commission for CPA funds to support the installation in Gloucester City Hall of a fire suppression system as well as the upgrade of the fire alarm and electrical systems.

I write this letter both as the community's state representative that has worked very diligently and persistently with the Baker-Polito Administration to commit state dollars to this project as well as a residential neighbor to City Hall.

City Hall has been referred to as the "Grand Dame of Gloucester, the "Kaiser" and other affectionate nick names. I am uncertain which is most appropriate, but I do know that her beauty, architectural relevance and place in our community is undeniable.

As a neighbor, I also know that as much as City Hall's prominence fills our neighborhood, she also presents a clear and imminent danger should she catch fire. I have had multiple conversations with the Gloucester Fire Chief, Eric Smith. He has explained that should City Hall catch fire, it would be too perilous to have fire fighters enter the building to suppress it.

Thus, we are confronted with a situation where the majestic beauty of city hall will be lost. More importantly, based on our knowledge of the fires of the Congregational Church and the Lorraine Apartment, it will have the potential to destroy residences surround City Hall including Central Grammar, and claim lives.

An evacuation plan of many of these small residents inhabited by seniors is breath-taking, if not unattainable, given the past experiences of emergency efforts that occurred in the middle of the night with previous fires. Additionally, a City Hall fire will ensure the destruction of the City's head of operations, Gloucester's main fire station and downtown Gloucester.

Each day that passes without fire detection and suppression within the tower and walls of City Hall is one more day of borrowed time expended. My hope is that you fund this proposal and remove this threat that looms over us.

Sincerely,

Ann-Margaret Ferrante



Sandra Dahl Ronan, LICSW, DCSW

92 Prospect Street

Gloucester, Massachusetts 01930

Tel. (978) 281-4067

Dear Community Preservation Committee, City Hall, Dale Ave, Gloucester, MA

I am writing a letter of support for the application to The Community Preservation Committee for \$2.25 million dollars to fund a new sprinkler system and upgraded fire alarm and electrical system for The City Hall of Gloucester, MA. This application is being submitted by The City Hall Restoration Commission in conjunction with Senator Bruce Tarr and Representative Ann-Margaret Ferrante. The total budget is \$4.5 million dollars. The State has appropriated \$1.5 million and the City of Gloucester has set aside \$750,000.

There are many strong arguments in favor of this application:

1. Without an adequate fire alarm and suppression system, City Hall is at risk for a catastrophic fire like the 2007 fire that destroyed the Lorraine Apartments and the Temple Ahavat Achim. Such a fire could threaten the Central Grammar School Apartments that house our elderly population as well as other housing near it on Dale Avenue, Pleasant Street and Warren Street.
2. A fire would destroy an architectural gem and the center of government that is also an important community venue and which houses many historic artifacts.
3. This project is one of the City Administration's highest priorities.
4. Bruce Tarr and Ann-Margaret Ferrante have secured \$1.5 million and Governor Baker and Lt. Governor Polito support this project.
5. If this is bonded now, there would be an opportunity to benefit from historic low interest rates.
6. City Hall will be a focal point of the 400th Anniversary events.
7. The 150th anniversary of City Hall is 2021.

The need for the restoration of City Hall was a strong reason why we were able to get the brilliant CPA passed in Gloucester. The City Hall Restoration Commission has a good track record for it's stewardship of the building's restoration. We don't want to risk all that work being destroyed by a devastating fire.

Sincerely,

Sandra Ronan
Sandra Ronan

20 April, 2020

To Whom It May Concern;

I am writing in strong support of the CPA application for City Hall Fire Suppression, Alarm System and Electrical Upgrades. Although I am the Chair of the Gloucester Committee for the Arts (CFTA), because of COVID 19 and the inability of our Committee to meet, I am not able to write on behalf of the entire Committee, but rather just myself. That said, I can assure you that were the voices of our Committee to be heard, all members would share my enthusiastic support for this project.

The reasons for my support are lengthy and I am certain that so many others have most eloquently shared their reasons and I would agree with all of them! The City Hall is the heart of our City and has been so for a very long time. The thought that a fire could destroy not only the building and what it stands for, but all of the historic and valuable contents therein is unthinkable.

But were I to zero in on a particular concern for the CFTA, it would be the art and artifacts held within the building. As you know, one of the CFTA missions is as caretaker of the City's art. We are particularly concerned with the WPA era murals. This collection is one of the best in the Commonwealth and the loss of these murals would be an unspeakable tragedy.

I would ask you to help make this very important project a reality.

Thank you for listening and for all you do for our community!

Regards,

Judith Hoglander, Chair

Committee for the Arts

City of Gloucester

Historic District Commission

Community Development Commission
City Hall
Dale Avenue
Gloucester, MA 01930

22 April 2020

Dear Commission Members:

I am aware that the City hall Restoration Committee is seeking funds to do work on the interior of City hall, viz. upgraded fire alarm, new sprinkler system and electrical system.

As I am sure you know, the building lies within the Historic District and is a superb example of the Beaux Arts style. Its magnificent tower dominates the city skyline. While the HDC has no jurisdiction on the interiors of building within the district, I would like to indicate my strong support for this work. I think it is all the more important with the 400th anniversary of the city founding and the 150th anniversary of the erection of the building coming up soon.

I hope you will look favorably on this application for funding.

Very truly yours,

R. David Porper, chairman
Gloucester Historic District Commission

Elizabeth Neumeier
28 Coggeshall Road
Gloucester, MA 01930
978-281-2920 –

April 24, 2020

Community Preservation Committee
City Hall
Dale Avenue
Gloucester 01930

RE: Gloucester Cultural Council CPA Application
City Hall Fire Suppression, Alarm System and Electrical Upgrades

Dear Community Preservation Committee,

I am not from a Gloucester fishing family but, as I rounded the dogbar breakwater in my sea kayak the first time I did the Blackburn Challenge, our iconic City Hall inspired me to paddle hard to the finish line. I can only imagine how our fishermen feel each time they see that view on the way home.

It is my understanding that the City Hall Restoration Commission will be applying for \$2.25 M to provide a new sprinkler system and upgrades to the fire alarm and electrical system for City Hall. I write in support of that application.

The construction of City Hall makes it seriously vulnerable to fire, such as the one in 2007 that destroyed the Lorraine Apartment building and nearly destroyed Middle Street historic buildings. City Hall is in even close proximity of elder housing in the Central Grammar School apartments. A catastrophic fire at City Hall would not only destroy an architectural gem but also the center of city government and an important community venue and the historic artifacts it houses.

This project is ranked as one of the City Administration's highest priorities. State Senator Bruce Tarr and State Representative Ann-Margaret Ferrante have secured funding from the state for this project. Governor Baker and Lt-Governor Polito support the project.

The City Hall Restoration Commission has a good track record for their stewardship of the building's restoration. Doing this project now would mean benefitting from historically low interest rates. Let's be frugal! Waiting will only cost more. Let's be ready for the 150th anniversary of City Hall in 2021 and Gloucester's 400th anniversary in 2023.

Best regards,





April 20, 2020

Community Preservation Commission
City Hall
9 Dale Ave
Gloucester, MA 01930

Dear Community Preservation Commission

On behalf of the Cape Ann Chamber of Commerce and our 1,000 members, I am writing to express our strong support for using CPA funds for new fire alarm and suppression systems for City Hall. Without these systems our most iconic building is at great risk for a catastrophic fire. Fire has devastated Gloucester in the past, including the 2007 Lorraine Apartments building fire. A fire in City Hall could be even worse with the close proximity of elder housing in the Central Grammar School apartments, additional housing adjacent to the building on Dale Avenue, Pleasant Street, and Warren Street and beyond.

A catastrophic fire at City Hall would not only destroy an architectural gem, but also the center of city government and an important community venue and the historic artifacts it houses. In addition, City Hall will be a focal point of the 400th anniversary events, and its 150th anniversary is in 2021.

The project is ranked as one of the City Administration's highest priorities. State Senator Bruce Tarr and State Representative Ann-Margaret Ferrante have secured funding from the state for this project, and Governor Baker and Lt-Governor Polito support the project.

Thank you for your consideration of this critically important city project.

Sincerely,

A handwritten signature in black ink, appearing to read "Ken Riehl", is written over a horizontal line.

Ken Riehl
CEO, Cape Ann Chamber of Commerce

CAPE ANN CHAMBER OF COMMERCE

Serving Gloucester, Rockport, Essex & Manchester-by-the-Sea

City Hall
Nine Dale Avenue
Gloucester, MA 01930



TEL 978-281-9700
FAX 978-281-9738
stheken@gloucester-ma.gov

**CITY OF GLOUCESTER
OFFICE OF THE MAYOR**

May 14, 2020

Community Preservation Committee
c/o Community Development Department
3 Pond Road
Gloucester, MA 01930

Re: 2020 CPA Application - City Hall Fire Suppression, Alarm System and Electric Upgrade

Dear Committee Members:

As the Mayor of the City of Gloucester, I strongly support the Project Application being submitted by the Department of Public Works and the City Hall Restoration Committee for our City Hall Building in order to install fire suppression and alarm systems as well as critical upgrades to the electrical system.

These infrastructure needs are vital public safety and communications requests. All are desperately needed to modernize the antiquated fire alarm systems and electrical wiring throughout the building.

Gloucester City Hall has been the seat of Gloucester's government since 1871 and is an architectural and historic gem located in our downtown area of the city. City Hall houses invaluable archives, WPA murals, the Fishermen's Lost at Sea Memorial and other art and artifacts.

The original building was destroyed by a fire in 1869. This 150 year old building once again is in danger of suffering a catastrophic fire according to our Fire Chief Eric Smith along with City Consultants. If this were to happen, as a result of inadequate public safety equipment, Gloucester would lose one of the most beautiful buildings in the City. A building that is home to City Offices and a beloved place of business to hold government meetings, weddings, school events, and more in the Kyrouz Auditorium.

Additionally, we have made substantial investments in information technology over the past several years which has modernized user experiences, improved customer service, and increased efficiency in our operations. However, the buildings current wiring prevents additional upgrades from being made that could further enhance our capabilities and transform the way we conduct business at City Hall.

The estimate for these upgrades are \$3.2 million. We have just recently secured \$1.5 million from the state for this project.

I strongly support this application and thank you for your consideration in this important matter. Should you require any further information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sefatia Romeo Theken', written in a cursive style.

Mayor Sefatia Romeo Theken
City of Gloucester

INTRODUCTION

This Regulatory Assessment will seek to convey to what degree the Gloucester City Hall, in its current condition, complies with current building codes and regulations. This assessment does not attempt to define a scope of work, but rather highlight specific non-complying conditions and identify which conditions would require correction if a repair, alteration, addition, or change of use were to be proposed for the facility.

It is important to note that a building or a portion of a building does not require correction simply because it does not comply with current codes; any building that is legally occupied and adequately maintained can remain so without bringing the building into full compliance with codes and regulations. This *principal of non-conforming rights* (that a newly adopted regulation cannot impose the undue burden of compliance on legally existing occupancies) is reflected in how the codes identify to what degree existing buildings must be brought into compliance when a scope of work is proposed. The greater the scope of work, the greater the burden of compliance with a given code or regulation will be required.

For some regulations, such as 521 CMR Accessibility Rules or the Massachusetts special sprinkler provisions of MGL c.148 s.26G, these compliance thresholds are “hard lines” comprised of specific dollar value thresholds. When determining the dollar value thresholds for compliance, the cash value of the building is used as the basis for the determining the requirements for compliance. The full and fair cash value of the *building*, as determined from the City Assessor's online database is calculated as follows:

Total Assessment (Land + Improvements)	\$4,567,600
Land	-\$230,900
Detached Improvements	-\$0
Building Only—Full and Fair Cash Value	\$4,336,700

This value will be used later in this Assessment to calculate the applicable compliance thresholds.

The gross floor area (GFA) of the building is **35,114 SF**.

The Existing Building Code uses the type of work and the affected area to determine when increasing levels of compliance are required. When considering a proposed scope of work for the building, a careful consideration of the various degrees of compliance will need to be considered. Refer to the Regulatory Overview section of this report for a more detailed description of the various compliance paths outlined in the Existing Building Code.

THE INTERNATIONAL EXISTING BUILDING CODE (IEBC)

The Performance Compliance path described in the IEBC provides a simple yet comprehensive overview of the general life safety aspects of a building. Although designed as a building code compliance path, it can also be used as an assessment tool. This assessment will utilize the value- and scoring-based method of the Performance Compliance path to assign a score to the building as it is currently configured and maintained. The systems and basis for scoring are based on the building code for new construction (the International Building Code or IBC), and scores are determined by the degree of compliance with the IBC for various systems. Similar to previous comments, a failing score in any category as part of an assessment does not compel any corrective action - it simply indicates how the building would be viewed under current codes. It is intended to illustrate the relative general and life safety performance of the existing building.

The construction of City Hall is characterized generally as noncombustible exterior construction, with loadbearing heavy timber frame, loadbearing exterior masonry walls, and heavy timber beams and joists supporting wood decks and wood roof deck. Per IBC Table 601, the building would be classified as Type III-B, due to the wood framed floors and roofs and the possibility that interior walls are constructed of built of combustible materials.

In order to pass each of the categories for Fire Safety (FS), Means of Egress (ME), and General Safety (GS), a total score of 0 or higher is required for the category. The total values for these categories from Table 1401.7 (see previous) are reduced by the mandatory scores (MFS, MMS, and MGS below), and the resulting score is compared to the "zero" threshold. Any negative number indicates that the building fails that category.

The resulting scores for City Hall are typical of buildings of its pre-modern time period and, due to the lack of updated or maintained life-safety features, are lower than would be expected for buildings of a similar age that have been upgraded over time.

The building egress features of the Kyrouz Auditorium are not code compliant; specifically, there are egress size and configuration conditions, door swing and hardware issues, and egress signage, lighting, and fire alarm system non-conformities at both second and third level egress-ways serving the space. Specific deficiencies in this space include the following.

Main (2nd) Level:

- The principal or south entrance to the space has doors of generous width which swing into the auditorium, against the direction of egress travel. The door hardware is non-compliant.
- The secondary egress from the space, leading to the west stair (clock tower), has doors of generous width which swing out into the west stair hall (with the direction of egress travel), but block more than half the required egress width on the stair landing.
- A third egress door, to the north and right of the stage, leads to a bottleneck of insufficient width, an area now used for storage of voting equipment, and conflict with the landing area of the north stair from the level above.

Mezzanine (3rd) Level:

- The principal or south entrance to the mezzanine level has doors of generous width which swing out into the south stair hall, with the direction of egress travel, but block more than half the required egress width on the stair landing/passage from Payroll Office and L3 Conference Room; and its hardware is non-compliant.

Table 1401.7 Summary Sheet - IEBC PERFORMANCE GRADE - CITY HALL

Existing Occupancy	B (Primary), A, S	Proposed Occupancy	B (Primary), A, S
Year building was constructed	1870	Number of Stories	4
Type of construction	III-B	Area per floor	8,008 / 8,190 / 6,664 / 6,664 / 436
Percentage of open perimeter increase	100%		
Completely Suppressed	No	Corridor wall rating	0 HR
		Type	n/a
Compartmentation	No	Required door closers	
Fire resistance rating of vertical opening enclosures	2 HR / None		
Type of HVAC system	Various	, serving number of floors	4
Automatic fire detection	Yes	Type and location	Smoke, Heat, incomplete coverage
Fire alarm system	Yes	Type	Non addressable
Smoke control	No	Type	n/a
Adequate exit routes	No	Dead ends	Yes Length in feet 56
Maximum exit access travel distance	110 feet	Elevatory controls	Yes
Means of egress lighting	Yes	Mixed Occupancies	Yes
Standpipes	No	Patient ability for self preservation	n/a
Incidental use	Yes	patient concentration	n/a
Smoke compartment less than 22,500 sq. ft.	Yes	Attendant-to-patient ratio	n/a

Safety Parameters	Fire Safety (FS)	Means of Egress (ME)	General Safety (GS)
1401.6.1 Building Height	-7	-7	-7
1401.6.2 Building Area	-11	-11	-11
1401.6.3 Compartmentation	0	0	0
1401.6.4 Tenant and Dwelling Unit Separations	0	0	0
1401.6.5 Corridor Walls	-7	-7	-7
1401.6.6 Vertical Openings	-35	-35	-35
1401.6.7 HVAC Systems	-5	-5	-5
1401.6.8 Automatic Fire Detection	-10	-10	-10
1401.6.9 Fire Alarm System	-10	-10	-10
1401.6.10 Smoke Control	****	0	0
1401.6.11 Means of Egress	****	0	0
1401.6.12 Dead Ends	****	-4	-4
1401.6.13 Maximum Exit Access Travel Distance	****	9	9
1401.6.14 Elevator Control	-4	-4	-4
1401.6.15 Means of Egress Emergency Lighting	****	****	4
1401.6.16 Mixed Occupancies	-5	-5	-5
1401.6.17 Automatic Sprinklers	-12	-6	-12
1401.6.18 Standpipes	0	0	0
1401.6.19 Incidental Use	-1	-1	-1
1401.6.20 Smoke Compartmentation	0	0	0
1401.6.21.1 Patient Ability for Self-preservation	****	0	0
1401.6.21.2 Patient Concentration	****	0	0
1401.6.21.3 Attendant-to-patient Ratio	****	0	0
Building Score - total value	-107	-96	-98

Table 1401.9 Evaluation Formula

City Hall:				Score	Pass	Fail
-107	(FS) -	30	(MFS)=	-137		X
-96	(MS) -	40	(MMS)=	-136		X
-98	(GS) -	40	(MGS)=	-138		X

- The secondary egress from the mezzanine to the west stair (clock tower) has doors which swing into the space, against the direction of egress travel, and has non-compliant door hardware and secondary hardware mounted which would allow padlocking the door.
- Unless the north stairs behind the stage are counted as means of egress, portions of the mezzanine exceed common path of travel limits. The intervening storage rooms (what historically were the "box seat" galleries overlooking the stage) access the north stair hall from the north ends of the U-shaped mezzanine. These galleries are still open to the larger space (behind operable curtains), and could be treated as mezzanine passageways to the north stair hall. This stair hall contains two

separate stairs from level 3 to 2, which combine into one stair from level 2 to 1, where it directly discharges from the building. If the stairs are repaired and improved, and lower levels not used as storage areas, this issue will be resolved. Again, door hardware on these access doors at the mezzanine ends are not in compliance and have padlocking hasps mounted, which is strictly forbidden.

Additional investigation is needed to validate these observations, and historical building limitations need to be taken into consideration, as some of these conditions are not easily rectified without compromising major, key historical elements of the building.

The most significant improvement that would increase the general life-safety of the building and may help the AHJ come to a reasonable compromise on some of the foregoing issues would be to install fire sprinkler protection throughout the building.

SPRINKLER PROTECTION REQUIREMENTS

The building is not equipped with fully automatic sprinkler systems in compliance with M.G.L. c.148 s.26G. All public buildings larger than 7500 Gross Square Feet (GSF) would require a sprinkler system to be installed throughout the facility if any major alterations or any additions are planned. In Massachusetts, a building's *fire area* includes all portions of the building enclosed by the exterior walls regardless of interior sub-division with fire walls or fire barriers. This is important to understand because the sub-division of a building into separate fire areas (with fire walls and fire barriers, for example) would not be considered a strategy to avoid inclusion of fire sprinklers in Massachusetts.

In regard to future alterations or additions to the building: to be considered a "major alteration" the scope of work would have to meet both the "nature of work" and "scope of work" criteria.

For the scope of work criterion, the Division of Fire Services provides two separate thresholds - if the project exceeds one of these thresholds, then the project is considered "major" in scope.

For City Hall, if the work area exceeds 10,715 square feet (33% of the total building area of 32,470 square feet) or if the cost of work exceeds \$ 1,431,111 (33% of the value of the building, calculated above), the project *scope* would be considered "major". These thresholds should be kept in mind as one considers any future alterations to this building.

The "nature of work" criterion is less specific, but essentially if any work is being done that would not make the installation of sprinklers substantially more difficult, it would be considered "major" in nature. Examples include the demolition of ceilings, walls, or floor decking exposing the structural framing.

INTERNATIONAL ENERGY CONSERVATION CODE

The City of Gloucester has adopted the Massachusetts STRETCH Energy Code. As such, any alterations to the energy consuming systems or building envelope would be required to comply with the International Energy Conservation Code (IECC), 2015 Edition. The IECC requires that any alteration, renovations, or repairs to an existing building conform to the provisions of the code, but does not require that unaltered portions to comply. Essentially this means that any system or portion of a system that is altered would be designed in compliance with the energy code, but there is no provision that the entire facility be brought into full compliance. The project may incorporate additional energy performance improvements beyond those required by the code.

ACCESSIBILITY

City Hall was constructed in 1877, well before the existence of the ADA guidelines or the ADA accessibility rules. However, over the last decade strategic accessibility audits and improvements have been implemented, providing accessible routes to and within the building. Improvements include: accessible restrooms, accessible parking, accessible entrances, accessible offices and work areas on all levels, and an equivalent variety of seating positions on all levels. (Image 1)

If the cost of any proposed work exceeds \$100,000, the code requires that an accessibility audit be provided, in addition to the cost of any proposed work. When the cost of work exceeds 30% of the full and fair cash value of the building (see previous), then the entire facility will be required to comply with the ADA rules for City Hall. The 30% threshold refers to the value of the building, not the value of the work. The cost of any proposed work exceeds \$100,000, the code requires that an accessibility audit be provided, in addition to the cost of any proposed work. When the cost of work exceeds 30% of the full and fair cash value of the building (see previous), then the entire facility will be required to comply with the ADA rules for City Hall. The 30% threshold refers to the value of the building, not the value of the work.

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Because the building is public, owned and operated by the local municipality, it is considered a facility under the Americans with Disabilities Act (ADA). As such, any proposed work to the facility would be required to comply to the maximum extent feasible with the ADA Architectural Barriers Act (ABA) except where it would be structurally infeasible. The ADA does not have a time limit for requiring full facility compliance, but does require that when there are alterations to the facility, "primary function" (including public reception areas, courtroom facilities, and other administrative areas) that the path of travel as well as the restrooms, telephones, and drinking fountains along the path of primary function are also accessible.

A few minor accessibility deficiencies or non-compliant conditions were noted at City Hall. A major violation exceeding the ADA threshold was noted, where it was found that the restrooms in the basement would be required to allow the non-compliance to remain.

Specific Issues	Recommendations
Level B: The doorway inside the accessible route's toilet room does not comply with minimum requirements on the pull side, and has a steep threshold. The slope exceeds the 1/2" high maximum. (Image 2)	Recommendation: The doorway shall be modified to create a zero rise transition. The doorway shall be modified to create a zero rise transition. The doorway shall be modified to create a zero rise transition.
Level B: The showers in the men's and women's restrooms appear to comply with door clearance requirements, but are crowded by furniture that restricts the turning area in the room, and no accessible route exists to the showers. (Image 3)	Recommendation: The showers shall be modified to provide an accessible route to the showers. The showers shall be modified to provide an accessible route to the showers.
Level B: The ramp in the basement office has been fitted with an access ramp, however, the ramp is crowded with file cabinets, making it inaccessible for wheelchair users and thereby not practical for anyone. (Image 4)	Recommendation: The ramp shall be modified to provide an accessible route to the office. The ramp shall be modified to provide an accessible route to the office.

ACCESSIBILITY

City Hall was constructed in 1870, well before the existence of the ADA guidelines or the MAAB accessibility rules. However, over the last decade strategic accessibility features and improvements have been incorporated, providing accessible routes to and within the building. Impressively for a historic building, most interior features and amenities are accessible, including toilet rooms, offices and work areas on all levels, and an equivalent variety of seating positions on both levels of the Main Auditorium.

If the cost of any proposed work exceeds \$100,000, the code requires that an accessible entrance, toilet room, drinking fountain, and telephone (if drinking fountains and telephones are provided) be provided, in addition to the compliance requirements of the proposed work. When the cost of work exceeds 30% of the full and fair cash value of the building (see previous), then the entire facility will be required to comply with the MAAB Rules. For City Hall, this 30% threshold dollar value would be **\$1,301,010**.

Because the building is public, owned and operated by the local municipality, it is considered a Title II facility under the Americans with Disabilities Act (ADA). As such, any proposed work to the facility would be required to comply to the maximum extent feasible with the ADA Architectural Guidelines (the ADAAG) except where it would be structurally impractical. The ADA does not have a threshold for requiring full facility compliance, but does require that when there are alterations to an area of "primary function" (including public reception areas, courtroom facilities, and office/ administration areas), than the path of travel as well as the restrooms, telephones, and drinking fountains serving the areas of primary function are also accessible.

A few minor accessibility deficiencies or non-compliant conditions were noted at City Hall. If a major alteration exceeding the 30% threshold were undertaken, these items would require correction or variances would be required to allow the non-conformities to remain.

Specific Issues

Recommendations

<p>Level B: The doorway inside the accessible men’s toilet room does not comply with clearance requirements on the pull side , and has a steep threshold that, though sloped, exceeds the 1/2” high maximum. (Images 1, 2).</p>	<p>Reconfigure wall into neighboring Storage room to create adequate clearance for door on pull side; or install electric door opener and push-button controls. Level the area on the toilet side of the door, then install a small slope in the floor to negotiate the slope up to tile finish floor; or seek a variance for sloped threshold.</p>
<p>Level B: The archives office entry door, which on paper appears to comply with door clearance requirements, is crowded by furniture that impinges on the pull side clearance. There is no minimum 5’ dia. turning area in the room, and no accessible furniture; thus the suite is not visitable or workable.</p>	<p>Remove offending furniture and reorganize the interior of this office to be accessible by the public and workers.</p>
<p>Level B: The vault in the Assessors office has been fitted with an access ramp; however, the ramp is crowded with file cabinets, making it inaccessible for wheelchair users and frankly not practical for anyone. (Image 4)</p>	<p>Remove file cabinets and assure that ramp approach meets MAAB standards.</p>



Image 1—Non-Accessible door threshold

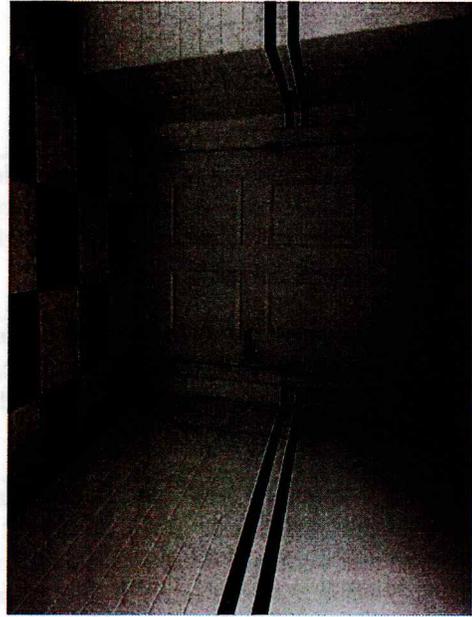


Image 2—Door pull side clearance issue



Image 3—Crowded Archives office



Image 4—Crowded vault door opening

ACCESSIBILITY (CONTINUED)

Specific Issues

Recommendations

<p>Level B: The doorway of a second vault in the Assessors office is crowded with file cabinets, making it inaccessible for wheelchair users and frankly not practical for anyone. (Image 5)</p>	<p>Remove file cabinets and assure that vault doorway approach meets MAAB standards.</p>
<p>Level B: The doorway of a file room in the Assessors office is crowded with file cabinets, blocking the accessible route into the room, and is frankly not practical for anyone. (Image 6)</p>	<p>Remove file cabinets and assure that storage room doorway passage meets MAAB standards.</p>
<p>Level 1-2-3: The west stair does not have any handrail on the outside wall of the stair runs. It is understood that this is a key historical element of the building, so inside historical baluster rails will remain as-is. But, like the south stair, a compliant rail that fits with the historical interior finishes could be added (Image 7). This is a life safety issue and day-to-day usability issue as well.</p>	<p>Add a stained oak rail to match south stair outside railing, that meets MAAB grasping dimensions, and other accessibility and building code requirements.</p>
<p>Level 2-3: The south stair has a broken handrail on the outside wall of the stair run at its uppermost level. It is understood that this is a key historical element of the building, so the historical baluster rail must be copied exactly and finished to match the historical railing. This is a life safety issue and day-to-day usability issue as well. (Image 8)</p>	<p>Copy existing rail on west run of south stair and install on east run. Though this rail will not meet MAAB grasping dimensions and height off nosing, it is a reasonable compromise between historical and accessibility needs.</p> <p>Note that the outside walls on this level hold the Fishermen's Memorial; great care must be exercised in the installation of handrail to protect this memorial.</p>
<p>Level 3: Doors at the west entrance to the Auditorium do not have lever-style hardware.</p>	<p>Refer to Doors section in the Architectural report for recommendations.</p>
<p>All Levels: The cab of the elevator does not meet minimum dimensional requirements for accessibility, both in terms of the cab dimensions and the dimensions off the floor to the controls. There have also been reports by staff of the unreliability of the elevator and frequent breakdowns.</p>	<p>The elevator cab probably cannot be enlarged without enlarging the elevator hoistway. The dimensional variances from guidelines are close enough that a code variance could be sought to continue using the elevator. The expected lifespan of the elevator should be considered along with its non-reliability and frequency of repair, and either a major overhaul or replacement scheduled in the near future.</p>

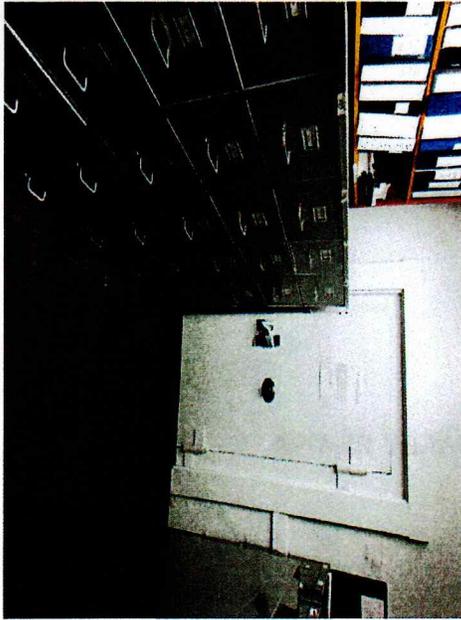


Image 5—Door clearance at vault

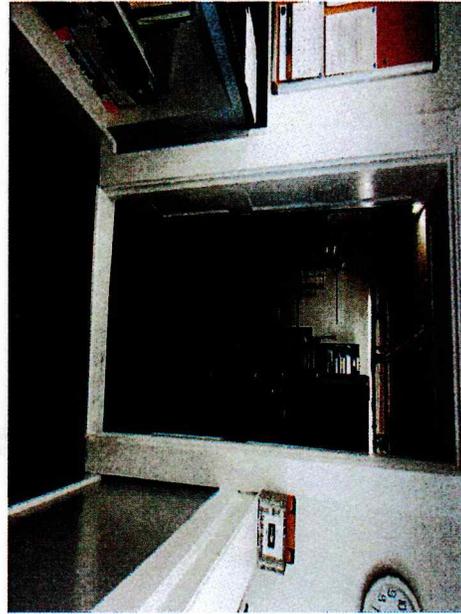


Image 6—Accessible route issue

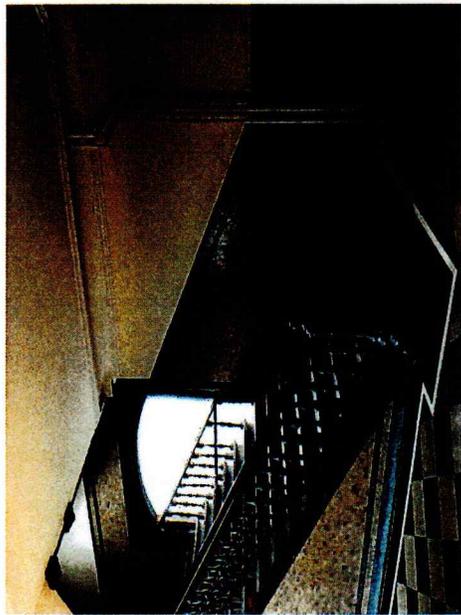


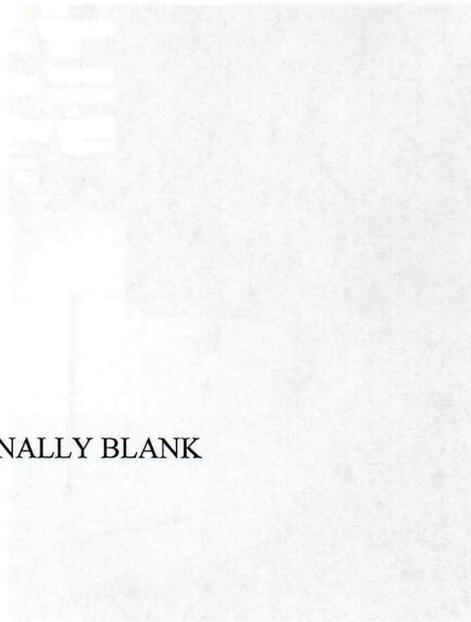
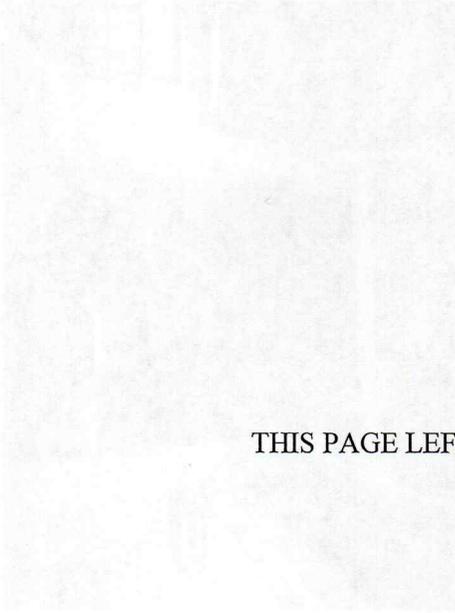
Image 7—No railing at stair, outside wall



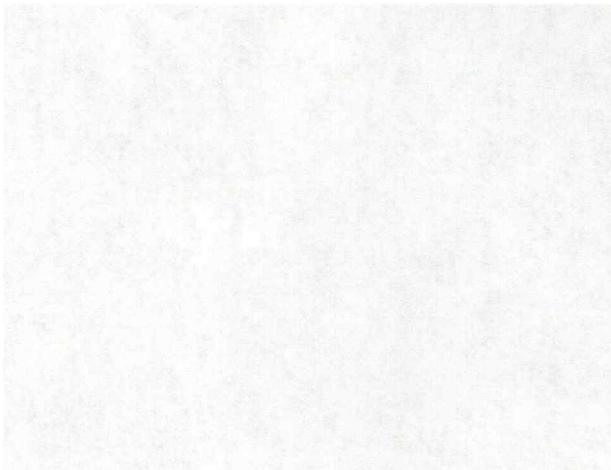
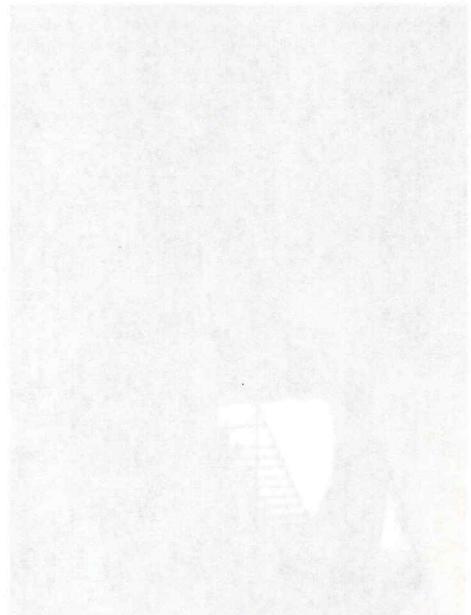
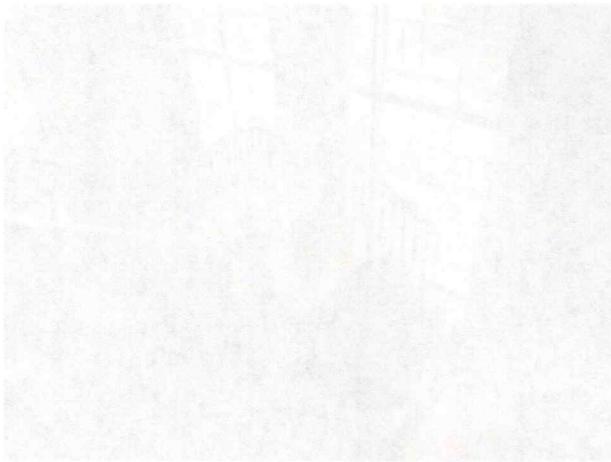
Image 8—Broken railing at stair, outside wall



Image 9—Non-lever type hardware



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ELECTRICAL DISTRIBUTION SYSTEM

The incoming secondary service in (1) 4 conductors (two energized phases + two neutrals) 138/208V, 3 phase, 4-wire, 400 amp, 60 Hz, is installed in the main distribution panel in the basement and the utility company is responsible for the service entrance.

The main distribution panel has a 400 amp main breaker (1) and a 200 amp (1) breaker (2) in the main distribution panel. The panel is a 400 amp, 138/208V, 3 phase, 4-wire, 60 Hz, panel. The panel is a 400 amp, 138/208V, 3 phase, 4-wire, 60 Hz, panel. The panel is a 400 amp, 138/208V, 3 phase, 4-wire, 60 Hz, panel. The panel is a 400 amp, 138/208V, 3 phase, 4-wire, 60 Hz, panel.

ELECTRICAL ASSESSMENT

EXECUTIVE SUMMARY

The existing systems of this facility range in condition from poor to fair, and although functioning, have outlived their intended useful life. Code changes over the years have resulted in existing systems in this facility that do not meet current electrical codes. Most of the existing systems are not suited for expansion due to the incompatibility of new technologies. Replacement parts are no longer available for many of the systems. We recommend replacement of all of the electrical systems for this facility under a renovation program.

The wiring method consists of open and wire A/C MC Cable, and other for the facility.

The existing service capacity is marginal for the facility.

The existing service capacity is marginal for the facility.

The existing service capacity is marginal for the facility.

Recommendations	Specific Issues
Upgrade incoming secondary service to 400 amp, 138/208V, 3 phase, 4-wire, 60 Hz, service.	The service is marginal.
Replace existing wiring with new wiring in all areas.	Wiring is in poor condition.
The existing branch circuit could be expanded to accommodate new loads.	

ELECTRICAL DISTRIBUTION SYSTEM

The incoming secondary service in (1) 4" conduit runs underground between a 400 Ampere, 120/208V, 3 Ø, 4W main distribution panel in the Basement and the Utility Company underground Street network manhole.

The main distribution panel has a 400 Amp main breaker (cold sequence) and a C/T section plus (2) load side breakers; (1) rated at 400 Amps and (1) rated at 200 Amps. The 400 Amp breaker back feeds a splice box (former C/T cabinet). The splices in turn back feed older service panels including a step up transformer that back feeds the old 120/240V, 1Ø, 3W panel (Image 1). The 200 Amp breaker feeder appears to be undersized and not rated for the breaker (Image 2).

It is unclear whether every splice feeder terminates in an overcurrent protection device, as required by code (Image 3).

The Utility Company meter is located in the Electric Room.

Panelboards range from breaker type panels to older plug-in fused panels. Some panels have ongoing work in progress (Image 4, Image 5 and Image 6).

The switchgear manufacturers range from Westinghouse, GE, Murray, etc. The condition of the switchgear is generally poor.

Heating pipes are currently running below and behind the main distribution panel.

The existing service capacity is marginal for the facility.

The wiring method consists of pipe and wire, A/C, MC Cable, and Romex (Image 7).

<i>Specific Issues</i>	<i>Recommendations</i>
The service is marginal.	Upgrade incoming secondary service with a larger 1,200A, 120/208V, 3 Phase, 4 Wire service. This will require new trenching to Utility Company manhole.
Switchgear is in poor condition.	Replace existing switchgear with new main distribution panel, panelboards, and feeders. Provide new Electrical Room to allow for phased construction. The existing branch circuits could be extended and reconnected to new panels.

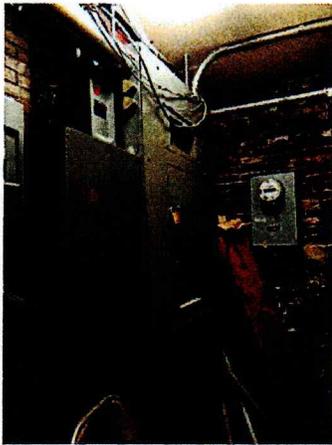


Image 1

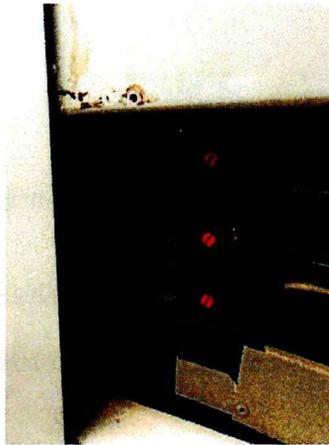


Image 2



Image 3

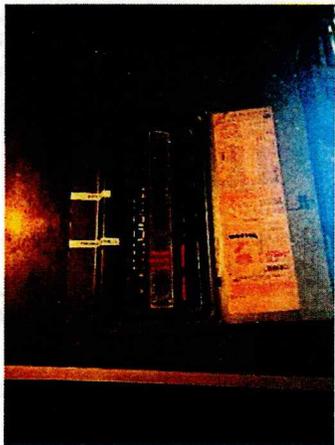


Image 4

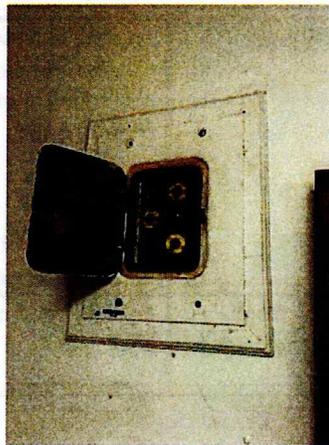


Image 5



Image 6



Image 7

EMERGENCY STANDBY SYSTEM

The facility does not have a generator.

Battery units and remote heads are used for emergency egress lighting. Some battery units are in poor condition. (Image 8 and Image 9).

Exit sign sizes and shapes vary but are generally not internally lit and not code compliant (Image 10).

Egress paths and assembly spaces do not have adequate emergency lighting.

Specific Issues

Recommendations

Egress paths emergency lighting is inadequate.	Provide a new exterior emergency standby generator and transfer switches for emergency lighting and other optional standby loads or provide additional battery units. Provide inverters to back-up assembly spaces lighting and exterior exit discharge doors.
Exit signs are not compliant, or are missing from spaces such as the main assembly space, the Auditorium.	Provide new hard wired LED exit signs with battery back-up.



Image 8

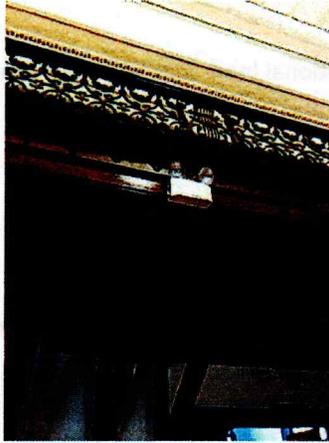


Image 9



Image 10

Recommendations Provide a new comprehensive code-compliant alarm system with full coverage of the building and provide new fire detectors.	Specific Issues The fire alarm system is not code-compliant and does not provide adequate coverage.
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FIRE ALARM SYSTEM

The fire alarm system consists of a conventional (non-addressable) 4 zone Fire-Lite control panel located in the 1st Floor North Stairwell (Image 11).

The exterior local energy master box with lever has been converted into a pull station (Image 12).

The A/V devices consist of horn/strobes. Strobes are not ADA compliant. Coverage is generally inadequate (Image 13).

The form of alarm transmission is via a radio box with integral antenna. The master box is an AES and is located in the Copy Room (Image 14).

Smoke detectors do not provide full coverage.

The Auditorium, Records Vault, and Electric Room do not have smoke detectors.

Some detectors in Hallways exceed NFPA spacing. Smoke detectors exist in Stairwells.

The Elevator is not interlocked with the fire alarm system. No smoke detectors exist in the Basement Elevator Lobby.

The Attic has heat detectors.

The fire alarm wiring method is generally low energy cable.

Corridor and Stairwell doors do not have hold open magnetic devices.

Specific Issues

Recommendations

The fire alarm system is not code or ADA compliant and does not provide adequate coverage.	Provide a new addressable code compliant fire alarm system with full coverage of detection and audio/visual devices.
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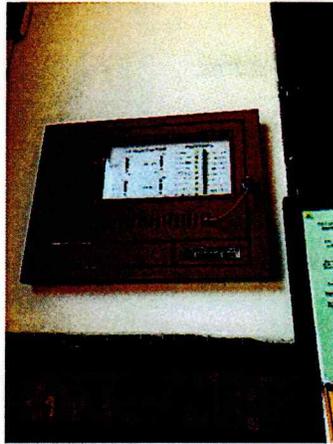


Image 11



Image 12

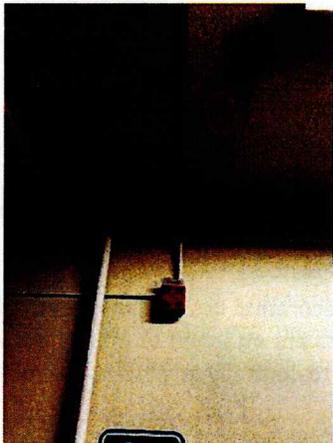


Image 13

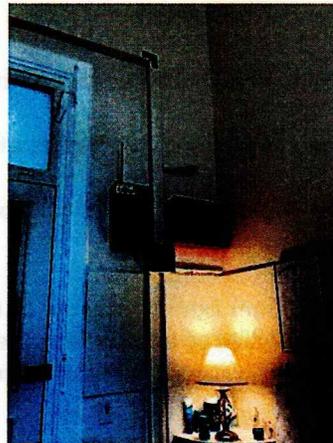


Image 14

Specific Issues	
Fluorescent and incandescent fixtures	
No occupancy sensors	
Fluorescent fixtures in Records Vault	

INTERIOR LIGHTING

The interior lighting consists generally of fluorescent and incandescent fixtures.

The Basement generally has industrial strips with T8 lamps and RLM fixtures in Service Areas.

Office Areas have surface mounted wraparound fixtures and 2x2 recessed troffers.

Corridors have industrial strips with T8 lamps controlled with local switches (Image 15).

Toilet Rooms have 2x2 recessed troffers controlled with a local switch.

The Assessor's Office Suite has 2x4 recessed parabolic fixtures with (4) T8 lamps, controlled with (1) switch (Image 16).

The First Floor Hallway lighting consists of pendant chandeliers with screw-in LED bulbs and ceiling mounted spun aluminum cone fixtures with par lamps (Image 17 and Image 18). Corridor fixtures are controlled with centrally located switches within the Print Room.

The Offices have pendant schoolhouse fixtures controlled with a local switch (Image 19).

The Mayor's Office also has recessed 2x4 fixtures with micro-cube louvers.

The Records Vault has wraparound fixtures controlled with a local switch. It is unclear if lamps have ultraviolet sleeves (Image 20).

The Second Floor Auditorium lighting consists of (8) pendant decorative bowl chandeliers with retrofitted LED sources. Fixtures are controlled with (1) switch. The (8) chandeliers are attached to (8) manual winches located in the Attic. Two clusters of (4) recessed adjustable gimbal fixtures are centrally located in the Auditorium (Image 21 and Image 22).

Five wall mounted flood fixtures with compact fluorescent lamps are located over the proscenium wall to illuminate the mural wall. (Image 23).

The Stairwells have strip fixtures with T12 lamps as well as pendant fixtures, some missing globes. The Upper Levels Stairwells, Towers and Attic have par lamps and wraparound fixtures.

<i>Specific Issues</i>	<i>Recommendations</i>
Fluorescent and incandescent fixtures.	Upgrade lighting to LED sources. Refurbish chandeliers.
No occupancy sensors.	Provide occupancy sensors within each space to conserve energy.
No ultraviolet sleeves in Records Vault.	Provide ultraviolet lamp sleeves in Vault.



Image 15



Image 16

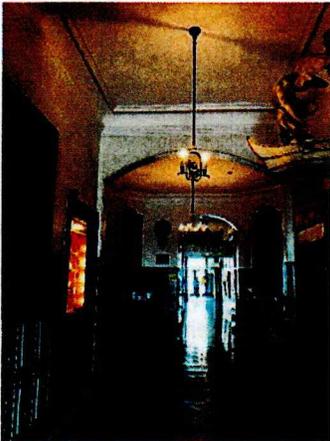


Image 17

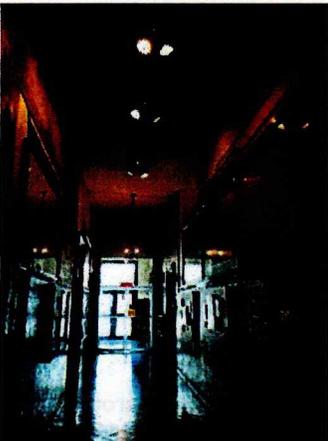


Image 18



Image 19

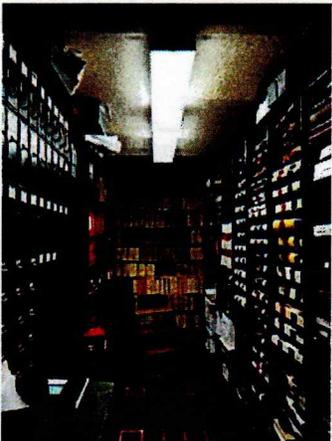


Image 20

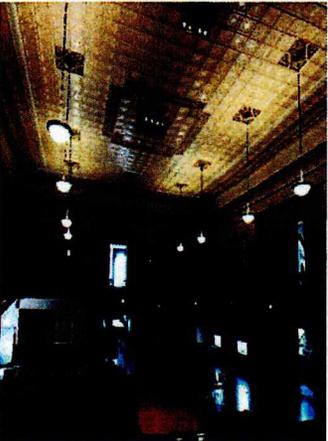


Image 21

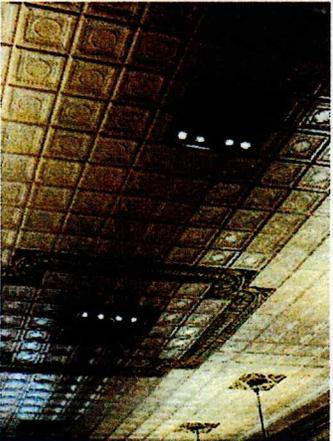


Image 22

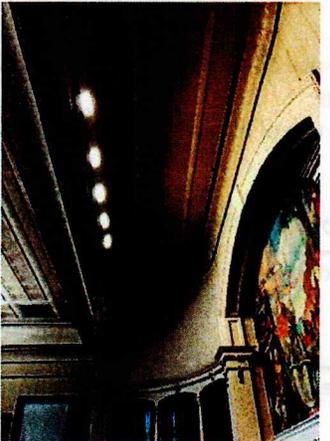


Image 23

EXTERIOR LIGHTING

The exterior lighting consists of two flood fixtures on poles, one pole at each corner of the lot. Some of the flood lights are used to graze building façade (Image 24).

The rear parking is lit with a 12 foot wooden pole with a cobra head. Parking areas are inadequately lit (Image 25).

The main Warren Street entrance has (2) LED mini floods on each column.

The front stairs, the ramp, as well as, other walkways do not have lighting sources. These passageways are inadequately lit.

The building perimeter does not have any building mounted lights.

A flood light mounted on the exterior of the North East Tower is used to wash the Main Tower.

<i>Specific Issues</i>	<i>Recommendations</i>
Inadequate Parking Area lighting.	Provide pole mounted and building mounted LED cut-off fixtures at Parking Areas, Stairs, Ramps, Walkways and over each exterior door.

MISCELLANEOUS

The facility does not have a full lightning protection system. The Towers, however, have been grounded with a bare copper conductor interconnecting all the Towers and dropping with a down conductor to ground (Image 26).

The Tower clocks and the tower bell have been upgraded with electrical systems over the last few years.

The use of extension cords was noted within various locations due to lack of receptacles at equipment locations.

The use of extension cords to replace permanent wiring is a code violation (Image 27).

<i>Specific Issues</i>	<i>Recommendations</i>
Extensive use of extension cords.	Provide additional receptacles where required to eliminate the use of extension cords.
Receptacles without grounding prongs.	Replace existing receptacles without grounding prongs.

Some receptacles were noted without grounding prongs (Image 28).

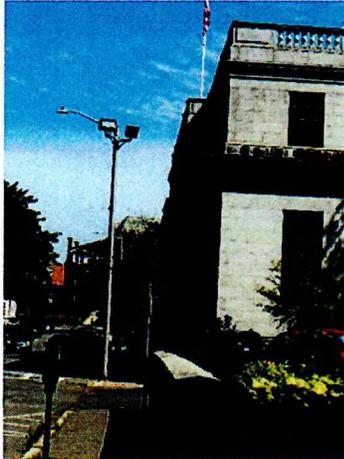


Image 24

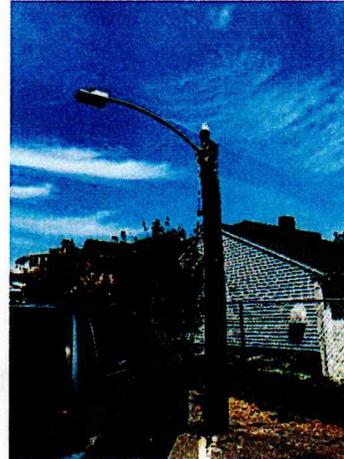


Image 25

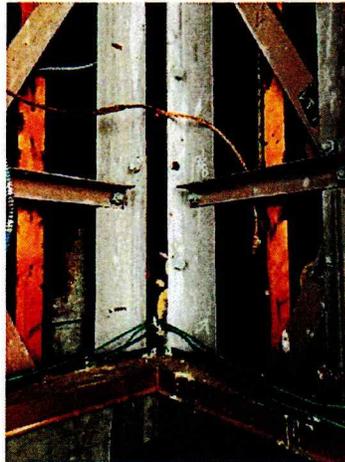


Image 26

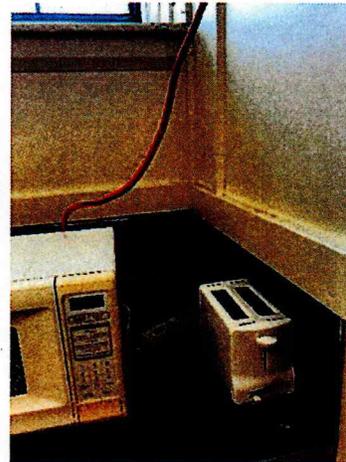


Image 27

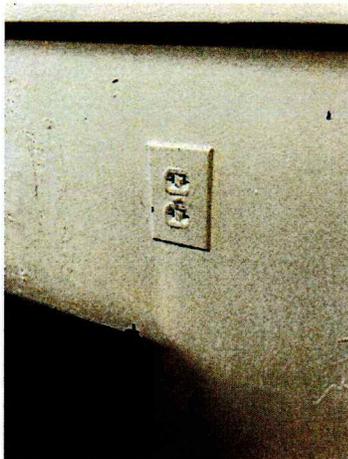
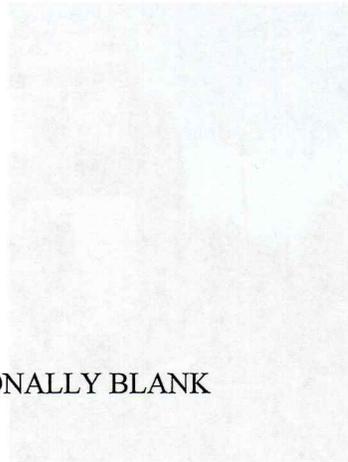
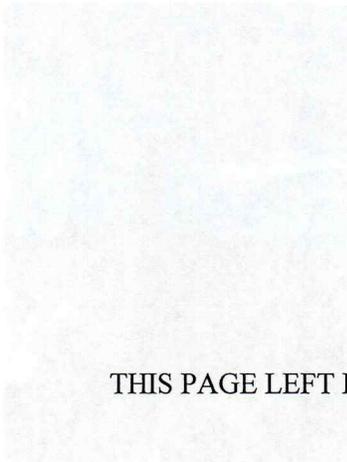
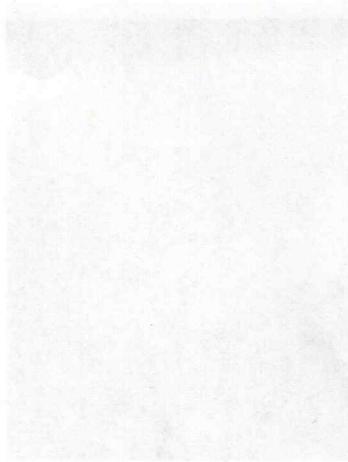
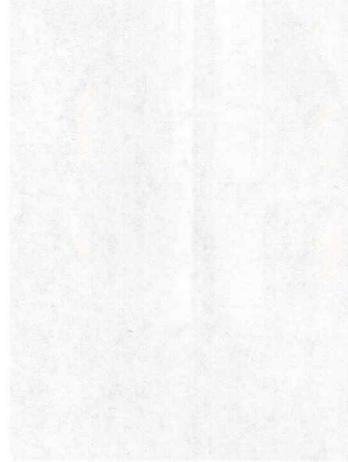
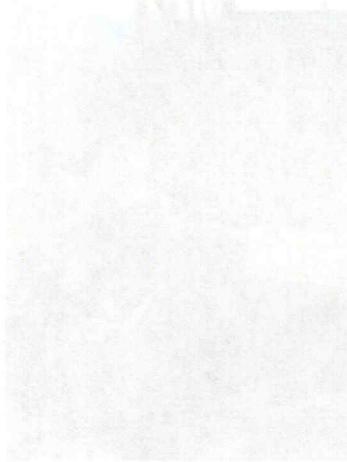


Image 28



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TECHNOLOGY AND COMMUNICATIONS ASSESSMENT

SUMMARY

The technology and communication assessment of the Gloucester City Hall was performed as part of a multi facility study conducted by Dore & Whittier Architects. It is based on a site walk through of City Hall on August 6, 2018 and a subsequent meeting on September 20, 2018 with Mr. James Pope Director, Information Services for the City of Gloucester. The summary recommendations revolve around upgrading the existing structured cabling system, as well as upgrading the audio visual systems for Council Chambers and conference rooms. All other technology initiatives including, but not limited to upgrading network switches, expanding wireless coverage, upgrading of computer and printer technology, and adding enhanced security system features such as building intrusion detection, access control and video surveillance, are dependent on the addition of new structured cabling.

<p>Other network cabling is installed throughout the building but is not structured. The main distribution is from location on the first level (floors 1 and 2). The City has indicated that new structured cabling is needed to support the proposed AV and other technology systems. The City has also indicated that the existing structured cabling is outdated and needs to be replaced. The City has also indicated that the existing structured cabling is not up to current standards and needs to be replaced. The City has also indicated that the existing structured cabling is not up to current standards and needs to be replaced.</p>	<p>Network cabling is functional but older and limited in its ability to serve emerging technologies.</p>
<p>This report will recommend the replacement of the existing structured cabling system with a new structured cabling system. The City has also indicated that the existing structured cabling is not up to current standards and needs to be replaced. The City has also indicated that the existing structured cabling is not up to current standards and needs to be replaced.</p>	<p>Pathways for cabling are limited.</p>

<p>City has indicated that network switches are minimally functional and that the existing network switches are outdated and need to be replaced. The City has also indicated that the existing network switches are not up to current standards and need to be replaced. The City has also indicated that the existing network switches are not up to current standards and need to be replaced.</p>	<p>Specific issues</p> <p>Other network switches were observed.</p>
<p>Recommendations</p> <p>Future technology use or building projects that will require upgrading the network will require the installation of new structured cabling and new network switches.</p>	<p>Recommendations</p>

<p>Limited wireless network access points were observed. City would need to install wireless access points to expand the wireless network. The City has also indicated that the existing wireless network is not up to current standards and needs to be replaced. The City has also indicated that the existing wireless network is not up to current standards and needs to be replaced.</p>	<p>Specific issues</p> <p>Limited coverage with wireless access points.</p>
<p>Recommendations</p> <p>As part of the primary network upgrade project, wireless access points should be installed throughout the building to provide adequate wireless coverage.</p>	<p>Recommendations</p>

STRUCTURED VOICE AND DATA CABLING

Older network cabling is installed throughout the building that primarily originates at one main distribution frame room location on the main level (Figures 1 and 2). The City has indicated that new network cabling is required throughout the building that may require additional wiring concentration centers or Intermediate Distribution Frame (IDF) room locations. One such IDF location was observed in the attic above the Council Chambers (Figure 4) and included a small wall mount enclosure with a network switch inside. Network cabling is running exposed in the Attic (Figure 3). The Main Distribution Room is adequate for any future cabling projects, but may need updating. Additional IDF's may be required so that any new structured cabling meets accepted networking standards. City Hall is on the City fiber optic network.

<i>Specific Issues</i>	<i>Recommendations</i>
Network Cabling is functional but older and limited in its ability to serve emerging technologies.	Install all new data cabling with multiple drops per room to accommodate future wireless, instructional AV, and other network services. Cable should be Category 6A, which will better accommodate technology needs in the future. Remove existing cabling that is abandoned per the NEC.
Pathways for cabling are limited	Care should be taken in selecting raceway and pathways that limit exposed or surface mount cabling. This may require running horizontal cable trunks in the basement and penetrating the main floor with new cabling and outlets to reduce the amount of exposed cabling.

NETWORKS

City has informed us that network switches are minimally functional and that they need to be upgraded.

<i>Specific Issues</i>	<i>Recommendations</i>
Older network switches were observed.	Future renovation and or building projects that involve upgrading the structured cabling should also include upgrading network electronics in the MDF and any new IDF locations.

WIRELESS NETWORK

Limited wireless network access points were observed. City confirmed that only about 20% of the building is currently covered with wireless network and that there is a need to expand the wireless coverage .

<i>Specific Issues</i>	<i>Recommendations</i>
Limited coverage with wireless access points.	As part of any facility renovation or upgrade, add wireless access points after the structured cabling system has been upgraded.

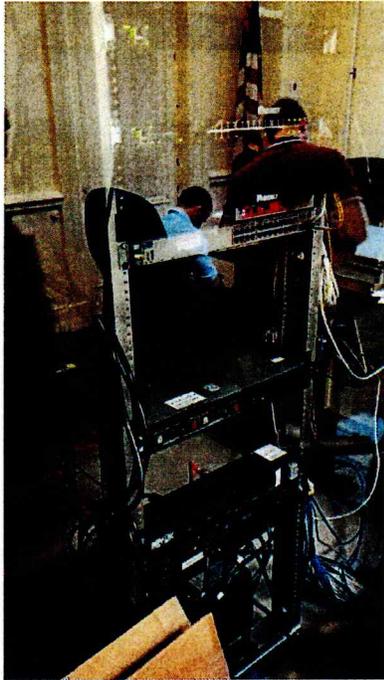


Figure 1—MDF Switch Rack

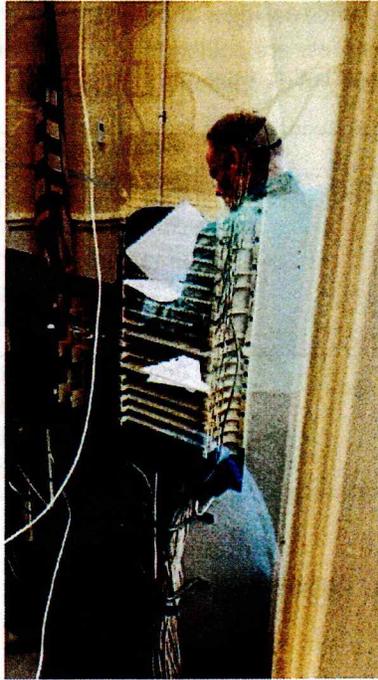


Figure 2—Typical Voice Cabling

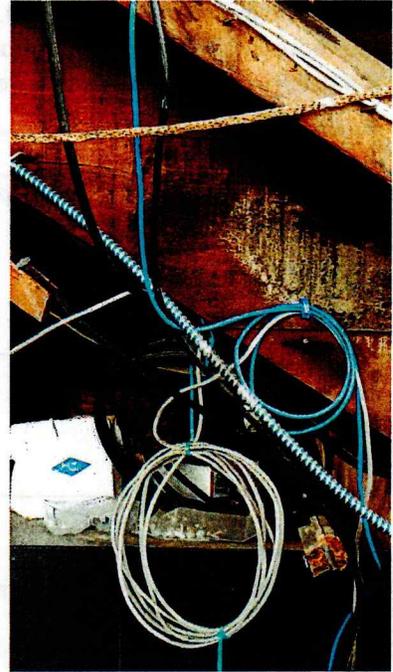


Figure 3—Exposed Attic Cabling

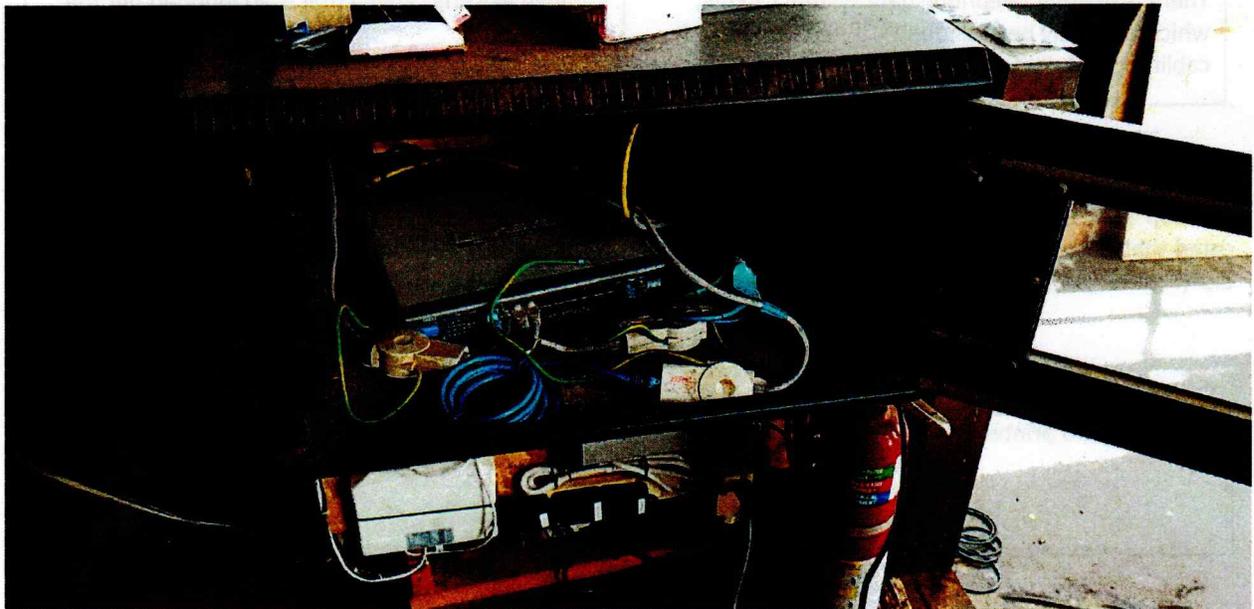


Figure 4—Attic IDF with network switch installed

PUBLIC ADDRESS AND CLOCK SYSTEM

There is no in-house paging system. Interoffice paging is accomplished currently through the telephone system and those locations where telephone handsets are equipped with speakers. There is no master clock system and battery operated wall clocks were observed throughout.

<i>Specific Issues</i>	<i>Recommendations</i>
Older phone system may not accommodate adequate paging in offices.	New telephone system equipment should only be considered as part of any facility renovation or upgrade project, but, only after new structured cabling has been installed. This will allow for full featured handsets that include paging between offices.
No Master Clock System.	Consideration should be given to adding a master clock system with wireless secondary clocks throughout the building as part of any facility renovation or upgrade project.

TELEPHONE SYSTEM

Older Nortel system is installed currently. System is currently operational.

<i>Specific Issues</i>	<i>Recommendations</i>
Older telephone system equipment is installed that is not consistent with City-wide telephone system standards.	Upgrade telephone system equipment as part of any facility renovation or upgrade project, but, only after structured cabling upgrades have been made.
There is existing telephone data system cabling, which will likely be abandoned if new structured cabling is installed.	Remove existing cabling that is abandoned per the NEC.

NETWORK COMPUTERS AND PRINTER EQUIPMENT

Desktop and laptop computers were observed and appear to be current level technology (Figure 6). City indicated that updating of current computers and printers is required. Large copier printers and workgroup printers (Figure 7) were observed in various administrative areas.

<i>Specific Issues</i>	<i>Recommendations</i>
Computer and printer equipment needs Upgrading.	Upgrade computer and printer technology as part of a facility structured cabling upgrade.



Figure 5—Inter-office Intercom

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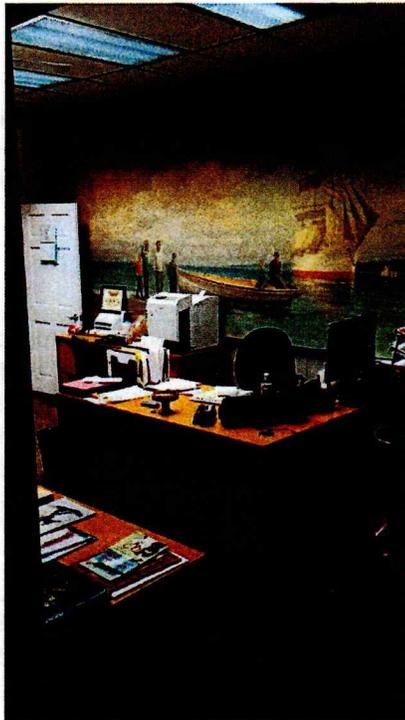


Figure 6—Office Computer Equipment

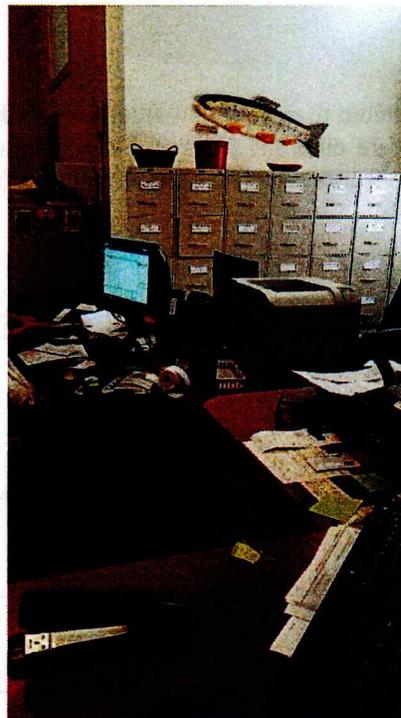


Figure 7—Typical workgroup Printer

AUDIO-VISUAL SYSTEMS

Three conference rooms in the building do not have up-to-date conference room level audio visual systems (Figure 8).

The Main Council Chambers is equipped with chamber desktop microphone system, mobile projection system on a cart, and pulldown screen (Figure 9). The local audio system has speakers mounted under the balcony (Figure 10). There is one local CCTV camera at the rear of the space (Figure 11). Equipment appears inadequate for the size of the room, and a bit antiquated.

<i>Specific Issues</i>	<i>Recommendations</i>
Audio Visual Equipment is older.	Upgrade the audio-visual equipment in the Council Chambers during facility renovation projects.
Visual and audio challenges exist in the room due to the size of the room and the high ceilings.	Design a state of the art council chamber audio-video system that meets audio-visual challenges of the space.
The two main conference rooms in the building are not equipped with current level collaborative audio visual system equipment.	Upgrade conference room audio visual equipment as part of any facility renovation or upgrade project.

SECURITY

Access control is limited to department areas such as the Treasurer’s Office (Figure 12). There are multiple alarm panels used to secure different areas of the building with associated keypads (Figure 13). There are only four surveillance video security cameras installed currently (Figure 14). One at each of the main entrances/exits.

<i>Specific Issues</i>	<i>Recommendations</i>
Possible lack of coverage by surveillance system cameras and alarm system motions sensors on the first floor.	Increase the number of cameras and areas of coverage as required or needed. Adjust and modify with additional motion sensors to first floor areas for greater intrusion detection. Maintain system software assurance for best return on investment.
Analog Surveillance System	Upgrade to a full digital IP based surveillance system.
No Access Control System installed	Add Access Control system to main building access doors, as well as other strategic interior offices.

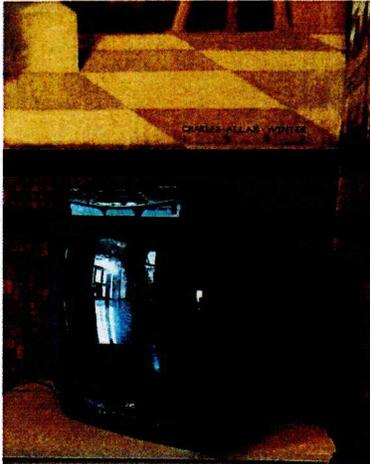


Figure 8—Older AV System



Figure 9—Council Chambers

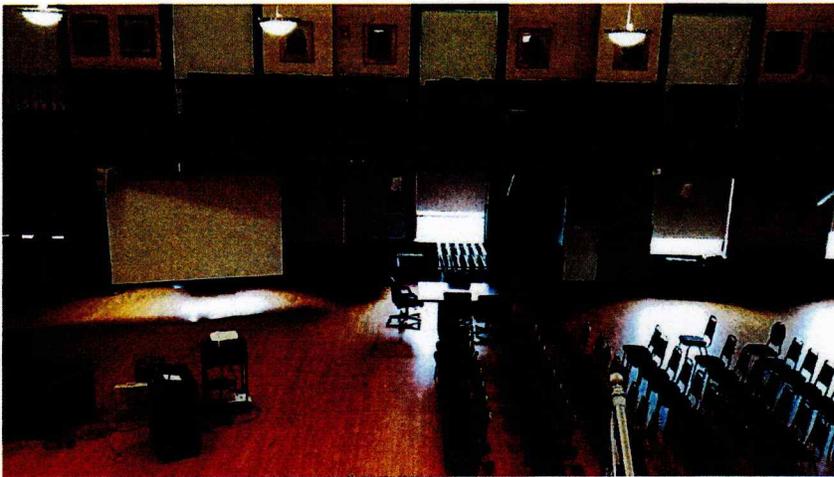


Figure 10—Portable Projector with portable screen in Library

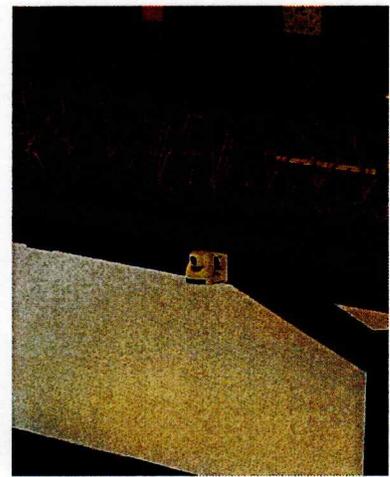


Figure 11 - CCTV Camera

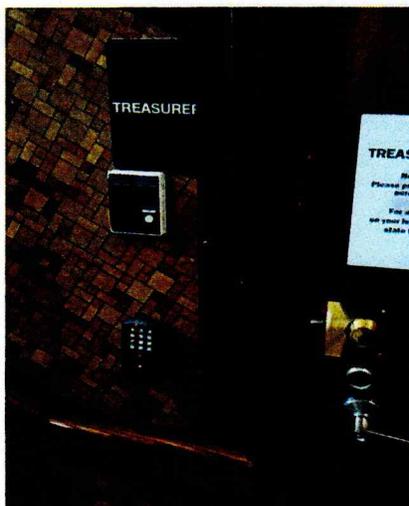


Figure 12—Access Control



Figure 13—Alarm System Keypad

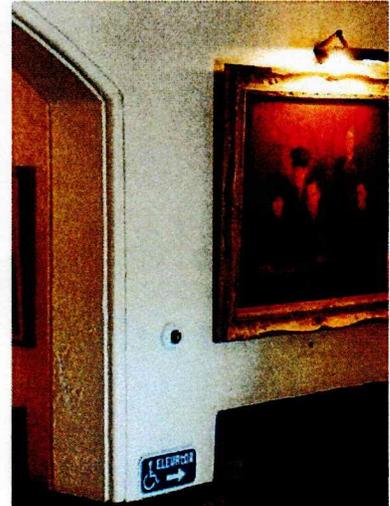
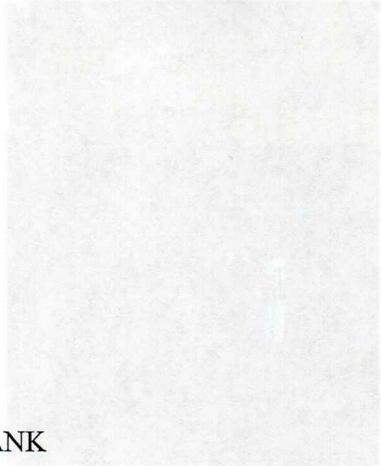
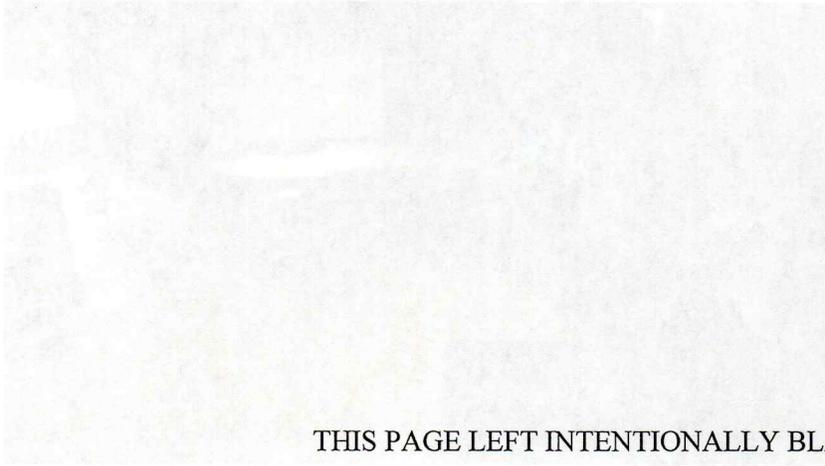


Figure 14 - Surveillance Camera



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