



MIRANDA'S
HEARTH

CITY OF BEVERLY

RFP #19-020
PROPOSAL FOR THE REDEVELOPMENT
OF BRISCOE MIDDLE SCHOOL

AUGUST 05, 2019



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SECTION ONE: LETTER OF TRANSMITTAL

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

re: Letter of Transmittal

Dear Mayor Cahill & Members of the Selection Committee,

It is with great pleasure that Miranda's Hearth (or "the Hearth") submits the attached proposal for your consideration in response to the City of Beverly's Request for Proposals ("RFP") #19-020 "Sale of Former Briscoe Middle School." The enclosed proposal directly responds to the community's vision and to city goals outlined in the 2002 Beverly Master Plan and the 2018 Beverly Arts District 2.0.

The Hearth's proposal to repurpose the former Briscoe Middle School as **BevArt: The Beverly Arts Community Center** will cement Beverly's growing reputation as a regional destination for arts and the creative economy. It provides an important balance to the rapid new investment taking place throughout the City, establishing the valuable mixed infrastructure that makes cities livable and sustainable. This proposal is the product of deep consideration for all stakeholders including immediate neighbors, broader Beverly citizens, creative entrepreneurs throughout the North Shore, and the Beverly administration.

BevArt will provide sustainable infrastructure to support professional artists and grow the creative economy, create a pathway to the arts for the local community, and highlight local creatives to the hundreds of thousands of tourists already visiting Beverly for its rich arts district.

MAINTAINING ORIGINAL EDUCATIONAL INTENT

BevArt will offer key educational and community programming to the benefit of our tenants and the broader Beverly and North Shore community including children, youth, and seniors. This continued educational use will maintain and expand upon the building's original purpose of providing "instruction of youth in industry, science, art, and letters."

SUSTAINABLE CREATIVE INFRASTRUCTURE

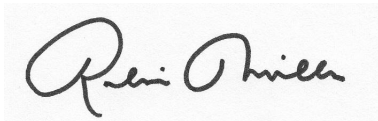
BevArt will be the largest creative workspace on the North Shore and one of the largest in the Metro Boston area, providing affordable workspaces for between 150-200 creative entrepreneurs. By partnering valuable infrastructure with educational programming and professional development, BevArt will be an incubator that supports artists as creative entrepreneurs and develops a pipeline between recent graduates and the dynamic small businesses that define downtown Beverly.

IMMEDIATE, NONDISRUPTIVE DEVELOPMENT

By maintaining the original educational use, BevArt will be able to occupy the former Briscoe Middle School within six months for under \$600,000. This will immediately develop a significant cultural, educational, and economic resource for the City of Beverly without disrupting the local community or allowing the historic building to sit vacant.

We hope that the City of Beverly will support this visionary proposal to secure the former Briscoe Middle School as a publicly accessible cultural resource and creative economic hub for generations to come.

Sincerely,



Robin Miller
Board President
Miranda's Hearth



Miranda Aisling
Founder & Executive Director
Miranda's Hearth

SECTION TWO: DESCRIPTION OF REDEVELOPMENT PROPOSAL

2.A: PROJECT OVERVIEW



The Hearth's proposal to repurpose the former Briscoe Middle School (or "the Briscoe School") as **BevArt: The Beverly Arts Community Center** (or "BevArt") is a visionary, once-in-a-generation opportunity to make a municipal commitment to valuable public spaces maintained through the arts. It reflects an in-depth review of current community needs discovered through over 2,000 hours of qualitative interviews conducted by Miranda's Hearth with over 140 individuals and outlined in the Beverly Master Plan, Beverly Arts District 2.0, and Beverly Housing Plan.

Dedicating the Briscoe School to the creative economy is one of the most impactful ways the City of Beverly can support the Beverly Arts District, cultural organizations throughout the city, and the cultural vibrancy of the downtown.

This proposal will single-handedly create the largest creative hub on the North Shore, securing Beverly's growing reputation as a regional destination for the arts and the creative economy while simultaneously honoring the important role that this unique and historic cultural asset has played.

After a thorough examination of the real estate in Beverly and its surrounding towns, Miranda's Hearth has established that the Briscoe School is both the best and only opportunity for the City of Beverly to have a large-scale arts community center. Unlike other types of development opportunities, it is rare for affordable creative workspaces and community arts spaces to be built through new construction. Non-profit organizations throughout the Commonwealth have worked successfully with municipalities to repurpose underutilized public buildings as community art centers. Successful projects include repurposed schools in Concord, Maynard, Dedham, and Harwich. See Similar Projects: Section 7.B.

In its current condition, the Briscoe School is ideal for developing educational programming, affordable creative workspaces, and public community spaces. By continuing the original educational use of the site, Miranda's Hearth will repurpose the Briscoe School as BevArt within six months of building acquisition for under \$600,000. This immediate occupancy will be complemented by a financially feasible capital improvement plan that is also historically and environmentally sensitive, creating a sustainable future for the building with minimal disruption to the local community.

In contrast to potential sites at mill buildings in Peabody or Gloucester, the Briscoe School can be repurposed as community art space without significant infrastructural development because of its continued educational usage. Its high ceilings, large windows, wooden floors, and wide hallways are perfect in their current condition for creative workspaces and classrooms.

This proposal outlines the strategy, impact, and value of repurposing the former Briscoe Middle School as BevArt: The Beverly Arts Community Center.

2.B: BEVERLY GOALS

The Hearth's proposal reflects a deep consideration of the community as well as the thorough planning processes conducted by the City of Beverly over the past two decades. It specifically draws upon goals outlined in the Beverly Master Plan, the Beverly Arts District 2.0, the Beverly Housing Plan, and the regional objectives outlined by the Essex Community Foundation's Creative County Initiative.

This proposal creatively engages all or part of four out of seven potential land uses for the Briscoe School outlined in the RFP, including:

- Artist Live/Work housing
 - Note: specifically, affordable artist workspace
- Co-Working Space that may include a maker space or a business incubator component
- Commercial office space
 - Note: Specifically, affordable office space for local non-profits and community organizations
- Uses that allow for publicly available programming or events within the building; in particular those which provide access to the historic auditorium

This proposal provides an important balance to the rapid new investment taking place throughout the City of Beverly. While a necessary and positive example of growth, housing development needs to be matched by the development of public, open spaces where residents of Beverly can work, learn, and play. This necessary balance maintains the dynamic and mixed infrastructure that makes cities livable and sustainable.

"There has also been a significant resurgence of developer interest in residential development, particularly in or near the Downtown. While this new investment can certainly be viewed as a positive sign of Beverly's growing economic health and a strengthening housing market, it also suggests a heightened need to proactively guide new development to appropriate locations and target populations." - Beverly Housing Plan, 2017

The Hearth's financially feasible proposal fulfills 5 out of 10 of the Overall Community Vision Goals from the 2002 Beverly Master Plan. Specifically:

- Recognize and enhance the City's cultural and historical assets as a means to retain a unique identity, respect the past, and enrich the present;
- Provide enjoyable open space through active maintenance of existing facilities in conjunction with new improvements and strategic acquisitions;
- Create conditions conducive to a well-balanced and vital local economy fueled by small businesses, corporate facilities and tourism;
- Maintain and promote a vibrant downtown that is business and people friendly, and provides a distinctive, high quality atmosphere and destination point; and
- Utilize all of the unique historic and natural qualities of the City to bolster its image as a destination for activities and enjoyment for both residents and visiting tourists.

"The City of Beverly will continue to be a diverse and vital community whose quality of life includes access to education and to economic and recreational resources, preservation of the City's heritage, conservation of natural resources, and a strong community character protected for Beverly's present and future generations." Beverly Master Plan, 2002

The BevArt proposal fulfills all three Open Space and Residential Development Goals from the 2002 Beverly Master Plan. Specifically:

- Better regulate residential development to improve the quality of life of the residents and to maintain the character and value of all city properties;
- Improve upon the open space and recreational resources for the enjoyment of all residents; and
- Take the most prudent steps to ensure the long-term health and vitality of the City's natural resources and the long-term enjoyment of the cultural resources.

"The majority of land use in the city is currently committed to residential development. At the same rate this residential land is developed, the City loses open space and natural areas. Seeing the close connection between these two issues, the master plan seeks to find the best way to preserve valuable open space areas, channel land development into appropriate areas, and ensure the highest quality development that the City desires." - Beverly Master Plan, 2002

On the following page is a letter of support from Paul Guanci, City Council President and Councilor-At-Large:



City of Beverly

CITY COUNCIL

COUNCILOR-AT-LARGE
PAUL M. GUANGI
COUNCIL PRESIDENT
TIMOTHY P. FLAHERTY
JULIE R. FLOWERS

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WARD 3 JAMES F. LATTER
WARD 4 SCOTT D. HOUSEMAN
WARD 5 DONALD G. MARTIN
WARD 6 JOHN P. FRATES, JR.
COUNCIL VICE PRESIDENT

Monday, July 22, 2019

Honorable Michael P. Cahill, Mayor
City of Beverly
City Hall, 191 Cabot Street
Beverly, Massachusetts 01915-4891

Dear Mayor Cahill, & Members of the Selection Committee:

I am writing in support of the proposal developed by Miranda's Hearth to repurpose Briscoe Middle School as BevArt: The Beverly Arts Community Center.

Providing affordable collaborative workspace for our burgeoning creative entrepreneurs is an essential way in which we can preserve the economic vitality of Beverly's downtown. With our three colleges in town, including Montserrat College of Art and Endicott College's School of Visual and Performing Arts, we are constantly educating more artists and entrepreneurs who need and want a way to stay here in Beverly.

As you are well aware, Beverly has experienced significant development over the last ten years, which is raising rents throughout the city for both businesses and residents. As President of our City Council, Chair of our Economic & Community Development Council, and owner of Super Sub / Casual Catering in Beverly, I believe that we must all do everything we can to create opportunities and infrastructure, to support small business owners in our Garden City.

BevArt would provide significant support to our local economy, by acting as an incubator and community center to support artists and community organizations as small businesses. In addition to pivotal collaborative workspace, the community programming developed by Miranda's Hearth would help make sure these individuals receive the support, encouragement, and education they need to make successful businesses in Beverly.

Three of our storefront owners on Cabot Street are graduates from Montserrat who, if they graduated now, would not be able to afford to stay in Beverly to start their businesses. Without a building like BevArt, we will continue to lose this essential talent and the character and economic activity they bring to us, and particularly to our downtown.



City of Beverly

CITY COUNCIL

I strongly urge you to consider approving this application from Miranda's Hearth to repurpose Briscoe Middle School and make BevArt a reality for Beverly and communities throughout the North Shore.

Sincerely yours,

A handwritten signature in black ink that reads "Paul M. Guanci". The signature is written in a cursive style.

Paul M. Guanci, Council President
& Councilor-at-Large

The BevArt proposal fulfills three goals outlined in the Beverly Arts District 2.0, including all the goals that are not directly related to the funding structure and programmatic role of the Beverly Arts District. Specifically:

- Goal #3: Establish A Distinctive Character For The Beverly Arts District Through Public Art and Creative Placemaking - This goal advances a distinctive visual character for the Beverly Arts District public realm through a coordinated public art strategy and coordinated community development efforts through creative placemaking.
- Goal #4: Expand Access To Opportunities For Creative Development, Participation, And Expression In Beverly - This goal safeguards opportunities for artists to grow their creative work and promotes development of new programs to support broad access to artistic and cultural expression in Beverly by partnering with local secondary and higher education institutions, businesses, and community organizations.
- Goal #5: Strengthen Physical Infrastructure in and Connections to the Beverly Arts District - This goal ensures that public realm improvements leading to the District draw visitors into the District. Wayfinding, public art and branding establish the District as a gateway to the arts in Beverly. Strategies to promote cross-marketing of the District with arts and cultural venues and events beyond its boundaries ensure that the District connects visitors to the wider array of arts and cultural offerings in Beverly.

"...there is a need for increased coordination among the many arts and culture venues, institutions, organizations and artists [...] In addition, building connections among artists and the broader community, developing arts space open to the Beverly creative community, and increasing communication and promotion of existing activities are high priorities. A desire for a more distinct visual character for the district and increased public art and events is widely shared." - Beverly Arts District 2.0

Although right outside of the Beverly Arts District, BevArt will provide a gateway into the district for any visitors coming from Route 128 or the North Shore Music Theatre and will support the Beverly Arts District as it works to fulfill each of these key goals.

On the following page is a letter of support from Beverly Main Streets and the Beverly Arts District



Beverly Main Streets

BOARD OF DIRECTORS

*Rick Mooney
Mary Grant
Brenda Murphy
Paul Trefry
Bill Howard, Treasurer*

*Katie Barnes
Jo Broderick
Judith Cronin
Eileen Duggan
Jamie Engel
Renee Gannon
Sue Goganian
Jon Hurst
Chris Koeplin
Althea Lyons
Janice Preston
Anne Reynolds
Casey Soward
Matt Ulrich*

*Gin Wallace, Executive Director
Heather Wolsey, Marketing*

July 15, 2019

Mayor Michael P. Cahill
City of Beverly
191 Cabot Street
Beverly, MA 01915

Dear Mayor Cahill:

On behalf of the Board of Directors, I am writing in support of the proposal developed by Miranda's Hearth to repurpose the former Briscoe Middle School as BevArt: The Beverly Arts Community Center.

As stewards of the Beverly Arts District, we welcome any opportunity to increase the number of artists who wish to create and study in Beverly. We are already home to 50+ artist studios in the downtown alone and the chance to attract hundreds more would certainly add to our growing reputation as a destination for arts and culture on the North Shore. We are lucky to have so many cultural organizations and institutions that help us leverage arts and culture as an economic driver for the city, and the BevArt concept would be a solid addition to the group.

What's also attractive about the proposal is the creation of 20,000sf of community space, which could be used for a wide variety of events, meetings, exhibitions, etc.. Beverly has so few spaces like this and yet demand for such a large space is high.

Thank you for your consideration.

Regards,

Gin Wallace, Executive Director
Beverly Main Streets | Beverly Arts District
248 Cabot Street
Beverly, MA 01915
978-922-8558 or gwallace@beverlymainstreets.org

The BevArt proposal also fulfills regional goals outlined by the Essex County Community Foundation and Barr Foundation's Creative County Initiative, placing Beverly directly at the center of this important regional effort:

"The Creative County Initiative (CCI) mobilizes our region's artists, arts organizations and community and business leaders to collectively enhance the quality of life in Essex County. Our vision is to increase the visibility and impact of the transformative power of arts and culture.

By doing this, we can:

- Create a regional voice for arts and culture in Essex County.
- Transform our cities and towns by promoting the importance of arts and culture in community development.
- Increase arts and cultural experiences that celebrate diversity, bring about social equity and ensure inclusion for all in the arts.
- Support artists and the creative economy.
- Elevate Essex County as a vibrant, creative place to live and work."

For full details on the CCI, see: <http://eccf.org/creative-county>

On the following page is a letter of support from Karen Ristuben, Program Director for Essex County Community Foundation's Creative County Initiative.

Karen Ristuben
210 East Main Street
Gloucester MA 01930
Karen.ristuben2@gmail.com
978-758-1210

Mayor Michael Cahill
City of Beverly
City Hall, 191 Cabot Street
Beverly, Massachusetts 01915

July 11, 2019

Dear Mayor Cahill & Members of the Selection Committee,

I am writing in strong support of the proposal developed by Miranda's Hearth to repurpose the former Briscoe Middle School as *BevArt: The Beverly Arts Community Center*.

This proposal is a rare opportunity for the City of Beverly to maintain a valuable public space through, and on behalf of, its burgeoning arts community. BevArt will create the largest artistic hub on the North Shore, securing Beverly's growing reputation as a regional destination for the arts. Significantly, BevArt will contribute to the region's creative workforce by provide affordable creative work space and a pipeline to the creative economy for Beverly's creative entrepreneurs - including Montserrat students and graduates.

As Program Director of Essex County Community Foundation's *Creative County Initiative*, I am excited by this project's alignment with our goals to develop models of affordable, sustainable creative work spaces for our region's professional - and emerging - artists and designers. Developing Briscoe as a space to foster innovation, collaboration, creative production, and community engagement in the arts will contribute to the city's reputation as a vibrant, welcoming place for current and future business owners and residents.

I hope that the City of Beverly will support this proposal to secure Briscoe Middle School as a publicly accessible cultural resource for generations to come.

Sincerely,



Karen Ristuben
Program Director
Essex County Community Foundation
Creative County Initiative

2.C: COMMUNITY INTERVIEWS & PARTNERSHIPS

2.C.1 - COMMUNITY INTERVIEWS

Between January 2018 and July 2019, Miranda's Hearth conducted over 2,000 hours of qualitative interviews with more than 140 individuals in Beverly and throughout the North Shore. The purpose of these interviews was to discover, in detail, the needs of the Beverly community and its surrounding towns, specifically in regard to creative and community infrastructure and programming.

The individuals interviewed include artists and creative entrepreneurs from Beverly, Salem, Peabody, Gloucester, and other North Shore towns. Other constituents include staff from Montserrat College of Art, Endicott College, and Gordon College as well as local business owners both in the arts and in other sectors.

Through these interviews, the Hearth repeatedly heard the need for the following programs and infrastructure:

- Affordable Creative Workspace
- Flexible Community Rental Spaces
- A Coordinated, Collaborative Hub for the Creative Community
- Alternative Afterschool and Summer Activities
- Creative Aging Programs
- Professional Development for Artists & Creative Entrepreneurs
- Co-Working Space
- Designated Areas for Public Art Installations

Representatives from Miranda's Hearth have attended both of the City of Beverly's public meetings about the Briscoe School and have participated in the first two meetings for Beverly's current master plan initiative.

2.C.2 - COMMUNITY PARTNERSHIPS



Nourish Beverly Festival, June 1, 2019 hosted by Miranda's Hearth at Hale Farm

In addition to individual interviews, Miranda's Hearth has engaged with over 2,300 people through creative programming in Beverly since July 2018. This programming includes the weekly Hearth Community Night, the inaugural Nourish Beverly Festival at Hale Farm, the tiny house installation at Montserrat College of Art, as well as a series of presentations and meetings about BevArt.

Through these programs, Miranda's Hearth has established a proven track record of building partnerships with community organizations, businesses, and individuals in Beverly. In just two years, the Hearth worked with Historic Beverly, the Waring School, Gentile Brewery, the North Shore Music Theatre, and Montserrat College of Art. It established potential future partnerships with the Beverly Arts District, NorthEast Arc, the Creative Collective, the Next Gen Network, and more.

Since it began in 2013, the Hearth's community partners include the Somerville Arts Council, Lesley University, Porter Square Books, Artisan's Asylum, The Umbrella Community Arts Center, the Boston Children's Museum, Aeronaut Brewery, the Jewish Arts Collaborative, and more. This proposal incorporates the important infrastructural and programmatic components discovered through our individual interviews and community programming in the Proposed Uses below, Section 2.D.

On the following pages are letters of support from Montserrat College of Art, The Cabot, and the Artful Life.

Office of the President
Kurt T. Steinberg, Ed.D

July 26, 2019

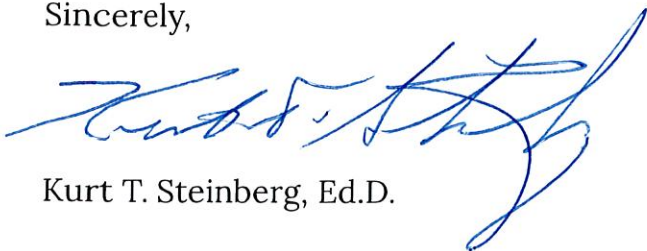
Mayor Cahill
City of Beverly
City Hall, 191 Cabot Street
Beverly, Massachusetts 01915

Dear Mayor Cahill and Beverly City Councilors,

Montserrat College of Art is very supportive of the idea proposed by Miranda Aisling of Miranda's Hearth to create artist studios in the former Briscoe School. With a lack of affordable studio spaces on the North Shore, we feel the idea has merit and will bring even more artistic richness, culture and diversity in close proximity to the Beverly's thriving Arts District.

Montserrat urges its graduates every year to continue their art practices by taking some time each day to flex their artistic "muscle", and further, that it is best done in one's permanent studio space of some kind, be it in their home or a rented space. We know from our curriculum that artists learn and grow when they are surrounded by other artists. They share ideas and encourage each other's creativity, which not only serves the individual but the group as well. Our visual and performing artists and creatives in the area are what Beverly has come to be known for, and a major reason people continue to flock to our great city. A large art center near the downtown, and near the Montserrat campus, would be a welcome addition to our community and would continue the positive path we are now taking.

Sincerely,



Kurt T. Steinberg, Ed.D.

THE CABOT

Mayor Michael Cahill
City of Beverly
City Hall, 191 Cabot St.
Beverly, MA 01915

Dear Mayor Cahill and Members of the Selection Committee:

I write to you today in support of the proposal developed by Miranda's Hearth to repurpose the former Briscoe Middle School as BevArt: The Beverly Arts Community Center.

This proposal is a unique opportunity for the City of Beverly to make a commitment to maintaining its valuable public spaces for the public good and to put a stake in the ground as the leading regional center for arts and culture on the North Shore, a position that the City now uniquely finds itself in a position to take advantage of.

As a vibrant arts organization in downtown Beverly, The Cabot certainly has an interest in seeing Beverly's continued growth as a regional center for arts and culture. We would love to see the incredible local artists who live here stay and with any luck we can help attract more working artists and creatives to the area. The benefit that these artists bring to the area is immeasurable but the rising costs of living in Beverly are getting more challenging for an artist to make a living. Having affordable maker spaces and a place for artists to have a sense of place and community will make Beverly a much more attractive place for them to live and work. Beverly's centrally located geographic location on the North Shore and excellent quality of life will make this a magnet for other area artists as well.

I hope that the City will strongly consider supporting this proposal to secure Briscoe Middle School as a cultural resource that will support the present and future generations of artists who will continue to make this City a very special and unique place for years to come.

Sincerely,



J. Casey Soward
Executive Director
The Cabot

Member, Board of Directors
Beverly Main Streets

Resident, Wallis St.



The Artful Life Counseling Center and Studio LLC

234 Cabot Street Beverly MA 01915

978-548-6288 (phone/fax) * www.artfullifecenter.org * admin@artfullifecenter.org

July 10, 2019

Mayor Cahill
City of Beverly
City Hall, 191 Cabot Street
Beverly, Massachusetts 01915

Dear Mayor Cahill & Members of the Selection Committee,

I am writing in strong support of the proposal developed by Miranda's Hearth to repurpose the former Briscoe Middle School as BevArt: The Beverly Arts Community Center.

This proposal is a visionary, once in a generation opportunity for the City of Beverly to make a commitment to maintaining valuable public spaces through the arts. It would single-handedly create the largest artistic hub on the North Shore, securing Beverly's growing reputation as a regional destination for the arts.

I am the Co-Owner of The Artful Life Counseling Center and Studio LLC, a mental health group practice that offers an accessible, affordable, alternative to traditional mental health counseling on the North Shore through the use of expressive arts therapy here in Beverly. I am particularly interested in educational programming, creative workspaces, and public community space. Having space to support this in Beverly would continue to build on the innovative steps Beverly has taken over the years to be a strong supporter of the arts.

BevArt would provide sustainable infrastructure to support professional artists, create an educational pathway to the arts for the broader community, and highlight local creative entrepreneurs to the hundreds of thousands of tourists already visiting our city for its rich arts district.

BevArt is exactly the kind of development that we need. I hope that the City of Beverly will support this visionary proposal to secure Briscoe Middle School as a publicly accessible cultural resource for generations to come.

Sincerely,

Natalie Blue, LMHC
Business Owner, The Artful Life Counseling Center and Studio LLC
2019 Finalists in the Enterprise Center Business Plan Competition



August 2, 2019

Mayor Cahill
City of Beverly
City Hall, 191 Cabot Street
Beverly, Massachusetts 01915

RE: Miranda's Hearth-Briscoe RFP

Dear Mayor Cahill & Members of the Selection Committee:

I am writing in strong support of the proposal developed by Miranda's Hearth to repurpose the former Briscoe Middle School as BevArt: The Beverly Arts Community Center.

This proposal is a visionary, once in a generation opportunity for the City of Beverly to make a commitment to maintaining valuable public spaces through the arts. It would single-handedly create the largest artistic hub on the North Shore, securing Beverly's growing reputation as a regional destination for the arts.

As the General Manager of the largest theater on the North Shore, I am particularly interested in the opportunity to be able to expand NSMT's musical programming and educational offerings in the Briscoe space. Having additional space to support these new programs would benefit children, adults and seniors in the Beverly community.

BevArt would provide sustainable infrastructure to support professional artists, create an educational pathway to the arts for the broader community, and highlight local creative entrepreneurs to the hundreds of thousands of tourists already visiting our city for its rich arts district.

BevArt is exactly the kind of development that we need. I hope that the City of Beverly will support this visionary proposal to secure Briscoe Middle School as a publicly accessible cultural resource for generations to come.

Sincerely,

A handwritten signature in black ink that reads "Karen Nascembeni". The signature is written in a cursive, flowing style.

Karen Nascembeni
General Manager

2.D: PROPOSED USES

The proposed uses for BevArt are focused in four areas: educational programs, creative workspaces, public community space, and public green space.

In its current condition, the Briscoe School is ideal for developing educational programming, affordable creative workspaces, and public community spaces. By continuing the original educational use of the site, BevArt will provide workspace for 150-200 creative entrepreneurs in the 57,600 square feet of classroom space and will utilize 18,700 square feet inside the building and 6.5 acres of public greenspace for publicly accessible community and educational programming.

In this way, 42% of the building will be used by creative entrepreneurs as affordable workspace, 13.5% of the building will be classrooms and programming space, 27.5% of the building will remain as public circulation space, and 17% of the building will be support or mechanical space.

Through these uses, BevArt will establish a low-density, high-impact use of this historic and culturally significant structure while maintaining a high level of public access. The Hearth's community and educational programs will support local residents, regional artists, and national arts tourists.

2.D.1 - EDUCATIONAL PROGRAMS

At its core, BevArt will be a creative educational resource for Beverly residents and patrons throughout the North Shore. This use continues and expands upon the building's original intent of providing "instruction of youth in industry, science, art, and letters." At the same time, maintaining educational use enables Miranda's Hearth to utilize the building to its full potential on an aggressive timeline with minimal disruption to the local community.

Our proposed educational programming targets multiple populations through a variety of programs including, but not limited to: traditional art classes, after school and summer arts programming, creative aging programming, professional development opportunities for creative entrepreneurs, and educational community programming at festivals and other public events.

Many of the 235 creative entrepreneurs who have expressed interest in renting space at BevArt, see Potential Tenants Section 2.D.II, are excited to engage with the local community by teaching classes and participating in community programming:

“I make my living as a photographer. Looking to relocate my studio to Beverly - also to begin teaching and being an active part of a local creative community!! Especially interested in outreach to under-served people and groups.” - C.A. via Interested Artist Survey.

Over 18,710 square feet inside BevArt will be dedicated to publicly accessible educational programs including four classrooms, the auditorium, the gymnasium, and the gallery, outlined in Figure 1. In addition, the Hearth will utilize the 38,100 sq ft of circulation space as display areas for artists and creative entrepreneurs and the 6.5 acres of green space for outdoor classes and programming.

Classrooms	2,145 sq ft
Auditorium	5,620 sq ft
Stage	900 sq ft
Auditorium Balcony	3,500 sq ft
Gymnasium	4,545 sq ft
Gallery (former Cafeteria)	2,000 sq ft
Total:	18,710 sq ft

Fig. 1: Publicly accessible programming spaces

AFTER SCHOOL AND VACATION PROGRAMMING

Miranda's Hearth will provide regular creative education programming at BevArt for children and teens from Beverly and the surrounding area. Our youth programming will target after school hours and school breaks, including a six week summer camp and a week during each school vacation.

Surrounded by residential housing and in close proximity to over six schools, BevArt is optimally situated to provide this important community resource. While the YMCA, Beverly Children's Learning Center, and Beverly Bootstraps provide essential after school services to many students in Beverly, creating an arts-based alternative at BevArt will be an important complement to support a wider variety of students.

Inspired by the popular Arts & Rec camp at The Umbrella Community Arts Center, the Hearth will offer a full day of summer camp programming divided between arts activities inside BevArt and outdoor recreation activities on the grounds. This will utilize both the building and the site to their fullest potential in service of the youth of Beverly.

CREATIVE AGING PROGRAMMING

"Research shows that professionally-led, arts education for older adults fosters positive aging. Non-profit arts education organizations are uniquely positioned to play a leading role in providing innovative programming for an aging population that is living longer, healthier lives." - National Guild for Community Arts Education

BevArt will provide Creative Aging programs to support the growing population of seniors in Beverly, complementing and expanding the nearby programming at the Beverly Council on Aging. This approach to senior engagement has been proven to create positive psychological, physical, emotional, and health benefits for older adults.

As documented in the landmark 2006 publication "The Creativity and Aging Study: The Impact of Professionally Conducted Cultural Programs on Older Adults," by Gene D. Cohen, M.D., Ph.D, creative aging programs "reveal a positive impact on maintaining independence and on reducing dependency. This latter point demonstrates that these community-based cultural programs for older adults appear to be reducing risk factors that drive the need for long-term care."

Ideally situated down the street from the Beverly Council on Aging, BevArt will be able to partner with this important municipal resource to better serve seniors in the city and connect them with community members of all ages.

ADULT EDUCATION

In addition to supporting youth and seniors in the city, BevArt will work with our creative tenants to offer a variety of continuing education programs for adults. Our educational programming will be broken into four eight-week seasons, with the summer season dedicated to a children's summer camp. Potential classes include woodworking, drawing, painting, photography, writing, and more.

"I am a figurative artist, working in ink and mixed media on paper, as well as paintings in acrylic or oil. I work sometimes as a caricature artist, and am hoping to start some classes at BevArt. I would love to start a figure drawing group there."

- Matt Bernson, Melrose Artist

On the following page is a letter of support from LEAP for Education.



Mayor Cahill
City of Beverly
City Hall, 191 Cabot Street
Beverly, Massachusetts 01915

July 25, 2019

Dear Mayor Cahill & Members of the Selection Committee,

We are writing in strong support of the proposal developed by Miranda's Hearth to repurpose the former Briscoe Middle School as BevArt: The Beverly Arts Community Center. It would create the largest artistic hub on the North Shore, securing Beverly's growing reputation as a regional destination for the arts.

As an education nonprofit in the neighboring community of Salem, LEAP for Education is particularly interested in the educational programming and career mentoring planned to run through the center. Our mission is to empower underserved youth to succeed in education, career, and life, and as such having a local space like BevArt would increase the opportunity for our students to explore career pathways in the arts and engage with creatives on the North Shore.

BevArt would provide sustainable infrastructure to support professional artists, create an educational pathway to the arts for the broader community, and highlight local creative entrepreneurs to the hundreds of thousands of tourists already visiting our city for its rich arts district.

BevArt is exactly the kind of development that we need. We hope that the City of Beverly will support this visionary proposal to secure Briscoe Middle School as a publicly accessible cultural resource for generations to come.

Sincerely,

A handwritten signature in black ink that reads "Kayla Dorst". The signature is written in a fluid, cursive style.

KAYLA DORST
Director of Strategy and Innovation
LEAP for Education

2.D: PROPOSED USES CONT.

2.D.2 - CREATIVE WORKSPACES



57,600 square feet of BevArt will be affordable creative workspaces. These spaces will provide crucial infrastructure to support 150-200 artists, creative entrepreneurs, and community-based organizations from throughout the North Shore. As prices of real estate increase throughout Beverly, it is vital to create affordable workspace for the next generation of creative entrepreneurs.

Providing affordable collaborative workspace for the burgeoning community of creative entrepreneurs is an essential way that the city can preserve and develop the economic vitality and diversity of Beverly's downtown. Each year, many graduates emerge from strong arts programs at the three local colleges. These young artists are immediately faced with the need to secure affordable creative workspace that will serve as the place they continue their daily practice.

Through partnerships with EforAll, Creative Collective, and Montserrat College of Art, BevArt will complement the affordable creative workspace with professional development programming for

creative entrepreneurs. Through these two initiatives, BevArt will be an incubator that supports artists as entrepreneurs. This important physical and programmatic infrastructure will create a direct pipeline from recent graduates and amateur artists to the creative small business owners that define Beverly's downtown.

"I currently work from a home office, and I moved to Lowell from Salem 3 years ago because of a lack of available offices or live/work spaces in the area. If BevArt were to become a reality, I would jump at the chance to move back to the Beverly area. Having an off-site studio in a community of creatives would not only allow me to grow my studio and work with more local businesses, but also present opportunities to use my experience and connections to collaborate with other local designers on national projects as the design industry continues to embrace remote artists and connect with talent outside the pricey confines of NYC and LA." - Adam Wentworth, Lowell Artist

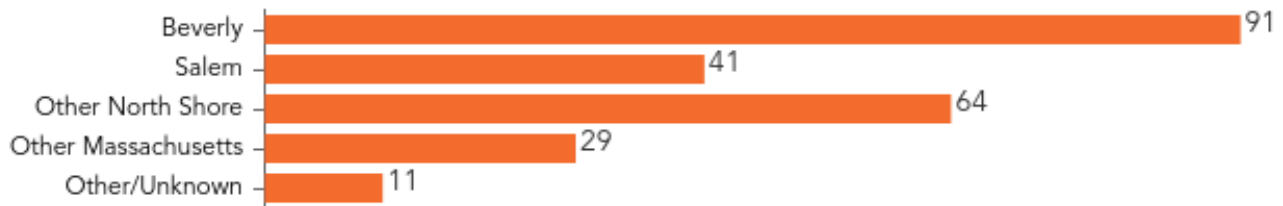
POTENTIAL TENANTS

In May 2019, Miranda's Hearth launched an Interested Artist Survey to identify potential renters for creative workspaces at BevArt. Since then, over 235 individuals have responded, displaying more than enough interest to fill the available rental space. These responses represent a wide cross section of the community in Beverly and throughout the North Shore.

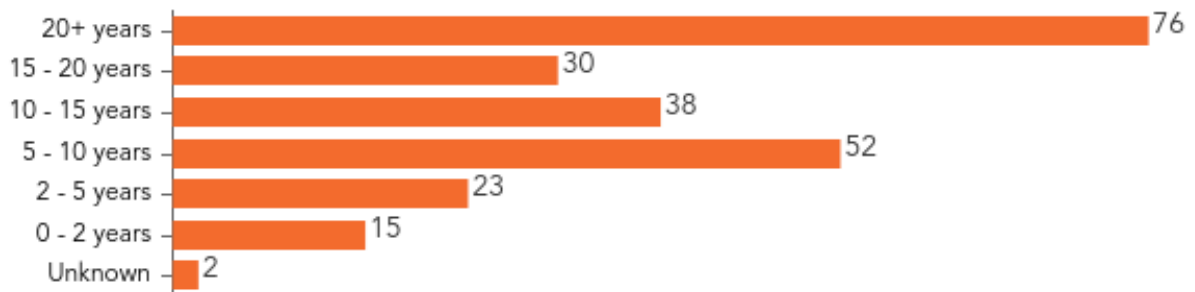
Artist studios at Porter Mills and 222 Cabot Street are both full and have long waitlists. This is true for artist studio spaces across the North Shore and throughout Greater Boston. In Concord, MA, The Umbrella Community Arts Center has over 55 artists with a turn-over-rate of one studio every eighteen months and a waitlist of over 80 people. Many of the artists have been in the building since it was repurposed from the former Emerson High School in 1986. For more detail on The Umbrella, see Similar Projects Section 7.B.

As demonstrated below in Figure 2 Interested Artist Demographics, the potential tenants represent a wide cross-section of the North Shore community. Nearly 40% are from Beverly while 32% have over 20 years of experience. Following are two Letters of Intent from potential tenants NorthEast Arc and Mike Grimaldi. A full list can be seen in Letters of Intent: Section 10.

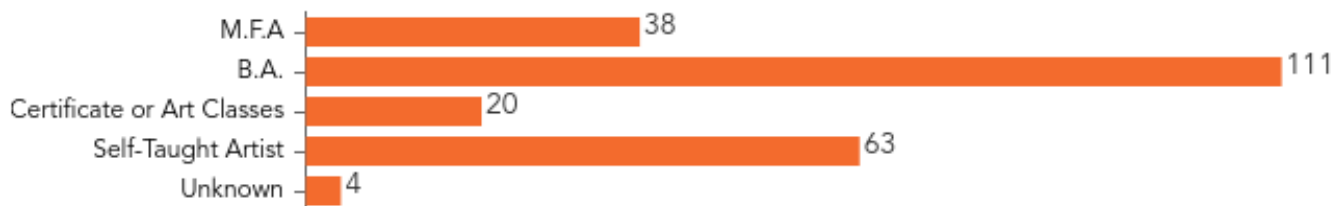
RESPONSES BY HOME TOWN



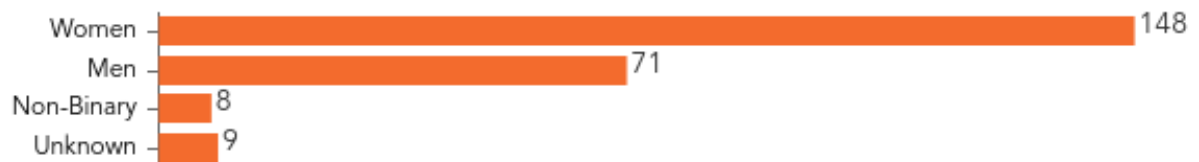
RESPONSES BY YEARS OF CREATIVE PRACTICE



RESPONSES BY CREATIVE EDUCATION



RESPONSES BY GENDER



RESPONSES BY AGE GROUP

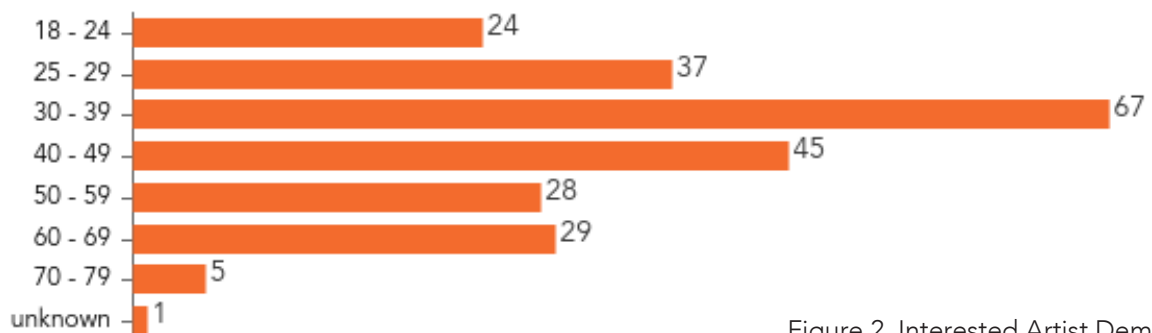


Figure 2. Interested Artist Demographics

NortheastArc

Changing lives. Discovering abilities.

July 2, 2019

Re: Miranda Hearth's Application

Northeast Arc is a non-profit organization that supports over 10,000 people with developmental/intellectual disabilities and autism in 190 communities in Massachusetts. Our services range from Early Intervention (EI) Programs, EI programs specializing in Autism, working with multiple school districts, hosting the North of Boston Autism Support Center, supports to permit people to live as independently as possible to employment education, training and placement.

Northeast Arc currently operates multiple programs within the City of Beverly including the Cape Ann Early Intervention Program, supports within the Beverly Public School, and adult day habilitation program and several residential support models, including the latest home developed that specializes with working with young adults with Prader-Willi Syndrome.

Northeast Arc is interested in locating a new program model within the Miranda Hearth's/BevArt project, pending approval of our state licensing agencies. The program model would be designed as an employment training program for younger adults with disabilities. This model will be based off the success we experience with similar programs in Peabody, Danvers and Salem.

The model program assist people in identifying employment goals through experiences in volunteering. People are supported in trying out a variety of work-related activities, developing skills and building resumes through volunteering with partnering non-profits. The model also enhances social skills, executive functioning skills and 'soft' work skills that better prepare a person in entering the workforce.

The location of the Briscoe building is ideal for this type of model. The building is easily walkable to the downtown areas and accessible by public transportation. Navigating local communities and utilization of public transportation options are essential skills to gain further independence.

Proposed activities in the building will also support activities described above, as well as expose people to options within the creative economy.

Please feel free to reach out with any further questions,



Timothy Brown
Director of Innovation and Strategy
Northeast Arc
timbrown@ne-arc.org

Miranda's Hearth
60 Harlow Street
Arlington, MA 02474

Dear Miranda's Hearth,

I, Michael Grimaldi (Grimdrops), am excited to present this Letter of Intent to signify my interest in leasing 150 square feet of creative workspace for a total of \$150 per month inside BevArt: The Beverly Arts Community Center.

I am an illustrator & designer with a BFA in Illustration from Montserrat College of Art. I have been working professionally in the creative field since 2005. Currently, I work part time as a graphic designer at a screen printing shop in Beverly and devote the rest of my time to freelance work including murals, live art at events, logos, t-shirt designs and gallery shows.

I currently paint in a tiny "office" in a one bedroom apartment I share with my wife and am in dire need of affordable studio space. BevArt will be an opportunity for me to grow my ongoing artistic practice in the kind of supportive, creative community that I haven't been able to find since I was in college.

I strongly support this proposal to repurpose Briscoe Middle School as BevArt and think it would be transformational for the City of Beverly and the greater North Shore community.

I wish to be kept informed of developments in the RFP and to be included in the opportunity to rent a space when the time comes.

Sincerely,

Michael Grimaldi
GRIMDROPS

CO-WORKING SPACE

In addition to transforming the classrooms into creative workspaces and educational spaces, BevArt will utilize pre-existing facilities throughout the former Briscoe School for their intended purpose.

The former library, a 3,000 square foot space on the second floor of the building, will become a co-working space with room to support 25-35 local entrepreneurs. Run by Nate Cahill of Wheelhouse Cowork in Gloucester, this space will be the only co-working space available in Beverly. Replicating their success in Gloucester, Wheelhouse Cowork will provide “a workspace purpose-built for good people to achieve incredible things.”

The library is already outfitted with the exact infrastructure needed for a co-working space with its large, open space and small private rooms on either side. The room features historically significant Colonial Revival style panelling, pilasters, and door surrounds. The co-working space will provide public access to this beautiful, well-preserved space.

INCUBATOR KITCHEN

“As a start up food business overhead costs associated with commercial kitchen rentals can be prohibitive. When you’re in the testing and marketing phases of business development, being surrounded by a network of mentors and other food businesses in the same or varying levels of growth provides incredible value.

“Bringing like-minded entrepreneurs and creative people together in a kitchen incubator can only increase the sustainability of economic growth and environmental impact in our community. There is a lack of commercial kitchen spaces available with reasonable rents and I can imagine that this program would be very successful. I only wish it had been around 10 years ago!” - Lindsey Wishart, Chive Events

In line with repurposing the library as a co-working space, BevArt will repurpose the large kitchen that served the cafeteria as an incubator kitchen to support food education and food entrepreneurs throughout Beverly. Affordable kitchen space is a critical tool needed to support food entrepreneurs and workforce development programs in the food industry.

Miranda's Hearth will work with food businesses, educational organizations, and non-profits throughout the North Shore to develop a unique incubator kitchen located at the heart of BevArt.

"Shared kitchens and kitchen incubators play a unique and vital role in food and entrepreneurial ecosystems across the country. Shared kitchens are licensed commercial spaces that provide a pathway for food entrepreneurs— ranging from chefs, caterers, food truck operators, and bakers, to value-added producers and packaged food and beverage makers—to launch and grow their businesses. [...] Kitchen incubators provide similar access to production space while also delivering education and ecosystem services that support business success and propel growth." - The Shared Kitchen Toolkit: A Practical Guide to Planning, Launching and Managing a Shared-Use Commercial Kitchen. 2018.

PROFESSIONAL DEVELOPMENT

In collaboration with EforAll and the Creative Collective, Miranda's Hearth will offer professional development programming for the tenants of BevArt and the broader Beverly community. This will include workshops focusing on business skills for artists as well as mentorship opportunities connecting BevArt tenants with business professionals at the nearby Cumming Center.

BevArt will offer professional development programming for opportunity youth ages 16-24. Miranda's Hearth will implement a Career Pathways in the Creative Economy Initiative that will encourage young people to contribute to Beverly's creative economy by helping them prepare for careers in the arts and creative industries. It will complement a Creative Job Fair developed in partnership with the Beverly High School, connecting Beverly students with the professional artists and creative entrepreneurs working at BevArt.

This infrastructure will provide BevArt tenants with an opportunity to inspire and collaborate with local high school and college students to provide specific skills and career paths in the creative economy:

"I work as the Production Coordinator and Instructor at the Reel to Real Film School at RAW Art Works. It is a huge passion of mine to teach young artists about film and media because as a young artist from Lynn, RAW Art Works was the place I went to learn about art and film back when I was in high school. It feels great to give back in the same place that guided me and developed my artistry." - Edwin Cabrera, Newton Artist

On the following pages are letters of support from Wheelhouse CoWork, EforAll, the Creative Collective, and Root.

Miranda's Hearth
60 Harlow Street
Arlington, MA 02474

Dear Miranda's Hearth,

I, Nathaniel Cahill, am excited to present this Letter of Intent to signify my interest in leasing 3,000 square feet of creative workspace for a total of \$3,000 per month inside BevArt: The Beverly Arts Community Center.

Wheelhouse Cowork is the best place to work on Cape Ann for talented professionals of all stripes. Our space embodies our mission: to provide a venue for individuals and groups to actualize their business goals and benefit from cross-pollination in a social, welcoming environment. Our membership includes technology professionals, business development experts, c-suite members, marketers, creatives, non-profits, solopreneurs, newly developed consulting groups, marketing professionals, media producers, and university students. We welcome all who benefit from the social and communal aspects of a collaborative environment, desire a local workspace,

We have built the business with the ethos of "Community Driven, Driven Community". We are pursuing an important initiative is an entrepreneurial acceleration program designed for underserved community members in conjunction with a local non-profit. In addition, we host events which benefit the community for free or at discounted rates. BevArts would allow us to bring the benefits of coworking to a new community, embedding ourselves in a creative and inspirational environment. Wheelhouse members would complement and contribute to this community, adding business acumen to a thriving creative hub.

With this in mind, I strongly support this proposal to repurpose Briscoe Middle School as BevArt and think it would be transformational for the City of Beverly and the greater North Shore community.

I wish to be kept informed of developments in the RFP and included in the opportunity to rent a space when the time comes.

Sincerely,

DocuSigned by:

811A1FF4090B46E...
Nathaniel S. Cahill - Founder
Wheelhouse Cowork LLC
nate@wheelhousework.com
www.wheelhousecowork.com
(w) 978.381.9353

Mayor Cahill
July 8, 2019
City of Beverly
City Hall, 191 Cabot Street
Beverly, Massachusetts 01915



Dear Mayor Cahill & Members of the Selection Committee,

I am writing in strong support of the proposal developed by Miranda's Hearth to repurpose the former Briscoe Middle School as BevArt: The Beverly Arts Community Center. This proposal is a visionary, once in a generation opportunity for the City of Beverly to make a commitment to maintaining valuable public spaces through the arts. It would single-handedly create the largest artistic hub on the North Shore, securing Beverly's growing reputation as a regional destination for the arts.

Entrepreneurship for All (EforAll), is a non-profit organization that focuses on accelerating economic and social impact through entrepreneurship in mid-sized cities. At EforAll, we believe that anyone, regardless of background, education, industry, or zip code, should be given the opportunity, resources, and support, to turn their dreams of starting a business into a reality.

I am particularly interested in the educational programming and professional support for entrepreneurs in the arts. Having space to support this in Beverly would give entrepreneurs in the arts a space to work and grow their businesses and potentially create jobs for others in Beverly, MA.

BevArt would provide sustainable infrastructure to support professional artists, create an educational pathway to the arts for the broader community, and highlight local creative entrepreneurs to the hundreds of thousands of tourists already visiting our city for its rich arts district.

BevArt is exactly the kind of development that we need. I hope that the City of Beverly will support this visionary proposal to secure Briscoe Middle School as a publicly accessible cultural resource for generations to come.

For questions or confirmation of this commitment, you can reach me at my place of business.

Best,

A handwritten signature in blue ink, appearing to read 'Kevin Moforte', written in a cursive style.

Kevin Moforte
Executive Director - EforAll Lynn 319 Lynnway Ave, Office 308 Lynn, MA 01901



Mayor Cahill

City of Beverly

City Hall, 191 Cabot Street

Beverly, Massachusetts 01915

Dear Mayor Cahill & Members of the Selection Committee,

I am writing in strong support of the proposal developed by Miranda's Hearth to repurpose the former Briscoe Middle School as BevArt: The Beverly Arts Community Center.

This proposal is a visionary, once in a generation opportunity for the City of Beverly to make a commitment to maintaining valuable public spaces through the arts. It would single-handedly create the largest artistic hub on the North Shore, securing Beverly's growing reputation as a regional destination for the arts.

My name is John Andrews and I am the owner of the Creative Collective. Creative Collective is a business program that represents over 200 'creative forward' businesses across the North Shore. I am particularly interested in the opportunity to not only have a malleable and expansive space for our growing team, but it is also an exciting opportunity to potentially have space for our members to either co-work, collaborate or host events. Having space to support this in Beverly would **drastically support the economy, vitality, and sustainability of the local economy.**

BevArt would provide sustainable infrastructure to support professional artists, create an educational pathway to the arts for the broader community, and highlight local creative entrepreneurs to the hundreds of thousands of tourists already visiting our city for its rich arts district.

BevArt is exactly the kind of development that we need. I hope that the City of Beverly will support this visionary proposal to secure Briscoe Middle School as a publicly accessible cultural resource for generations to come.

Sincerely,

John Andrews

Creative Collective includes over a dozen Beverly businesses including Montserrat, The Cabot and North Shore Music Theatre.

Member of the Peabody Chamber, Greater Beverly Chamber, Salem Public Arts Commissioner, Essex County Community Foundation's Creative County Initiative Committee Member.



Mayor Cahill

City of Beverly

City Hall, 191 Cabot Street

Beverly, Massachusetts 01915

Dear Mayor Cahill & Members of the Selection Committee,

I am writing in strong support of the proposal developed by Miranda's Hearth to repurpose the former Briscoe Middle School as BevArt: The Beverly Arts Community Center.

This proposal is a visionary, once in a generation opportunity for the City of Beverly to make a commitment to maintaining valuable public spaces through the arts. It would single-handedly create the largest artistic hub on the North Shore, securing Beverly's growing reputation as a regional destination for the arts.

I am the Associate Director of Root NS Inc. and have been in the culinary arts for 15 years. The arts are the best part about being human, and a practitioner should not have to "starve" to be taken seriously! I am particularly interested in the Availability of space that the community center would provide! This would be especially helpful for young people who are still developing. Having space to support this in Beverly would create a nexus where the arts would flourish, commerce would occur, and the community would be elevated substantially.

BevArt would provide sustainable infrastructure to support professional artists, create an educational pathway to the arts for the broader community, and highlight local creative entrepreneurs to the hundreds of thousands of tourists already visiting our city for its rich arts district.

BevArt is exactly the kind of development that we need. I hope that the City of Beverly will support this visionary proposal to secure Briscoe Middle School as a publicly accessible cultural resource for generations to come.

Sincerely,

Michael C. May

Associate Director, Root NS Inc.

Neighbor and Service Provider

2.D: PROPOSED USES CONT.

2.D.3 - PUBLIC COMMUNITY SPACES

"...building connections among artists and the broader community, developing arts space open to the Beverly creative community, and increasing communication and promotion of existing activities are high priorities." - Beverly Arts District 2.0. Dec 2018

AUDITORIUM



Since January 2018, Miranda's Hearth has conducted interviews with over 140 residents and business owners in Beverly and the surrounding towns. Through these conversations, we've established that one of the most important infrastructural needs for the City of Beverly is a flexible community hall.

Flexible community event halls are a key component in developing opportunities for community engagement. Currently, the Beverly Rotary Club meets in Danvers every week while the annual Montserrat Gala takes place in event halls throughout the North Shore and the Beverly Comic Con has outgrown its space at Porter Mills. This lack of infrastructure is diverting important economic investment and community opportunities from Beverly to its neighboring towns.

The beautiful auditorium centered at the heart of the Briscoe School will serve this integral community function in a way that will also preserve its historic architectural components while maintaining and growing public access to this important cultural resource.

By Year Three of occupancy, Miranda's Hearth plans to remove the seats in the auditorium, which are worn from nearly 100 years of student use, and fill in the slight rake of the floor. This would provide a beautiful, flexible community hall of 5,620 sq ft which could be left open or filled with tables, chairs, or booths. The existing seats will be salvaged, re-used on site if possible, or recycled to another user.

Once the seats are removed, over 40 vendors could fit inside the auditorium for an indoor Winter Farmers Market, craft fairs, or job fairs. It could also be left open for a gathering, dance, or party of up to 800 people or filled with folding chairs and tables to create a seated event for 375 occupants. Using the auditorium in this way will be an important complement to the many theatres in Beverly that have built in seats without directly competing with them.

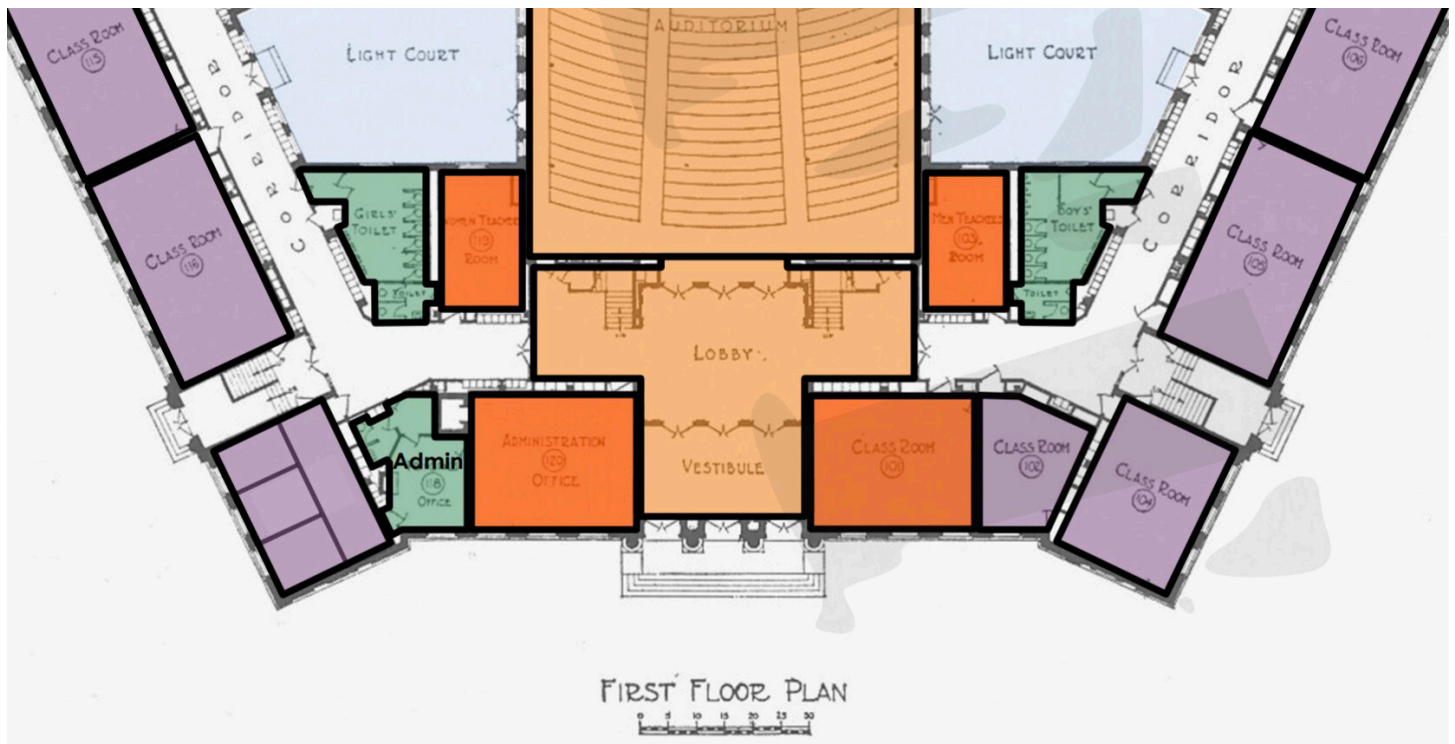
This use is similar to the recently renovated Washington Hall in Seattle:

"Built in 1908 by the Danish Brotherhood, Washington Hall has anchored Seattle's diverse Squire Park neighborhood in the Central District for more than 100 years. The building has served as a hub for social and cultural activities for a broad ethnic community. In 1973, the Sons of Haiti, an African-American Masonic Lodge, purchased the building and continued the tradition of hosting performing arts, making it the first home of On the Boards. Historic Seattle acquired Washington Hall in 2009, saving it from demolition."



Washington Hall, (c) washingtonhall.org

CLASSROOMS



Detail from OLSON LEWIS + Architect Drawings Section 5.A

The front facade of the Briscoe School includes four central classrooms on the first floor, depicted above in dark orange and totaling 2,145 square feet. Miranda's Hearth will dedicate this central, entry space to the community and educational programming described above in Educational Programs, Section 2.D.1.

Miranda's Hearth and BevArt tenants will run regular educational classes in these classrooms throughout the year. When classes are not running, this space will be available to our tenants and local community members to rent at affordable hourly rates.

Apart from rooms at the Beverly Public Library, which can only be rented once a month by community groups, there are very few places for residents of Beverly to rent affordable meeting space for civic associations, educational opportunities, workshops, business meetings, or gatherings.

“When my first book came out in 2015, I held a release event at the Cabot Theater under the billing of the Beverly Arts Salon, which highlighted literature, installation work, live music, and visual art, all by local artists. It was one of the most fulfilling projects I’ve ever worked on and I would love the chance to do more of this kind of programming, either just by using this proposed space as a meeting space, or helping be part of a committee that would seek out these kinds of programs.”

- Beverly Artist via Interested Artist Survey

HALLWAYS

Over 38,100 square feet of the Briscoe School is pure circulation space. The 10 foot hallways that circulate around the entire building provide ample space for exhibiting art and storing art materials.

Currently, lockers line the hallways on all three floors. Miranda’s Hearth will leave some of the lockers in order to store art materials. In other sections, we will remove the lockers and turn the pre-made alcoves into exhibition spaces and community spaces including reading nooks.



On the following page is a letter of support from the 5th Wall Immersive Theatre Company.

Mayor Cahill
City of Beverly
City Hall, 191 Cabot Street
Beverly, Massachusetts 01915

July 16, 2019

Dear Mayor Cahill & Members of the Selection Committee,

I am writing in strong support of the proposal developed by Miranda's Hearth to repurpose the former Briscoe Middle School as BevArt: The Beverly Arts Community Center.

This proposal is a visionary, once in a generation opportunity for the City of Beverly to make a commitment to maintaining valuable public spaces through the arts. It would single-handedly create the largest artistic hub on the North Shore, securing Beverly's growing reputation as a regional destination for the arts.

I am a proud Beverly resident, a multidisciplinary performance artist and producer, and owner of two different creative companies: The 5th Wall Immersive Theatre Company since 2012 and NB Productions since 2018. I am particularly interested in the creative workspaces that are in the plans for BevArt for audition, rehearsal, performance and filming, as well as locations for professional meetings. Additionally I have taught theatre and voice to children ages 5-16 and adults. As a theatre artist I can say that finding space to work is one of the toughest obstacles we face, so to have space available to create and offer workshops and classes would be invaluable. Beverly is full of creatives in so many capacities, this proposal is absolutely in line with what this city needs. There have been conversations for years in local artist groups that a community arts space would be absolutely incredible.

BevArt would provide sustainable infrastructure to support professional artists, create an educational pathway to the arts for the broader community, and highlight local creative entrepreneurs to the hundreds of thousands of tourists already visiting our city for its rich arts district. Additionally I believe BevArts will bring artists from surrounding areas to take part in both the arts culture of Beverly and contribute to the city's economy.

BevArt is exactly the kind of development that we need. I hope that the City of Beverly will support this visionary proposal to secure Briscoe Middle School as a publicly accessible cultural resource for generations to come.

Sincerely,

Bekah Jordan

Beverly Resident and Creative Business Owner
Executive Artistic Director The 5th Wall Immersive Theatre Company | the5thwall.org
Director, Producer and Co-Founder NB Productions

Miranda's Hearth
60 Harlow Street
Arlington, MA 02474

Dear Miranda's Hearth,

I am excited to present this Letter of Intent to showing my absolutely strong interest in renting a Black Box Theater creative workspace monthly inside BevArt: The Beverly Arts Community Center. This rental would bring in \$50 for two hours rental.

To have a 30 seat Black Box theater available to rent at Beverly Arts Center would be to have an artistic home for Storytelling Events, Poetry Slams and Open Mics. I would not be able to fill a 900 seat auditorium. I could fill a 30 seat Black Box Theater when I tell Ghost Stories. When folks make plans to come to an Open Mic they often come early for dinner. That would help restaurant business in Beverly. Having an enclosed Black Box theater makes for a great quiet listening space where artists can speak quietly and still be heard. It would be so valuable to have such a cool venue in our fair city.

BevArts is a dream on the edge of becoming a reality. I would love to rent the Black Box Theater for sure. I would also love to visit artists at BevArts when they have their Open Houses. I would so enjoy seeing the potters and the poets, the painters, all such passionate people. Art makes our lives richer. To make art artists need an affordable place. BevArts will be that place.

I strongly support this proposal to repurpose Briscoe Middle School as BevArt. It would be transformational for the City of Beverly and the greater North Shore community to have such a wonderful home for artists and art right in Beverly. This would put a bright gold star in the mind of every person who thinks of the arts Beverly.

I wish to be kept informed of developments in the RFP. I wish to be included in the opportunity to rent a space when the time comes.

Sincerely,

Tony Toledo, Storyteller
36 Whitney Ave
Beverly MA 01915

2.D: PROPOSED USES CONT.

2.D.4 - PUBLIC GREEN SPACES

Utilizing our experience as a community-based non-profit, Miranda's Hearth will work with local horticultural organizations and garden clubs to develop community organized, publicly accessible green space around the building within the first twelve months of occupancy. The Hearth will develop educational gardening opportunities in collaboration with the Beverly High School and the Beverly Council on Aging as well as through partnerships with local garden clubs.

This kind of landscape development builds upon established community organizations, incorporating their on-going members into the BevArt Community by inviting them to take ownership over planting on the grounds.

OUTDOOR PROGRAMMING

In addition to partnering with community organizations in Beverly to develop the site itself, Miranda's Hearth will implement year-round outdoor programming at BevArt that activates Ward 3 specifically as well as the broader Beverly community. Potential programming includes, but is not limited to:

- Summer Concert Series
- Yoga on the Lawn
- Snow Sculptures
- Annual Pumpkin Carving Contest
- Annual Garden Party
- Block Parties
- Salsa in the Park
- Beverly Folk Festival

Miranda's Hearth hosted the first annual Nourish Beverly Festival on June 1, 2019 at the Hale Farm. Through a partnership with Historic Beverly and Gentile Brewery, over 400 people celebrated local food, history, art, and music. The public green space around BevArt will be a perfect location to host similar community events to help activate Ward 3 and the broader Beverly community.



Pesky J. Nixon performs at the Nourish Beverly Festival, June 2019

LANDSCAPE DEVELOPMENT

The landscape improvement plan for the Briscoe School proposes completing three phases between Years 5 - 10 of occupancy, focusing first on improving exterior accessibility, followed by a reconfigured and upgraded parking lot, then vegetation upgrades with a focus on creating new public park land for community use.

PHASE ONE: EXTERIOR ACCESSIBILITY UPGRADES

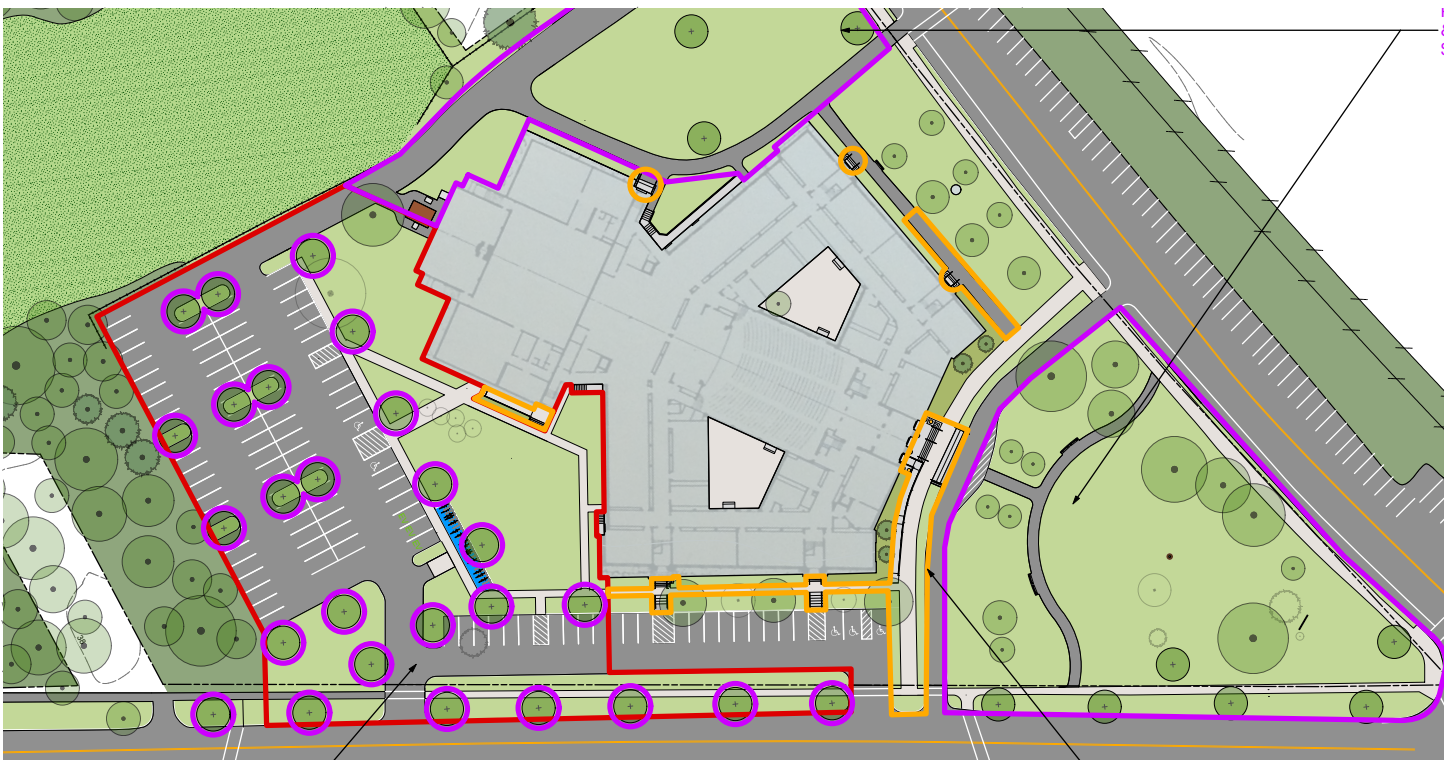
The first phase of landscape improvements proposes bringing the exterior of the building up to current codes, focusing on providing accessibility to existing entrances and adjacent paths. The proposed plan replaces the existing ramp at the building's main entrance with a ramp that meets the most current ADA guidelines and building codes for guardrails. Phase One also proposes rebuilding one set of stairs at the back of the building to provide a second fully accessible entrance with an additional ramp. At all other entrances, new or improved handrails are proposed to meet current codes. The existing concrete sidewalks on the eastern and western sides of the building will be repaired or replaced to provide the site with accessible egress from these entrances and improved overall site circulation.

PHASE TWO: PARKING LOT RECONFIGURATION

Currently, the building is served by a public parking lot, street parking, and a bus parking lot separated by a fence. With the aim of maintaining existing building use, we chose to consider only the publicly accessible spaces within the property line as existing parking. With this in mind, Phase Two provides a redesigned parking lot that includes 100 parking spaces (increased from 78 existing spaces), 5 of which are accessible. Parking on site would be streamlined into two connected lots.

The first parking area will be a renovation to the existing plot along Sohler Road. Improvements to this area will echo the historic site plan by removing asphalt to add a planted verge, with a public sidewalk, between the parking lot and the road. The second parking area will be a larger rectilinear lot in the location of the current bus lot. Improvements to this area will include removal of the fencing, demolition of former building pads, and reconfiguration to provide more efficient parking with islands that will be planted with shade trees in a future phase. Through clear definition and efficiency of layout, these lots will provide ample parking and allow for removal of a significant amount of asphalt against the building.

Phase Two proposes a new open green space for public use and BevArt programming where asphalt drives and parking currently exist. Paths that were improved in Phase One will be connected to new concrete paths that serve the parking areas and the new backdoor accessible entrance, with drive-up access to the ramp. Bicycle parking is provided in a separated parking pad off the sidewalk. In addition, Phase Two proposes an improved streetscape experience by providing connected circulation on the perimeter with new sidewalks, proper curbs to keep pedestrians and vehicles safer, and new lawn areas for the public.



Detail from Crowley Cottrell Landscape Drawings, Section 5.B

PHASE THREE: PUBLIC PARKLAND & TREE PLANTING

Phase Three calls for the addition of three dozen trees in parking lot tree islands, as street trees and screening along Sohier Road to improve abutter views, and throughout the improved open green spaces. To return the turf bowl to a condition that more closely follows the historic site plan, poor-quality trees and planting areas will be removed from the lawn area, new canopy trees will be established on the perimeter, and the asphalt parking area will be removed and restored to open lawn. In the rear of the building, in the area historically designated as the girls' playground, the current basketball court will be removed, as well as the adjacent paths, and converted back to lawn for community use and programming. The existing perimeter sidewalks will be retained and upgraded with paved pads to provide artist-designed public benches.

Overall, the new plan provides an additional 25,000+ square feet of public lawn space for community enjoyment and outdoor programming, which combined with a smaller parking footprint provides a 30% reduction in impervious surface. Street parking adjacent to the building supports continued use while these upgrades are being installed.

BEVART PUBLIC ART INITIATIVE

Through a Percent-for-Art Initiative, Miranda's Hearth will dedicate one percent of our annual budget to the development and installation of public art at BevArt and throughout the Beverly community. This initiative will develop an artistic presence in the public greenspace around the Briscoe School. With an estimated first year budget of \$966,200, the initial budget for the BevArt Public Art Initiative will be \$10,000 annually.

The initiative will bring a wide variety of permanent and temporary art work to the site and to the greater Beverly Community, spearheading the City's current efforts to develop public art. This effort will contribute to the visual and infrastructural development of the Beverly Arts District.

Our initial artists for the BevArt Public Art Initiative include Ted Clausen, a nationally recognized public artist based in Cambridge, MA and The Steel Yard, a non-profit organization in Providence, RI.

TED CLAUSEN, PUBLIC ARTIST

Ted Clausen is a nationally recognized public artist who specializes in working with communities to gather their stories and 'tell them back' to the community in artistically moving and narratively compelling public sculpture. His works include the Vendome Firefighter's Memorial in Boston, MA, Needham Cares in Needham, MA, and The River Speaks in Reading, PA. Ted's website, which includes complete images and descriptions of his work and approach, is tedclausensculpture.com.

His proposed projects for BevArt, implemented over a projected four year initiative, are to use the architectural and environmental aspects of the former Briscoe Middle School for permanent and temporary works that tell the site's stories. These will include from stories Briscoe alumni, the indigenous history of the area, and the stories of the site's geological past. This project will be ongoing, adding a new permanent and/or temporary installation every year at BevArt with opportunities to extend further into Beverly through partnerships with local institutions and the City.

Ted Clausen will work with local community members and current local high school students to gather, edit, and propose texts and design 'story/art interventions' to be used for each installation. Each year, he will also work with a local artist to incorporate their creativity and insights.



NEEDHAM CARES: At the entrance to the high school a stainless steel room-like installation is permanently etched with wave-like quotes stating community's commitment to mental and emotional health. "I was able help her because someone had helped me" ... "I have just told 72 children that their fathers have perished at the battles of Lexington and Concord." (Ministers journal, 1776), "As a veteran its hard to talk, but we know its the healthy thing to do."

Ted Clausen will work with Miranda's Hearth to create original pieces of public art for BevArt over an initial four year period, launching the BevArt Public Art Initiative. Each year, Ted Clausen and Miranda's Hearth will establish a community advisory board to help structure the research and advise on the final texts to be used. In addition to producing artwork for BevArt, Clausen and his team welcome the opportunity to partner with local institutions and the City to create temporary work directly related to the initiative that will become part of Beverly's everyday life. This collaborative approach will enlivening streets, sidewalks, buildings, and businesses throughout the city

These projects will be funded primarily through BevArts Percent-for-Art Initiative with the potential for additional funding from the Mass Cultural Council and the Essex County Community Foundation through their respective grant programs.

Year One - 'I went to school there!'

Ted Clausen will work with community members and local high school students to gather, edit, and propose texts to be used to integrate the Briscoe School's traditional role as the city's school with its new life as a regional center for the arts. The 'canvas' will be the impressive columns that frame the entrance to the building. Collected texts will become part of the pillars and will tell about the daily life at the school from all eras. Clausen and his community based team will interview students, teachers, support staff, and School Committee members. As research for this permanent work proceeds, Clausen proposes the creation of temporary text-based artwork to become part of the life of Cabot Street, integrating the BevArt Public Art Initiative with the local community.

Year Two - 'My Life After Briscoe'

Clausen will work with community members and local high school students to gather, edit, and propose stories from alumni about their lives after Briscoe, enlarging the scope of the first year's work. These texts will document the effect that the alums time at Briscoe had on the rest of their lives. They will be incorporated into the design of bike racks and trash cans for the site. Ted and his team of community members and students will work directly with artists at The Steel Yard to permanently 'etch' the stories from 'life after Briscoe' into necessary features for BevArt. Potential collaborations include temporary work featuring the collected texts at local participating businesses.

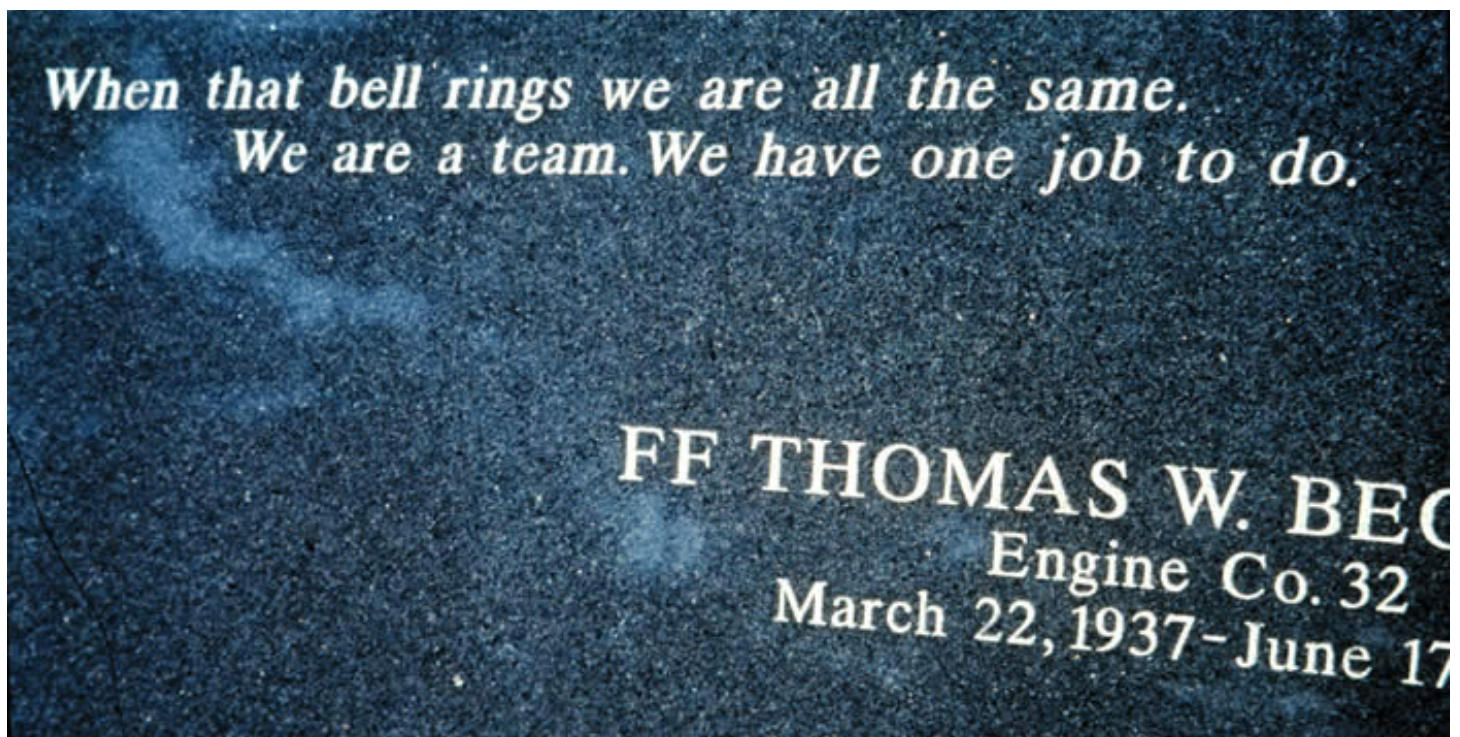
Year Three - 'Beverly Speaks'

In the third year of the BevArt Public Arts Initiative, BevArt will be the site for "the creation of a local historic (district or) monument." Clausen and Miranda's Hearth will work with the City, Historic Beverly, community members, and local high school students to gather, edit, and propose stories which will be the core for the creation of a permanent large-scale sculptural work which honors and tells the story of Beverly, from its founding to the present day. Visiting the work, you will 'hear' the

real stories of real people as they relate the dynamic history of the City. This will be a significant, permanent public artwork which will be funded partially through BevArt, in conjunction with local and state grants. Potential collaborations include placing temporary work throughout the town, which a focus in residential areas.

Year Four - 'Our First People'

Clausen will work with community members and local high school students to gather, edit, and propose stories from the region's rich and impressive indigenous past to be become a permanent part of the risers of the steps to the entrance to the building. Each person entering the building will read this valuable part of the site's history. Clausen will work closely with the local spiritual communities to have artfully designed texts become a part of temporary work at the region's houses of worship.



Detail from Clausen's 1997 work, the Vendome Firefighter's Memorial on Commonwealth Ave, Boston

T E D C L A U S E N

PUBLIC ART COMMISSIONS & JURIED FINALIST

- 2018 Washington, DC. Orr Elementary School, signature sculpture, juried finalist
- 2017 Aurora, CO 7-11 Theatre Tragedy Memorial, juried finalist
Boston, MA, Ringer Park Tribute Artwork, juried finalist
Boston, MA, North Square Neighborhood Public Artwork, juried finalist
Cambridge, MA, FLOW public art work, juried finalist
- 2015 Needham, MA; Friends of Needham Coalition for Suicide Prevention (\$200,000) commission
- 2014 The Jewish Community Foundation of Greater Hartford Aim Chai Public Art Project, Hartford, CT
juried finalist
- 2013 City of Boston, Vince Droser Tribute, Boston, MA, juried finalist
- 2012 Cambridge, MA; Prince Hall Memorial (\$100,000), commission
- 2010 Gaithersburg, MD; Montgomery County Public Safety Officers Memorial (\$425,000) commission
Brighton Public Library, Boston, MA, juried finalist
- 2009 Hartford, CT; State of Connecticut, A.I. Prince Regional Vocational Technical School, (\$380,000)
commission
Boston, MA; State of Massachusetts, Irish Immigration Memorial (\$250,000) commission
- 2006 Holliston, MA; Holliston Public School, (\$10,000.00) commission
Babi Yar Memorial Park, Denver, CO juried finalist
State Police Headquarters Public Art Project, Kansas City, MO, juried finalist
- 2005 State of Delaware, W.W.II Memorial, Dover, DE, juried finalist
State of Connecticut, Fitch Home for Veterans, Darien, CT., juried finalist
- 2004 September 11th Memorial, Rockville, MD, juried finalist
- 2003 Massachusetts State Firefighters Memorial, Boston, MA, commission
Fire Station No 14 Public Art Project, Tampa, FL juried finalist
9-11 Memorial, Rockaway, NY, juried finalist

- 2002 Beverly, MA; Landmark School, Founder's Sculpture (\$15,000.00) commission
State of Massachusetts Police Memorial, Boston, MA, juried finalist
- 2001 Veterans Memorial, Mercer Island, WA, juried finalist
- 2000 Twin Falls, ID; Artists & Communities: America Creates for the Millennium (\$125,000) commission
Reading, PA; 250th Anniversary Sculpture; installed 2001; (\$175,000) commission
Mount Auburn Cemetery, New Grotto Proposals, Cambridge, MA, juried finalist
- 1999 Somerville, MA; Korean War Memorial ; installed 2000; (\$110,000.00.) commission
Cambridge, MA; Cambridge City Arts Council, Massachusetts Arts Council: 'Visible Voices'
Brockton, MA; Fuller Art Museum, Outdoor Sculpture Installation
Boston, MA; Parkarts: 'Hidden Words of the North End', Outdoor Sculpture Installation (\$2500.00)
- 1998 Lake Oswego, OR; Cook's Butte Memorial, commission
Boston, MA; Boston City Library, 'The Space of Speech'; 'Under the Covers', commission
- 1996 Boston, MA; Vendome Firefighter's Memorial. Installed 1997; (\$200,000), commission
Providence, RI; Convergence IX, International Sculpture Conference, Public Installation, commission
Cambridge, MA; 'Work Talks ' One person Installation, commission
Boston, MA; The Invisible Cities Group; Public Installation, commission
Massachusetts Cultural Council Grant: 'Our Own Stories': Cambridge's Teenage Closet', commission
- 1994 Ogunquit, ME; Town of Ogunquit, Permanent Sculpture Installation, commission (\$1000.00)
Boston, MA; Urban Arts, Public Art Project: ' Youth Works/Art Works: In Our Own Words',
commission
Cambridge, MA; Performance piece commissioned for 'The Cambridge River Festival', commission
Vietnam Women's Veterans Memorial, Washington, DC
- 1993 Providence, RI; Roger Williams State Park, Commission: Sculpture Installation, commission
Attleboro, MA; Attleboro Museum, Commission: Sculpture Installation, commission
Massachusetts Highway Department, Central Artery Tunnel Project, Public Art Commission, commission
(\$5000.00)

EDUCATION

1974 B.A., Anthropology, Psychology, University of Redlands, Redlands, CA

1982 Graduate Certificate: Design, Kunstgewerbeschule, Basel, Switzerland



VENDOME FIREFIGHTER'S MEMORIAL: Granite arc carries three visually interwoven texts: a time line of the Vendome fire; words of firefighters relating their lives; and the names, birth and death dates of the nine men who died in the fire. A bronze firefighter's cat and hat are laid over the surface. 'Our teamwork is everything. Your life depends on it'...'We are not heroes. we do our jobs'...'We don't talk about the tragic fire. We go home to our families.'...'The worst is a death, but you learn to let it go. You wouldn't be able to do your job.'...'When that bell rings we are all the same. We are a team. We have one job to do.'

Miranda Aisling
Miranda's Hearth
60 Harlow Street
Arlington, MA 02474

To whom it may concern,

As the President of Own Your Peace, Inc., a nonprofit organization supporting the creation and installation of a piece of public art in Needham, MA, I'm sending a strong endorsement of artist Ted Clausen's work, both in terms of process and product. Our project was unusual in its fusion of emotional wellness and public art, something that required both expertise in public art sculpture and sensitivity to a specific element in the culture of a community. Ted brought both of these gifts and on every count - from the interfacing with over 1000 individuals in collecting text, to creating a vision of art which could convey messages of relationship and resource, to ensuring that every letter of text was shaped correctly and every curve of the stainless steel sculpture at exactly the right angle - he was professional, poised and expert.

Ted is meticulous in his public art practice, visible in his skillful handling of an array of materials, collaboration with professional colleagues (architects, town planners, metal crafters, etc.) and interfacing with various stakeholder groups. He also possesses some very unusual abilities that contribute to the singular nature of his work. Most striking is Ted's extraordinary ability to step into multiple layers of a community, engage people in sharing, and then translate words, values, and character into a living piece of art. Another notable talent is Ted's ability to craft art that itself promotes people's continuing movement in specific directions, both physical and emotional. Own Your Peace encourages and guides visitors' physical movement through and alongside the curves of Own Your Peace and similarly promotes emotional transformation through the self-reflection and conversation prompted by the form and text. The placement, surrounding elements (including swirled water-like cement base and benches, high school building entryway courtyard, etc.), shape, measurements and visibility at different times of day and seasons, offer an ever-present, impactful message to and interaction with the community.

Last, in reading a bit about the vision for the 'Golden Triangle' or 'K Street Corridor' project, one can imagine that engaging Ted Clausen would offer a unique and exceptional opportunity to not only create an aesthetically and conceptually mission-congruent and beautiful gateway, but also offer an in depth reflection of the particular qualities, values and characters that make the neighborhood a unique landmark. Like Own Your Peace's service as a site for everyday passage, gathering, learning, ritual, and more, The Golden Triangle could both beautify and hold functionality for a well-trafficked point of intersection, as well as embody the great present and historic spirit of the neighborhood.

Please feel free to contact me with further questions. And best of luck with this exciting endeavor.

Sincerely,

Beth Pinals
President of Own Your Peace, Inc
Needham, MA


THE STEEL YARD



The Steel Yard collaborates with local artists, vendors, and industry to produce custom and site specific, functional public sculptures. Their teams of artists work closely with each community, municipality, or non-profit client to develop, design, and produce each unique project.

Examples of this functional public art can be seen throughout Southern New England: in Olneyville Square, the Town of Bristol, the International Charter School, the Town of Warren, Riverside in Warwick, at Tufts University, Brown University, RISD, and throughout DOWNCITY Providence.

Miranda's Hearth plans to work with The Steel Yard on an initial project to design and produce functional art including two trash and recycling containers, two bike racks, and two benches to be installed at the front of BevArt. These projects will be scheduled as part of the BevArt Public Art Initiative in collaboration with Ted Clausen.



Miranda Aisling
Miranda's Hearth
Beverly, Massachusetts

To whom it may concern,

I am writing in strong support of the proposal developed by Miranda's Hearth to repurpose the former Briscoe Middle School as BevArt: The Beverly Arts Community Center.

This proposal is a visionary opportunity for the City of Beverly to make a commitment to maintaining valuable public spaces through the arts. It would single-handedly create the largest artistic hub on the North Shore, securing Beverly's growing reputation as a regional destination for the arts.

The Steel Yard is an award-winning industrial arts center, a manufacturer of custom and functional public-art, a craft school and shared studio, and Providence's most unique private outdoor venue. Our historic campus is a platform for professional artists, makers and the community to practice and learn the industrial arts. The organization fosters creative and economic opportunities, by providing workspace, tools, training and education, while forging lasting links to a local tradition of craftsmanship. We are particularly interested in, and look forward to contributing to, the public community space at BevArt. This asset of well-designed and community-specific public space in Beverly would improve the experience of pedestrians, and create space for camaraderie and connection-making. Please see our attached draft proposal for how we could support the BevArt vision.

Much like the Steel Yard in Providence, BevArt would provide sustainable infrastructure to support professional artists, create an educational pathway to the arts for the broader community, and highlight local creative entrepreneurs to the hundreds of thousands of tourists already visiting our city for its rich arts district.

We hope that the City of Beverly will support this visionary proposal to secure Briscoe Middle School as a publicly accessible cultural resource for generations to come.

Sincerely,

Tim Ferland
Public Projects Director
The Steel Yard



27 Sims Avenue Providence, RI 02909

401-273-7101

Miranda Aisling
Miranda's Hearth

DRAFT PROJECT PROPOSAL

Client: Miranda's Hearth
Job: Miranda's Hearth BevArt Amenities, MH19BAA
Date: July 12, 2019

PRODUCT OVERVIEW

The Steel Yard will work with representatives of the BevArt community in order to design, fabricate and install custom site amenities for the new BevArt community space. This proposal outlines the design, fabrication and installation of two custom trash cans, two multi-bike bike racks and two benches, but this scope could be adjusted based on community input or funding. The amenities will all be uniquely designed to fit the aesthetic and functional needs of the BevArt community. After meeting with representatives from BevArt, the Steel Yard will hire a local artist or artist team to generate initial designs, which will be sent to BevArt for review and/or approval. Typically, one round of revisions is included in our contract; any subsequent revisions will be charged at \$50/hour. Once a final design has been approved, the Steel Yard will fabricate the amenities in the Steel Yard shop. The amenities will then be powder coated for a durable finish, and installed by the Steel Yard team in the approved locations.

TOTAL COST

Two Artistic Trash Cans: \$2,000

Two Decorative Multi-bike Bike Racks (designed to hold at least 6 bikes each): \$3,000

Two Backed Benches: \$3,000

The Total Cost to design, fabricate and install the BevArt Site Amenities is \$8,000

TRADE REFERENCES

Truth Box, Inc., Peter Gill Case, Providence, RI 02909 Bristol, RI

Department of Community Development, Ed Tanner, Bristol, RI 02809

East Providence Arts Council, Rick Lawson, East Providence, RI 02915

A full contract for work will be provided upon approval of this project estimate. This pricing is guaranteed for 30 days. Any change to scope of work, quantities or timeline may affect pricing.

2.D.5 - POPULACE SERVED

Miranda's Hearth will employ two full-time staff, an Executive Director and an Education Director, to oversee the programs outlined above. The Hearth will also employ a part-time custodian to oversee the cleaning and maintenance of the building.

From a programmatic standpoint, the Hearth will employ over 40 educators at an hourly rate through classes and workshops as well as more than 30 musicians and performers through festivals and community events. Many of these educators and performers will also be tenants in the building and residents of Beverly and its neighboring towns. These opportunities have significant potential for growth as the programming develops.

Between 150-200 artists will be supported as creative entrepreneurs through the affordable creative workspace rentals. For a full breakdown of potential tenants, see Figure 2 - Interested Artist Demographics in Section 2.D.II. An additional 25-35 local entrepreneurs will be supported through the co-working space run by Gloucester Wheelhouse in the former library.

During the Hearth's first full year of programming, we estimate that we will serve an additional 25,000 people through classes, festivals, community events, one-time rentals, and other programming outlined above in Section 2.D. As the programming develops and BevArt becomes an established community resource for the citizens of Beverly, this number will grow rapidly.

SECTION THREE

PERMITTING, CONSTRUCTION, &

INITIAL INVESTMENT DETAILS

3.A - DEVELOPMENT OVERVIEW

Instead of a costly, environmentally and historically insensitive major renovation, Miranda's Hearth will occupy the Briscoe School within six months of acquisition by continuing its educational use. The Hearth will then restore the building through a long-term, soft-touch capital improvement campaign using income from creative workspace rentals and educational programming supplemented by fundraising efforts and grant applications.

Through this model, Miranda's Hearth will update this historic and culturally significant building as needed while prioritizing immediate community activation, historic preservation, and environmental protection. This proposal provides an important balance to the rapid housing development taking place in Beverly, maintaining the necessary community and cultural spaces that make cities livable and sustainable. The Hearth anticipates that the proposed use will be protected educational use under the Dover Amendment, allowing immediate occupancy and use of the space.

This accelerated timeline will create an immediate positive impact on the creative community of Beverly as well as the local neighbors and residents of Ward 3. It is noteworthy that Ward 3 is located at the heart of Beverly, the only ward that does not border another town, and yet it has no community center or cohesive community story of its own. BevArt will provide a hub for the residents of Ward 3, unifying the local residents by providing them with publicly accessible community infrastructure.

As demonstrated in projects throughout the Commonwealth, including Maynard, Dedham, Harwich, and Concord, schools built in the first quarter of the 20th century provide an ideal infrastructure for creative entrepreneurs. The high ceilings, large windows, wooden floors, and wide hallways in these buildings, including the Briscoe School, are perfect for creative workspaces. Artists, creative entrepreneurs, and community organizations require flexible, raw space that they can outfit to their own needs. For details on these projects, see Similar Projects Section 7.B.

With a much lower-density use, BevArt will place significantly lower demands on the building systems than the 1,000 students who occupied the space 40 hours a week while it was open as a school. This usage will extend the life expectancy of the systems in the building, allowing a greater time period over which to implement capital improvements.

3.B - INITIAL SITE DEVELOPMENT

PERMITS & MUNICIPAL SERVICES: In light of the continued educational usage and the proposed repurposing of the existing building and grounds, we do not believe that any land use approvals or municipal services will be required for the proposed BevArt facility.

We anticipate that one or more building permits may be needed to make code compliance improvements; however as detailed below in the Code Compliance Overview Section 3.D, we believe these improvements will be modest in scope and that building permit review will not exceed the usual thirty (30) day period.

To the extent that the facility repurposes the existing cafeteria as an incubator kitchen, a Common Victualler License, and any other food service licenses would be obtained. Accordingly, the projected schedule for permitting and construction milestones is as follows:

PROJECTED SCHEDULE FOR PERMITTING & CONSTRUCTION

SCHEDULE	EST. TIMELINE	DETAILS
1-3 Months	Fall 2019	Site control established by lease
3-9 Months	January - June 2020	Building Clean-Out & Maintenance; Rental Leases Established
9-15 Months	July - December 2020	Tenant Move-In Period, Initial Community Programs
15-27 Months	2021	Launch Educational Programs, Develop and Expand Community Programs, Continued Lease of Creative Workspace
28 Months	2022	Implementation of first Capital Improvement Project as outlined in Section 3.E

Fig. 3 - Projected Schedule for Permitting & Construction

INITIAL COSTS

Based on the proposed plan to occupy the building without significant renovations, the initial site development costs will be \$600,000 and can be completed within six months of site acquisition.

These initial costs include creating an inventory of the useful items still in the building and cleaning out the debris that was left behind when the school closed. Miranda's Hearth will also review the building for any immediate maintenance necessary to re-open the building for educational use as an arts community center.

Initial investment costs will be covered by the first month's rent from BevArt tenants, collected upon building acquisition, and bank financing from institutional lenders as outlined in the Financial Projections and Analysis Section 4 and the Banking References Section 7.A.

For a detailed outline of estimated building clean-out costs, see the Power Assist Cost Estimate in Appendix C.

INITIAL OCCUPANCY

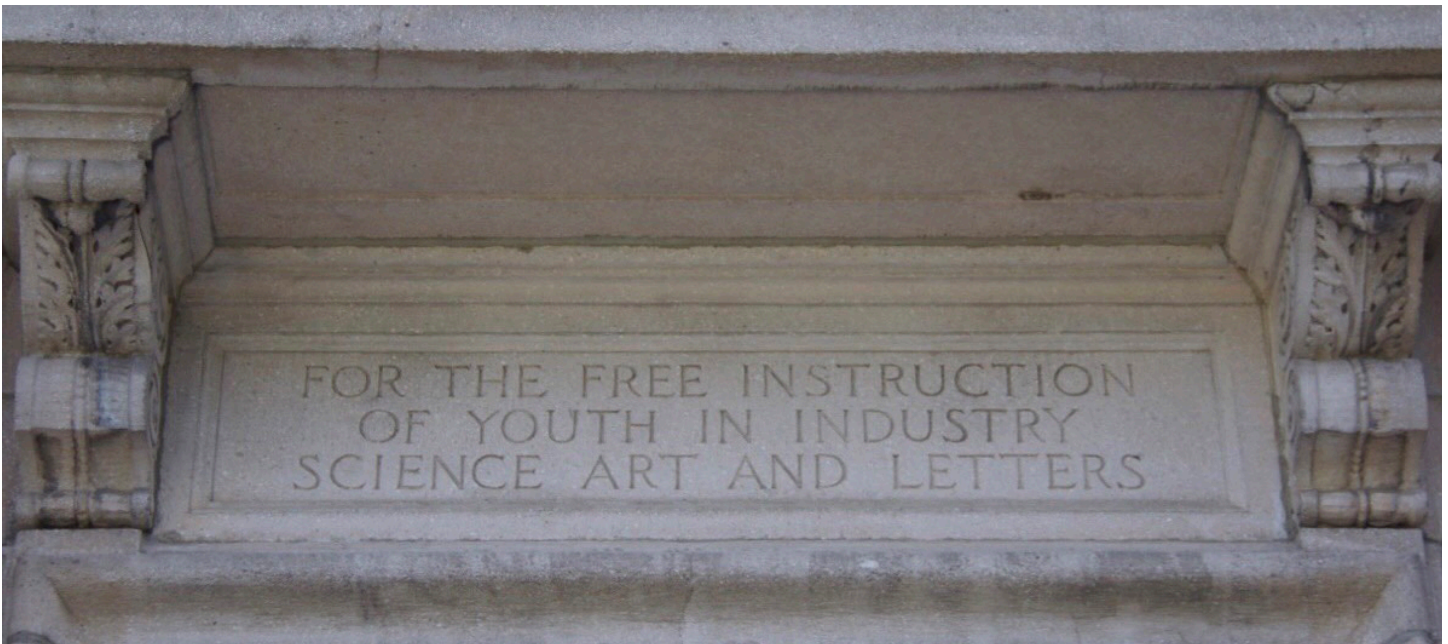
Upon completion of the initial site development in Months 3-9, Miranda's Hearth will work with prospective tenants to move them into the appropriate spaces in the building. The Hearth estimates that this move-in period will take place in Months 9-15. Within a year of acquisition, the Hearth will open the building and initiate leasing with 150-200 artists and community organizations.

In Months 15-27, the Hearth will work with staff and tenants to implement the educational and community programming outlined above in Proposed Uses Section 2.D. During the initial implementation of educational programs, the Hearth will offer a series of eight-week classes in each season as well as a range of community programs both inside and outside the building.

3.C - ZONING REQUIREMENTS

A major advantage of this proposal is that BevArt is a continuation of the pre-existing educational use of the Briscoe School and does not require any zoning relief to authorize the proposed use.

EDUCATIONAL USE



The proposed BevArt program is an educational use which is protected under the Dover Amendment, G.L. c. 40A, Sec. 3, which states in pertinent part: "No zoning ordinance or by-law shall regulate or restrict ... nor shall any such ordinance or bylaw prohibit, regulate or restrict the use of land or structures ... for educational purposes on land owned or leased by ... a non-profit educational corporation." Consistent with the Dover Amendment, educational uses are allowed as a matter of right in all zoning districts in the City of Beverly under Section 300-26 of the Zoning Ordinance. Accordingly, no zoning relief is required for this proposed re-use of the facility.

As outlined above, Miranda’s Hearth is a non-profit educational corporation which will own the Briscoe School to provide arts educational programming to North Shore residents in a community studio setting, including adult art education, professional development classes for artists, creative aging curriculum, community educational programs, and more traditional afterschool and vacation programming for school-aged youth. Additional activities will include the leasing of space to individual artists and other community activities intended both to enrich the offerings of the BevArt educational program and provide economic support for the operation of the community arts center.

Massachusetts courts have interpreted the term education very broadly in the course of evaluating the Dover Amendment’s applicability to proposed educational uses. The Supreme Judicial Court has observed that education encompasses generally “the process of developing and training the powers and capabilities of human beings and preparing persons for activity and usefulness in life.” *Fitchburg Housing Authority v. Board of Zoning Appeals of Fitchburg*, 380 Mass. 869, 874-875, 40 N.E.2d 1006, 1009 (1980) (citations omitted) (holding that a residential program, housed in a single-family house, for formerly institutionalized but educable adults which offered training in life-skills such as self-care, cooking, job-seeking and budgeting was an educational use under the Dover Amendment).

See also, *Arts Empowering Life, Inc. v. Judd*, 2017 WL 2721186 (2017) (teaching, training, and production of musical performances was a protected educational use entitled to Dover Amendment protection).

The Dover Amendment was applied by the Town of Concord to allow the lease and re-use of a former public school building by a non-profit educational corporation to operate The Umbrella Community Arts Center, which provides a strong program of art instruction for the community, combined with studios for more than 60 visual artists and performance space, resulting in a multitude of artistic disciplines finding home under one roof. For full details on The Umbrella, see Similar Projects Section 7.B. BevArt’s program is modeled closely after the Umbrella’s educational programming and is similarly allowed under the Dover Amendment.

DIMENSIONAL & PARKING REQUIREMENTS; PROPOSED PARKING IMPROVEMENTS

The proposed re-use of the Briscoe School will not require any modifications to the existing building footprint and therefore no dimensional zoning relief is required for the proposed re-use of the facility. Similarly, the proposed re-use will not change parking requirements for the building, and therefore the existing parking spaces will not need to be supplemented for this proposed use.

Currently, the building is served by a public parking lot, street parking, and a bus parking lot separated by a fence. We anticipate that the proposed use will require much less parking than the pre-existing middle school use and that the publicly accessible spaces within the property line (i.e., excluding the bus parking lot) will be more than adequate to support the proposed BevArt facility during the initial occupancy period.



The proposed parking renovations, projected for Years 5-10 of occupancy and outlined in Landscape Development Section 2.D.IV, provide a redesigned parking lot that includes 100 parking spaces, (increased from 78 existing spaces) 5 of which are accessible. During this renovation, parking on the property will be streamlined into two connected lots.

3.D - CODE COMPLIANCE OVERVIEW

CDHA Consulting visited the Briscoe School on May 30, 2019. In general, the building was found to be in good condition with means of egress, stair enclosures, and other life safety features in place, and appears to be well-maintained.

OCCUPANCY: The building's current educational occupancy classification is a perfect fit for the proposed project. The group "E" Educational occupancy classification shall be maintained throughout.

MEANS OF EGRESS: With a capacity of 600+ occupants per story and exit travel distances that are far shorter than the maximum travel distances of the current building code, the building's greatest strength is its means of egress. The building is served by a continuous loop of ten foot wide corridors. Four enclosed stairways are located at the four corners of the corridor loop. Two open stairways (connecting the first and second stories only) provide additional egress capacity serving the upper level of the auditorium.

FIRE RATED CONSTRUCTION: The existing stairway and corridor enclosures comply with the requirements of the building code applicable to existing construction where there is no change of occupancy classification or reconfiguration of the means of egress.

FIRE PROTECTION: The building has a fire alarm system in place. Panels were observed in the main office and visual / audible devices (horn strobes) were observed at some corridor locations. A full evaluation has not been completed. If the existing system is not fully compliant, upgrades would be required only in portions of the building that undergo reconfiguration.

There is no sprinkler system in the building. A sprinkler system would only be required throughout the building if the building undergoes major alterations or an addition. A partial sprinkler system would only be required in substantial portions of the building (5,000 square feet and larger) that are reconfigured or undergo a change of occupancy classification.

VENTILATION: The fresh air and exhaust requirements of the mechanical code are more stringent for art classrooms than basic classrooms. Operable windows / vents are intended to provide fresh air in accordance with the mechanical code. Mechanical exhaust on a case-by-case basis shall be proposed as a means of complying with the exhaust requirement.

PLUMBING: These existing restroom plumbing fixture quantities would support occupant loads of 400+ occupants per story.

ACCESSIBILITY: The building entrance is served by an existing ramp. Some accessible restroom facilities are provided on the first story. The ramp and restroom facilities will need to be fully evaluated and upgraded if the cost of construction exceeds \$100,000 (over any 36 month period).

Other accessibility features including the existing non-compliant elevator and handrails need only be fully evaluated and upgraded should the cost of construction exceed 30% of the full and fair cash value of the building (over any 36-month period). The initial capital improvement projects, outlined below in Section 3.E, will address projected accessibility improvements.

ENERGY CONSERVATION: Any modifications to the building envelope or building systems shall be completed in accordance with the energy conservation code. Existing systems and conditions that are intended to remain are not required to be upgraded.

See full Code Compliance Review completed by CDHA Consulting in Appendix B.

3.E - CAPITAL IMPROVEMENT PLAN

After the initial acquisition and occupancy, Miranda’s Hearth will implement a long-term, soft-touch capital improvement campaign that is environmentally sensitive, historically appropriate, and financially conservative. The development team, including Miranda’s Hearth, CE Floyd, Wendy Frontiero, CDHA Consulting, and Olson Lewis Architects, will work in concert to implement a series of projects that reflect the structural and operational priorities of the building.

During the first 24 months of occupancy, as outlined in the Initial Site Development Section 3.B above, the Hearth will focus on initial clean out, general building maintenance, and occupying the building with artists and educational programs.

The Hearth will begin the first capital improvement project at the completion of the second full year of occupancy. This will allow enough time to create consistent revenue streams and community engagement through tenants and educational programs. The first project, to upgrade the exterior ramp and guardrails, is projected to begin at the end of 2021.

Within the first five years of occupancy, the Hearth will implement capital improvement projects focusing on upgrading the accessibility of the front entrance, rehabilitating the auditorium as a community event hall, replacing window balances throughout the building, and replacing the current elevator. These initiatives are subject to change based on the immediate needs of the building and the tenants as established through occupancy.

SCHEDULE	EST. TIMELINE	DETAILS
End of Year 2	Projected December 2021	Replace exterior ramp and guardrails
End of Year 3	Projected December 2022	Remove auditorium seats and flatten floors
End of Year 4	Projected December 2023	Install additional window balances
End of Year 5	Projected December 2024	N/A
End of Year 6	Projected December 2025	Replace existing elevator

Fig. 4 - Projected Capital Improvement Schedule

In Years 7-10, Miranda's Hearth will focus on developing the site to increase green space, better utilize parking, and develop a curb along Sohier Road as outlined in the Landscape Development Section 2.D.4

Additional capital improvement projects to be conducted between Year 10 - Year 20 of occupancy include Haz-Mat Abatement, replacing the plumbing infrastructure, upgrading the HVAC system, repairing the external masonry, and replacing the exterior windows.



3.F - HISTORIC PRESERVATION



“Beverly High School/Briscoe Middle School is one of Beverly’s major municipal buildings. Well preserved, the school is an excellent example of ambitious, early 20th century civic design in Beverly. The building is notable for its large size, innovative floor plan, extensive fenestration, ornamental trim, and formal, classically-decorated entrance bays. Historically, the property represents a period of enormous growth and new prosperity in Beverly following the arrival of the United Shoe Machinery Company in 1903, and a flowering of civic pride and idealism.” - MHC survey form BEV.1132 for Beverly High School/Briscoe Middle School, 7 Sohier Road. Prepared by Wendy Frontiero and Pamela Hartford, 2016.

In 2016, Wendy Frontiero and Pamela Hartford were employed by the City of Beverly to recommend the Briscoe School for the National Register of Historic Places. Miranda's Hearth recognizes the Briscoe School as a work of art in itself, worthy of preservation for its own sake and as an appropriate and dynamic vessel for artistic, cultural, and educational activities. The organization will work with Wendy Frontiero to place the former Briscoe School on the National Register of Historic Places.

The Hearth's long-term, soft-touch approach to redevelopment of the Briscoe School as BevArt is a sensitive strategy for preservation, gently adapting the use to the building, rather than the usual reverse technique. The proposed approach will avoid most of the potential long-term adverse effects of adaptive re-use by occupying the building largely as-is, preserving significant original spaces intact, and altering as few historic details and finishes as possible. Avoiding harmful impacts to the historic property in the first place is the best and simplest way to preserve its character, as compared with minimizing or mitigating harmful effects.

The Briscoe School's historic exteriors and interiors will remain largely as-is; limited features will be renovated in accordance with the Secretary of the Interior's Standards. New window sashes, for example, will more carefully reflect the historic windows and at the same time promote energy conservation. Any necessary masonry repairs will match existing historic masonry work exactly.

Miranda's Hearth will work in partnership with the City of Beverly to develop a preservation restriction on the deed for the property that will protect in perpetuity the most significant historic and architectural features of the building.



Fire Drill Exit
for Room 212-100
Turn **RIGHT**
Use Stairs Near 212-100
*If these stairs are
blocked or congested,
use stairs near 212-100
Proceed to your zone in
the field behind the school

Colonial Revival style panelling, pilasters, and door surrounds in the library

WENDY FRONTIERO, R.A.
Architect and Preservation Consultant
18 Walnut Road • South Hamilton, Mass. 01982
tel. 617 • 290 • 8076
e-mail wfrontiero@alum.mit.ed

22 July 2019

Mayor Cahill
City of Beverly
City Hall, 191 Cabot Street
Beverly, Massachusetts 01915

Dear Mayor Cahill & Members of the Selection Committee,

I am writing in strong support of the proposal developed by Miranda's Hearth to redevelop the former Briscoe Middle School as BevArt: The Beverly Arts Community Center.

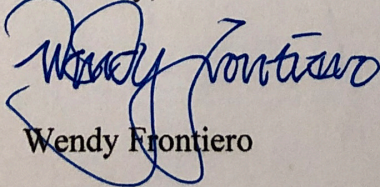
This proposal is a simple, visionary opportunity for the City of Beverly to make a commitment to maintaining valuable public spaces through the arts. It would single-handedly create the largest artistic hub on the North Shore, securing Beverly's growing reputation as a regional destination for the arts.

As an architect and an historic preservation consultant—and a 27-year resident of Beverly—I am particularly interested in the enhancement of one of Beverly's major civic buildings and the activation of a vacant structure that embodies Beverly's 20th century history and promises its 21st century future. Having space to support the arts in such a prominent building in Beverly would be an inspiration to preservation and the arts throughout the city.

BevArt would provide sustainable infrastructure to support professional artists, create an educational pathway to the arts for the broader community, and highlight local creative entrepreneurs to the many tourists already visiting our city for its rich arts district.

BevArt is the kind of locally-oriented development that Beverly needs. I hope that the City of Beverly will support this visionary proposal to secure Briscoe Middle School as a publicly accessible cultural resource for generations to come.

Sincerely,



Wendy Frontiero

SECTION FOUR PROJECT FINANCING & FINANCIAL ANALYSIS

4.A - FINANCIAL OVERVIEW

Miranda's Hearth, Inc. ("the Hearth") is a 501(c)3 non-profit established in January 2016. The Hearth's main office is in Arlington, MA. It currently runs programming in Somerville and Beverly.

The Hearth shall seek financing for up to 90% of the initial site development costs from institutional lenders. The Hearth has also spoken with MassDevelopment and hopes to engage the agency in assisting with additional financing for the project. Bank reference letters are attached in Section 7.A.

After immediate occupancy, The Hearth will implement and manage long-term capital improvements to the building. Up to 25% of the annual rental income or an estimated \$172,000 annually will be immediately dedicated to capital improvements, totaling over \$1,000,000 in the first six years. This capital investment will be supplemented with fundraising and grant opportunities as necessary.

Potential granting partners include the Mass Cultural Council, the Mass Historic Preservation Committee, the Essex County Community Foundation, the Boston Foundation, the National Endowment for the Arts, and Beverly's Community Preservation Act.

The Hearth shall be accountable for the building from acquisition through initial occupation to long-term operations and capital improvements. It will be responsible for the long-term operations and property management of BevArt.

APPENDIX G

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

Name of Respondent: Miranda's Hearth, Inc.

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

PROPOSED PURCHASE PRICE:

\$1.00

Miranda's Hearth proposes to purchase the former Briscoe School for a nominal fee of one dollar.

Written in Words

Signature of Respondent:



Date: August 5, 2019

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

4.C - PRICE PROPOSAL DESCRIPTION

The Hearth's proposal develops significant educational, community, and economic resources for the City of Beverly while maintaining and improving a valuable historic asset at no cost to the City.

The proposed nominal fee of \$1 is based on similar projects established in former school buildings throughout Massachusetts including:

- The Umbrella Community Arts Center in Concord, MA
- ArtSpace Maynard in Maynard, MA
- The Harwich Cultural Center in Harwich, MA
- The Motherbrook Arts & Community Center in Dedham, MA.

Details of these projects are listed in Similar Projects: Section 7.B.

Through the projected PILOT plan outlined below in Projected Municipal Revenue: Section 4.D, the City of Beverly will retain the initial \$10,000 made by Miranda's Hearth during the RFP process as an initial PILOT Payment.

In the following years, Miranda's Hearth will contribute 5% of the gross rental income from creative workspace rentals or an estimated \$34,560 annually through an on-going PILOT Payment. Over the first 30 years of occupancy, this PILOT will amount to an estimated \$1,036,800. This number does not reflect additional growth from potential rent increases to keep up with inflation.

The Hearth will also invest nearly \$9.5 million over the first 30 years through public reinvestment initiatives that will directly benefit residents of Beverly. These initiatives complement the significant educational programs, community events, and public art offered by Miranda's Hearth that will enhance the quality of life for Beverly residents and the livability of the City.

4.D - PROJECTION OF MUNICIPAL REVENUE

Miranda’s Hearth will commit 5% of BevArt’s gross creative workspace rental revenue – approximately \$34,560 annually – as a Payment in Lieu of Taxes (“PILOT”) directly to the City of Beverly and will enter into a multi-year agreement to this effect.

Another 40% (estimated) of BevArt’s creative workspace rental revenue – approximately \$315,000 annually – will be reinvested back into the community through a series of public reinvestment initiatives. These include a Percent-For-Art Initiative, capital improvements, and annual building maintenance. For details, see Figure 6 below. As a public community space, all of the improvements to the building will directly benefit Beverly residents who will be invited to be part of BevArt on a regular basis.

Over the course of 30 years, these initiatives are estimated to contribute over \$1 million directly to the City of Beverly and nearly \$9.5 million through the public reinvestment initiatives that will directly benefit residents of Beverly. These numbers do not reflect additional growth from potential rent increases to keep up with inflation.

	Annual	30 Year
Gross Creative Workspace Rental Income	\$691,200	\$20,736,000

Fig. 5 - Projected Creative Workspace Rental Income

	Annual	30 Year	Percentage
PILOT Payment	\$34,560	\$1,036,800	5%
Percent-for-Art	\$10,000	\$300,000	1%
Capital Improvements	\$172,800	\$5,184,000	25%
Building Maintenance	\$98,000	\$2,940,000	14%
Total	\$315,360	\$9,460,800	40%

Fig. 6 - Projected Public Reinvestment Initiatives

Miranda's Hearth will enter into a multi-year agreement ("PILOT Agreement") with the City of Beverly, committing it to make an annual Payment in Lieu of Taxes. The following phases are proposed for the PILOT Agreement:

- In the first year after building acquisition, the City of Beverly will retain the initial \$10,000 deposit made by Miranda's Hearth during the RFP process as an initial PILOT Payment.
- Once creative workspace rentals are established and consistent, projected to be completed by the end of the first year of occupancy, 5% of the annual gross Creative Workspace Rental Revenue (an estimated \$34,560) shall be committed to PILOT. This will allow the initial site development and initial site occupancy phases to establish leases as dependable revenue.
 - Creative Workspace Rental Revenue is any payment made in agreement for a long term tenancy in BevArt's working spaces. This does not include revenue from educational programming, fundraising/grants, or one-time rentals of public spaces. Prepayments, if any, shall not be considered Creative Workspace Rental Revenue until the corresponding date of tenancy.
- The PILOT Agreement is evergreen: It will automatically renew every five (5) years. In advance of each renewal, the parties will meet to discuss the agreement and any mutually agreeable adjustments.

Miranda's Hearth is a 501(c)3 charitable non-profit and as such has no shareholders to which it owes a duty to maximize profit at the expense of the tenants or the community. The Hearth is 100% mission-driven and governed.

4.E - INITIAL SITE DEVELOPMENT COSTS

Based on the Hearth's proposed continuation of educational usage and immediate occupancy without significant renovation, the initial site development costs will be comprised of building cleanout, general maintenance, facilities, and staffing. The initial site development will take place in the first six months after building acquisition.

The Hearth plans to invest \$245,000 or 41% percent of the initial site development costs on completing an inventory of the current items in the building followed by a combination of reuse, recycling, and disposal. For a detailed projection of building cleanout costs, see the Power Assist Cost Estimate in Appendix C.

During this time period, from Months 3-9, Miranda's Hearth will establish year-long leases with tenants and will collect security deposits and first month's rent. The Hearth will fund 10% of the initial site development costs in equity. The remaining 90% will be financed by institutional lenders with a potential guarantee provided by MassDevelopment. See Banking References, Section 7.A.

The initial \$10,000 deposit paid by the Hearth as part of the RFP will be retained by the City of Beverly as the initial PILOT payment.

INITIAL SITE DEVELOPMENT: SOURCES & USES

Acquisition	\$1	
Building Cleanout	\$245,000	41%
Facilities	\$92,500	15%
Initial PILOT	\$10,000	2%
Maintenance	\$200,000	34%
Staff & Administration	\$50,000	8%
TOTAL USES	\$597,501	

Fig. 7 - Initial Site Development Expenses

Hearth Equity	\$57,600	10%
Bank Financing	\$540,000	90%
TOTAL SOURCES	\$597,400	

Fig. 8 - Initial Site Development Sources

4.F - INITIAL SITE OCCUPANCY COSTS

Tenants will move in during Months 9-15, during the second half of the year after building acquisition. Both income and expenses will center around creative workspace rentals during initial site occupancy.

Five months of creative workspace rentals, totalling \$288,000, will make up 100% of the income for this six month period. This amount is based on an assumed 100% occupancy which the Hearth is confident in securing based on the high interest expressed during pre-development. For details, see Potential Tenants Section 2.D.II. The first months rent having been collected at lease signing during the initial site development.

Facilities costs will make up 55% of the total expenses during this period. Payroll, including the Executive Director and a part-time custodian, will make up 37% of the total expenses.

Creative Workspace Rentals	\$288,000	100%
TOTAL INCOME	\$288,000	

Fig. 9 - Initial Site Occupancy Income

Administration	\$23,150	8%
Facilities	\$152,785	55%
Payroll	\$100,500	37%
TOTAL EXPENSES	\$276,435	

Fig. 10 - Initial Site Occupancy Expenses

On the following pages are letters of support from the North Shore Community Development Corporation and CI Works.



north shore community
development coalition

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Judith Zolla

Linda Anderson-Mercier

Diana Kerry

Lesli Woodruff

North Shore Community
Development Coalition, Inc.
96 Lafayette St, 2nd Floor
Salem MA 01970
978-745-8071
@northshorecdc
@urban.art.museum
www.northshorecdc.org
www.puntourbanartmuseum.org

July 16, 2019

Mayor Cahill

City of Beverly

City Hall, 191 Cabot Street

Beverly, Massachusetts 01915

Dear Mayor Cahill & Members of the Selection Committee,

I am writing in strong support of the proposal developed by Miranda's Hearth to repurpose the former Briscoe Middle School as BevArt: The Beverly Arts Community Center.

North Shore Community Development Coalition (NSCDC) has had a long and wonderful relationship with the City of Beverly, having developed 108 affordable homes over the past fifteen years. In addition to those homes, we own and operate an additional 262 affordable homes in Salem with an additional 226 in development in various cities and towns on the North Shore. We have gotten to know Miranda's Hearth through our other programmatic work, specifically our work in small business technical assistance. The focus of this work is supporting immigrant and minority-owned businesses and entrepreneurs in general through technical assistance, capacity building and business planning. We have been able to leverage our experience and expertise in real estate development and finance to strengthen this work by working with business owners to improve access to capital and access to affordable design.

We see BevArt as having enormous potential to provide an economic catalyst to generations of artists in Beverly and on the North Shore. Between Montserrat College of Art & the Beverly Arts District, Beverly is known as a welcoming and prolific supporter of the arts around the state. Connecting the pipeline of artists coming from Montserrat & emerging talent from throughout the region to a critical mass of affordable studio space would cement Beverly's status as an arts hub. We know from our work with small business capacity building, as well as through our work with dozens of artists and creative professionals from around the North Shore, that space is a critical building block to any entrepreneur's success. This project would be the largest such block of affordable studio space to emerge in many years.

We think one of the most exciting and promising community benefits which BevArt offers is that can be operationalized within a matter of a few months. We are all too experienced with the multi-year process of redeveloping sites such as these into housing or other commercial uses. While there are many pressing community needs, we are very excited that this proposal can begin to address the economic needs of 150-200 entrepreneurs in its very first year. The economic activity generated by their work will have a transformational impact not only on their own lives, but collectively on the City of Beverly.

North Shore Community Development Coalition, Inc.
invests in neighborhoods to create thriving communities.

Miranda's Hearth has demonstrated extraordinary diligence in assessing the building's current and future physical needs, identifying the appropriate financial partners and putting together a realistic business plan and operating budget that will give them a strong base of financial support to make BevArt a sustainable venture. We are happy to see that they have connected with MassDevelopment with their particular support of co-working facilities, but also have identified banks, designers and contractors who have specific recent experience working on very similar projects. The evolution of their business plan exhibits an understanding of the responsibility entailed in owning and operating this building.

North Shore CDC is committed to supporting Miranda's Hearth & BevArt as an advisor & technical assistance provider. We can do this by reviewing renovation project plans, capital and operating budgets and collaborating on small business training for entrepreneurial artists as the facility becomes operational. We can do this with existing programmatic capacity on our part, but we are also very open to partnering to strengthening our small business technical assistance capacity to specifically serve the entrepreneurs in BevArt.

Thank you for your consideration of this proposal. We hope that you will select BevArt as the next iteration of Briscoe Middle School. We are happy to talk with the selection committee about our commitment to supporting Miranda's Hearth as part of your process if that is helpful.

Sincerely,



Mickey Northcutt
Chief Executive Officer
North Shore Community Development Coalition, Inc.
96 Lafayette Street, 2nd Floor
Salem, MA 01970



• **Creating Energized Work Environments
in Amesbury, MA**

Mayor Cahill
City of Beverly
City Hall, 191 Cabot Street
Beverly, Massachusetts 01915

July 15, 2019

Dear Mayor Cahill & Members of the Selection Committee,

I am writing in strong support of the proposal developed by Miranda's Hearth to repurpose the former Briscoe Middle School as BevArt: The Beverly Arts Community Center.

This proposal is a visionary, once in a generation opportunity for the City of Beverly to make a commitment to maintaining valuable public spaces through the arts. It would single-handedly create the largest artistic hub on the North Shore, securing Beverly's growing reputation as a regional destination for the arts. The re-use of existing construction enables an owner to have access to a building without all of the capital costs of new construction or extensive renovation and at the same time represents a renewed vibrancy for that building which may be empty currently.

With the costs of commercial real estate skyrocketing in and around Boston, early stage companies and artists need affordable real estate options to grow their businesses and practices. Proximity and accessibility to / from Boston are key elements to the attractiveness of those locations. Beverly represents one of those locations and combined with Miranda Aisling's commitment, expertise, and extensive network of connections makes her a strong candidate to make this opportunity successful. I am particularly interested in the development of creative co-working spaces and public community support for the activity in these spaces. Having space to support this in Beverly would return this building to vibrancy, attract businesses and artists to Beverly, and take full advantage of the investment already made by Beverly in this wonderful building as The Beverly Arts Community Center.

BevArt would provide sustainable infrastructure to support professional artists, create an educational pathway to the arts for the broader community, and highlight local creative entrepreneurs to the hundreds of thousands of tourists already visiting our city for its rich arts district.



- **Creating Energized Work Environments
in Amesbury, MA**

BevArt is exactly the kind of development that we need. I hope that the City of Beverly will support this visionary proposal to secure Briscoe Middle School as a publicly accessible cultural resource for generations to come.

Sincerely,

A handwritten signature in blue ink, appearing to read "Robert O'Brien".

Robert OBrien
CEO & Founder
Collaborative Innovation Works, LLC (CI Works)

4.G - ANNUAL PROFIT & LOSS

Once the creative workspace rentals and educational programming are fully established, BevArt will operate with a pre-debt net income of \$247,205 annually. Creative workspace rentals make up 71.5% of the projected annual income while educational and community programming make up the remaining 27%.

Maintaining the site, including the PILOT Payment, accounts for nearly 50% of the total annual expenses. Payroll, including a full-time Executive Director and Education Director, one part-time custodian, and 20-30 part-time educators paid hourly for eight-week classes, makes up 33% of the total annual expenses.

While the Hearth will improve the grounds and both maintain and improve the building, the organization expects the City of Beverly to maintain grounds upkeep. This includes plowing and lawn maintenance and is based on the plan outlined in the RFP that the "title of land to be retained by the City of Beverly for public use."

The Hearth will carry a debt load of \$60,000 annually on the projected \$540,000 loan from initial site costs. This will leave \$187,205 annually, an estimated \$172,800 put aside for capital improvement projects and \$15,000 contributed to a financial reserve.

Administration	\$55,620	8%
Facilities	\$346,345	48%
Payroll	\$237,000	33%
Programming	\$80,000	11%
TOTAL ANNUAL EXPENSES	\$718,995	
Creative Workspace Rentals	\$691,200	71.5%
One-Time Rentals	\$15,000	1.5%
Programming	\$260,000	27%
TOTAL ANNUAL INCOME	\$966,200	
ANNUAL NET	\$247,205	
ANNUAL NET POST-DEBT	\$187,205	

Fig. 11 - Projected Annual Project & Loss

4.H - CAPITAL IMPROVEMENTS

Based on the projected annual net post-debt of \$187,207, Miranda's Hearth will earmark \$172,800 annually for capital improvement projects directly from BevArt revenue. The Hearth worked with CE Floyd to establish a list of necessary capital improvements based on priority for occupancy and use. The first project, established at the end of the second year after building acquisition, will be to upgrade the existing ramp and guardrails at the front entrance.

Once accessibility is improved, the second major capital improvement project will be to remove and, where possible, repurpose the existing seating in the historic auditorium in order to flatten the floor. This will transform the existing auditorium into a flexible event hall that serves community needs while preserving the original historic aesthetic of the space.

The third major capital improvement project, using funds from Year 5 and 6 of occupancy, will be to replace the existing elevator to improve accessibility throughout the building. These initiatives are subject to change based on the immediate needs of the building and the tenants as established through occupancy.

Through these projects, the Hearth will invest a projected \$1,000,000 of equity into the building over the first six years of occupancy.

End of Year 2	Replace exterior ramp and guardrails	\$150,000
End of Year 3	Remove auditorium seats and flatten floor	\$183,000
End of Year 4	Install additional window balances	\$150,000
End of Year 5	N/A	N/A
End of Year 6	Replace existing elevator	\$517,000
TOTAL CAPITAL IMPROVEMENTS		\$1,000,000

Fig. 12 - Projected Capital Improvements

For projected capital improvements after Year 6, see Capital Improvement Plan, Section 3.E.

On the following pages are letters of support from Mass Cultural Council's Cultural Facilities Fund and CE Floyd.



July 17, 2019

Mayor Cahill
City of Beverly
City Hall, 191 Cabot Street
Beverly, Massachusetts 01915

Dear Mayor Cahill & Members of the Selection Committee,

I am writing in strong support of the proposal developed by Miranda's Hearth to repurpose the former Briscoe Middle School as BevArt: The Beverly Arts Community Center.

As the Program Director of the Massachusetts Cultural Facilities Fund, I have seen first-hand the benefit derived from repurposing former schools into community art centers. In each community that pursued this development agenda they discovered these facilities serve as creative community anchors and provide a boost to the creative economy. Communities that have already implemented this strategy include Maynard, Dedham, Harwich and Concord with others under consideration.

This proposal is a visionary, once in a generation opportunity for the City of Beverly to make a commitment to maintaining valuable public spaces through the arts. It would single-handedly create the largest artistic hub on the North Shore, securing Beverly's growing reputation as a regional destination for the arts.

BevArt would provide sustainable infrastructure to support professional artists, create an educational pathway to the arts for the broader community, and highlight local creative entrepreneurs to the hundreds of thousands of tourists already visiting our city for its rich arts district.

I hope that the City of Beverly will support this visionary proposal to secure Briscoe Middle School as a publicly accessible cultural resource for generations to come.

Sincerely,

A handwritten signature in blue ink that reads 'Jay Paget'.

Jay Paget, Program Director, Massachusetts Cultural Facilities Fund



Former Briscoe Middle School, Beverly, MA

Schedule of Updates / Renovations

Priority	Item	Cost	Duration (wks)	Notes
1	New Door Hardware	\$ 100,000	3.00	Add commercial grade cylindrical locksets
2	New Code required signage	\$ 10,000	2.00	Does not include Owner's wayfinding signage
3	ADA Exterior Ramps	\$ 60,000	4.00	modify railings & restore concrete
4	Handrail/Guardrail upgrades	\$ 90,000	4.00	modify railing to add continuous handrail
5	Upgrade window balancers	\$ 150,000	4.00	or replace exterior windows
6	Bathrooms	\$ 240,000	6.00	ADA Modified Layout for (8) restrooms; assume omitting (1) toilet per restroom; rework tile & toilet stall partitions
7	Replace existing elevator cab	\$ 193,000	10.00	in existing elevator shaft or provide all new
8	Add new elevator in new shaft	\$ 324,000	16.00	Or upgrade & add new elevator shaft
9	Haz-Mat Abatement	\$ 530,000	4.00	Asbestos; Lead on windows;
10	Theater - level floor	\$ 183,000	4.00	Level floor; this will probably trigger other upgrades

Possible Life Safety upgrades			Pending local code officials' recommendations based on analysis of existing building systems	
	Fire Alarm	\$ 354,000	12.00	Upgrade entire building
	Bi-directional Antenna System	\$ 115,000	8.00	if req'd by fire/police depts. Need to test bldg.
	Fire Protection	\$ 708,000	12.00	Add to entire building
Possible Mechanical/Plumbing upgrades			Pending Mechanical Engineer's recommendations based on analysis of existing building systems	
	Replace plumbing infrastructure	\$ 2,700,000	8.00	upgrade water, waste, & vent piping
	Replace Boiler	\$ 600,000	8.00	
	Upgrade HVAC system	\$ 5,700,000	14.00	
Possible Structural upgrades			Pending Structural Engineer's recommendations to meet current seismic code	
	Clips at masonry walls	\$ 470,000	4.00	
	shear wall upgrades	\$ 130,000	4.00	
Possible Building Envelope Upgrades			Pending Envelope Consultant's recommendations based on review of building	
	Repair exterior masonry	\$ 60,000	3.00	Allowance to replace broken stone/precast
	Repoint Brick Veneer	\$ 87,000	3.00	Assume repoint 10% of exterior brick
	Masonry Veneer Waterproofing	\$ 289,000	4.00	Apply waterproofing sealant to masonry veneer
	Roof (patch as needed)	\$ 60,000	2.00	In good shape - review solar contacts for roof in exchange of roof rework
	Replace exterior windows	\$ 1,990,000	16.00	or upgrade window balancers

Budget Notes:

1 All values include the following markups:

General Conditions/Requirements =	9.00%
Construction Contingency =	5.00%
Building Permt =	1.20%
Liability Insurance =	1.40%
CM Fee =	4.00%

2 Interior renovations/layout changes are not included. They would add significant and trigger several upgrades required by code, e.g. fire separation, structural & MEPFP upgrades.

3 No Sitework upgrades included beyond upgraded ADA entrance ramp. May need to restripe parking lot (~\$15K).

4 All values are based on 2019 costs. Any value should be escalated 4% per year based on its start date.

5 We recommend the Owner add a 10% Owner's contingency to cover unknown conditions and potential change orders in addition to escalation.



C.E. Floyd Company, Inc.

135 South Road
Bedford, Massachusetts 01730-2307

Tel: 781.271.9006
Fax: 781.271.9045

Mayor Cahill
City of Beverly
City Hall, 191 Cabot Street
Beverly, Massachusetts 01915

Dear Mayor Cahill & Members of the Selection Committee,

We are writing in strong support of the proposal developed by Miranda's Hearth to repurpose the former Briscoe Middle School as BevArt: The Beverly Arts Community Center.

This proposal is a visionary, once in a generation opportunity for the City of Beverly to make a commitment to maintaining valuable public spaces through the arts. It would single-handedly create the largest artistic hub on the North Shore, securing Beverly's growing reputation as a regional destination for the arts.

C.E. Floyd Company is a General Contractor / Construction Manager, and in 2016 we started working directly with Miranda on a similar project while she was the Director of Operations and Visual Arts at the Umbrella Community Arts Center in Concord, MA. The Umbrella is also the product of repurposing an old (slated-for-demolition) school building (circa 1929) into an Arts Community Center. The Umbrella (colloquially known as "The Emerson Umbrella"), especially now with its almost complete new Performing Arts Center, is a major draw to the town of Concord, which, rich in history, had been missing an artistic flair available to the greater community.

Much like Umbrella nurtures the town of Concord's need for Community Arts, BevArt would fill that void for artists and lovers of art in Beverly and on the North Shore.

We have also been in the Preconstruction phase for Creative Hub Worcester, which is similar in concept to BevArt. Like Briscoe, a 1914 (former) Boys Club of Worcester building has sat vacant, but the local nonprofit, Creative Hub Worcester, is hoping to bring things full circle with creative and cultural programming for the community and beyond.

BevArt would provide sustainable infrastructure to support professional artists, create an educational pathway to the arts for the broader community, and highlight local creative entrepreneurs to the hundreds of thousands of tourists already visiting our city for its rich arts district.

BevArt is exactly the kind of development that we need. I hope that the City of Beverly will support this visionary proposal to secure Briscoe Middle School as a publicly accessible cultural resource for generations to come.

Sincerely,

C.E. Floyd Company



4.1 - FIVE YEAR PROJECTION

Over the first five years of occupancy, Miranda's Hearth will build and maintain a sustainable non-profit business that gives back to the community, improves the building infrastructure, maintains and develops public access to the building and grounds, and establishes a central hub for the growing arts sector and creative economy in Beverly.

Based on projected capital improvement funds from the annual net profit, Miranda's Hearth will be able to establish consistent improvement projects. Larger projects, like the elevator renovation projected for Year Six, will be supplemented by potential grant funding.

	Initial Site Development	Initial Site Occupancy	Year Two	Year Three	Year Four	Year Five
Est. Timeline	1/2020 - 6/2020	7/2020 - 12/2020	2021	2022	2023	2024
Expense	\$597,500	\$276,435	\$718,995	\$718,995	\$718,995	\$718,995
Income	\$597,600	\$288,000	\$966,200	\$966,200	\$966,200	\$966,200
Annual Net	\$100	\$11,565	\$247,205	\$247,205	\$247,205	\$247,205
Cumulative Net	\$100	\$11,665	\$258,870	\$296,075	\$300,280	\$337,485
Debt Load	--	--	\$60,000	\$60,000	\$60,000	\$60,000
Capital Improvements*	--	--	\$150,000	\$183,000	\$150,000	N/A
Net Post Capital Improvements	\$100	\$11,665	\$48,870		\$90,180	\$277,485

Fig. 13 - Five Year Projection

*Each of these projects will be supplemented by grant applications and fundraising. This estimate reflects only the rental incomes.

4.J - ECONOMIC IMPACT

“Arts and cultural production in Massachusetts added 4.3% or 22.2 billion dollars to the state economy in one year. Massachusetts arts & cultural industries employ 137,016 workers. These workers earn wages and benefits totaling 11.9 billion.”

- National Endowment for the Arts.

The Arts Factor 2019, recently released by ArtsBoston, outlines the significant impact that the arts sector has throughout Greater Boston:

- \$2 billion in direct economic impact to Greater Boston from arts and culture in 2019
- 21+ million attendees at arts events in 2018 — over four times all major Boston sporting events combined
- 30,000+ jobs created in Greater Boston by the arts sector, almost as many as retail

Providing affordable collaborative workspace for the burgeoning community of creative entrepreneurs is an essential way in which the City of Beverly can build its arts sector in order to support the economic vitality of downtown. With three colleges in the City, including Montserrat College of Art, there are constantly more artists and entrepreneurs who need and want a way to stay in Beverly.

In the past ten years, Beverly has experienced rapid development which is raising rents throughout the City for both businesses and residents. While a necessary and positive example of growth, housing development needs to be matched by the development of spaces where residents of Beverly can work, learn, and play in order to maintain the dynamic and mixed infrastructure that make cities livable and sustainable.

This proposal provides an important balance to the rapid new investment taking place throughout the City of Beverly. BevArt will provide significant support to Beverly’s local economy by acting as an incubator and community center to support artists and community organizations as entrepreneurial ventures. In addition to pivotal collaborative workspace, the community programming developed by Miranda’s Hearth will help make sure these individuals receive the support, encouragement, and education they need to make successful businesses in Beverly.

At least three of the storefronts on Cabot Street are run by graduates from Montserrat College of Art who, if they graduated now, would not be able to afford to stay in Beverly to start their businesses. Without a building like BevArt, the City will continue to lose this essential talent and the character and economic activity that it brings to downtown.

With five commuter rail stops, the most in any town outside of Boston, and the significant growth of transit-oriented development, Beverly runs the risk of becoming a commuter city where people live while going to Boston to work and play. This proposal will develop the important cultural and community infrastructure that keeps people in Beverly to work, play, and engage, keeping money local and circulating through the city economy. In addition to keeping Beverly residents in Beverly, BevArt will engage tourists and artists visiting the City with a new, dynamic cultural destination.

As outlined in the initial PlanBeverly presentation by Utile in May 2019, 14,711 residents of Beverly live in the city but work elsewhere, 17,736 people are employed in Beverly but live elsewhere, while only 3,739 people live and work in Beverly. In order to increase the number of people who live and work in Beverly, while also making sure that those who work outside the City return home to engage in the local culture and those who live outside the city stay after work, it is essential to build publicly accessible cultural resources like BevArt.

“When I first heard of BevArt, I was incredibly excited. A few years ago, my boyfriend and I were living in Salem but realized we needed more space for our professional practices (he is a graphic designer and is also applying for a spot). Unable to find anything affordable to suit our needs, we sadly had to leave the North Shore and relocate to Lowell to find live/work space. Although there are many things to like about Lowell, we are both strongly tied to the Salem/Beverly area and have been longing to move back. BevArt is the opportunity we have been waiting for.

“Not only will BevArt allow me to return home to the North Shore, but it will create the kind of inspiring environment I haven’t experienced since art school: a melting pot of mediums, visions, and cultural backgrounds, the influence of which will certainly transcend the walls of Briscoe and spread its vibrancy to the city as a whole.” - Stephanie Smiszek, Hypnovamp

On the following pages are letters of support from the Greater Beverly Chamber of Commerce, the Next Gen Network, and Phil Richard Insurance.

Mayor Cahill
City of Beverly
City Hall, 191 Cabot Street
Beverly, Massachusetts 01915

Dear Mayor Cahill & Members of the Selection Committee,

The Greater Beverly Chamber of Commerce supports the proposal and exploration of creating The Beverly Arts Community Center as proposed by Miranda's Hearth. The creation of such a community center could be an excellent opportunity to redevelop the former Brisco Middle School.

This proposal would open the opportunity for the City of Beverly to make a commitment to maintaining valuable public spaces through the arts and create the largest artistic hub on the North Shore, securing Beverly's growing reputation as a regional destination for the arts.

With 450 members, the Greater Beverly Chamber of Commerce supports seeking avenues that will strengthen the economic vitality of the downtown and community!]Arts, culture, restaurants and entertainment are fast becoming a leading economic driver in the City and Miranda's Hearth proposal should be taken seriously with great consideration.

Miranda's Hearth is a member of the GBCC and is devoted and heartfelt their efforts to bring educational programming, creative workspaces and additional community space to the residents of Beverly and beyond for all ages!

BevArt would provide sustainable infrastructure to support professional artists, create an educational pathway to the arts for the broader community, and highlight local creative entrepreneurs to the hundreds of thousands of tourists already visiting our city for its rich arts district.

BevArt is exactly the kind of development that we need. I hope that the City of Beverly will support this visionary proposal to secure Briscoe Middle School as a publicly accessible cultural resource for generations to come.

Sincerely,



Leslie Gould
Executive Director
Greater Beverly Chamber of Commerce
100 Cummings Center, Suite 107K
Beverly, MA 01915

(978) 232-9559
(978) 232-9372 fax
lgould@greaterbeverlychamber.com
www.greaterbeverlychamber.com

Mayor Cahill, City of Beverly
City Hall, 191 Cabot Street
Beverly, Massachusetts 01915

Dear Mayor Cahill & Members of the Selection Committee,

I am writing in strong support of the proposal developed by Miranda's Hearth to repurpose the former Briscoe Middle School as BevArt: The Beverly Arts Community Center. This proposal is a visionary, once in a generation opportunity for the City of Beverly to make a commitment to maintaining valuable public spaces through the arts. It would single-handedly create the largest artistic hub on the North Shore, securing Beverly's growing reputation as a regional destination for the arts.

As the owner of The Next Gen Network, a business networking organization for young professionals and entrepreneurs who meets monthly in Beverly, I am particularly interested in the educational programming, creative, workspaces, and professional support BevArt provides. Our group sees the need to keep more young people on the North Shore to live, grow businesses, and thrive. As someone who lives in Boston and works on the North Shore, I see a need not being met as well as an opportunity.

The Boston area is oversaturated with creative coworking spaces and private art studios, yet there's still a desire for space by artists and creative entrepreneurs. Housing costs in Boston are too high for my peers, so many of them are considering a move up to Beverly, Salem, Peabody, etc. where it's a little more affordable. However, many of them still commute to the city to work. Instead of moving to or staying in areas such as Boston for more opportunity, BevArt is a way of recruiting and empowering younger professionals to live and work here on the North Shore. BevArt is a promising facility that will create a draw and further put Beverly on the map as somewhere you want to be while strengthening the local economy, workforce, and rounding out the age groups in our community. As a professional networking group, The Next Gen Network looks forward to partnering with BevArt; bringing in more people of similar age and working closely with professionals as an extension of their workforce development, providing networking events, workshops, outreach, and down the road, mentorship.

Understanding that the traditional workforce is aging, having space to support this in Beverly would improve the generation gap we see and experience in our group, provide space for us to host events, and opportunities for our members to educate and raise awareness of their respective fields and businesses. Most importantly, it keeps our local economy strong as the more traditional workforce ages out and the 'gig economy' grows. We understand arts + culture bring people to communities and make them flourish, but we need resources keep them there. BevArt accomplishes this challenge and allows us to keep building up the next generation of professionals to thrive in our community, instead of moving elsewhere.

BevArt would provide sustainable infrastructure to support professional artists, create an educational pathway to the arts for the broader community, and highlight local creative entrepreneurs to the hundreds of thousands of tourists already visiting our city for its rich arts district. BevArt is exactly the kind of development that we need. I hope that the City of Beverly will support this visionary proposal to secure Briscoe Middle School as a publicly accessible cultural resource for generations to come.

Sincerely,

Jacqui Richard, Owner of The Next Gen Network
Business Development for Phil Richard Insurance
Board of Directors for Peabody Area Chamber of Commerce
Member of the Greater Beverly Chamber of Commerce
Cohost of Riveting Broads Podcast (recorded in Beverly)

Mayor Cahill
City of Beverly
City Hall, 191 Cabot Street
Beverly, Massachusetts 01915

Dear Mayor Cahill & Members of the Selection Committee,

I am writing in strong support of the proposal developed by Miranda's Hearth to repurpose the former Briscoe Middle School as BevArt: The Beverly Arts Community Center.

This proposal is a visionary, once in a generation opportunity for the City of Beverly to make a commitment to maintaining valuable public spaces through the arts. It would single-handedly create the largest artistic hub on the North Shore, securing Beverly's growing reputation as a regional destination for the arts.

As a board member of the Peabody Education Foundation and supporter of organizations such as Leap for Education, I am particularly interested in the educational programming, creative, workspaces, and professional support BevArt provides.

Our group sees the need to keep more young people on the North Shore to live, grow businesses, and thrive.

The Boston area is oversaturated with creative coworking spaces and private art studios, yet there's still a desire for space by artists and creative entrepreneurs. Housing costs in Boston are too high for many young creative folks. Many of them are considering a move up to Beverly, Salem, Peabody, etc. where it's a little more affordable. However, many of them still commute to the city to work. Instead of moving to or staying in areas such as Boston for more opportunity, BevArt is a way of recruiting and empowering younger professionals to live and work here on the North Shore. BevArt is a promising facility that will create a draw and further put Beverly on the map as somewhere you want to be while strengthening the local economy, workforce, and rounding out the age groups in our community.

At Phil Richard Insurance, we understand arts + culture bring people to communities and make them flourish, but we need resources keep them there. BevArt accomplishes this challenge and allows us to keep building up the next generation of professionals to thrive in our community, instead of moving elsewhere.

BevArt would provide sustainable infrastructure to support professional artists, create an educational pathway to the arts for the broader community, and highlight local creative entrepreneurs to the hundreds of thousands of tourists already visiting our city for its rich arts district.

BevArt is exactly the kind of development that we need. I hope that the City of Beverly will support this visionary proposal to secure Briscoe Middle School as a publicly accessible cultural resource for generations to come.

Sincerely,

Phil Richard
President of Phil Richard Insurance
Board of Directors for Peabody Area Chamber of Commerce
Member of the Greater Beverly Chamber of Commerce

4.K - SUMMARY

This proposal satisfies the evaluation criteria expressed in the City of Beverly's Request for Proposals (RFP) in the following ways:

- 1. Completeness of Proposal:** This proposal was developed in response to the RFP and directly answers each of the questions outlined therein.
- 2. Relevant Experience of Development Team:** The development team for this project has demonstrated their excellence specifically in regards to developing former school buildings with a sensitivity to environmental, historic, and community significance. Team members demonstrate a deep knowledge of the relevant regulatory frameworks and the historic, economic, and environmental advantages of repurposing schools for their original intended purposes. See Section 6.
- 3. Consistency with the City's Redevelopment Goals and Objectives of the Request for Proposal:** This proposal will preserve the original intent and structure of the historic Briscoe School, pairing immediate useage with long-term improvements. It will establish a vibrant public art initiative in tandem with educational and community programs that actively encourage residents and guests of Beverly to use the building and the public grounds. As a community arts center, it will provide artist work space, non-profit office space, public access to the building, and co-working space. This incorporates elements from four out of the seven land uses outlined in the RFP. See Section 2.B.
- 4. Compatibility of Use & Site Design:** This proposal will directly benefit the nearby residential neighborhoods by providing a significant, public gathering space without unnecessary, extended construction. By maintaining the original educational use, this proposal will maintain the public space set forth in 1923 to support the residents of Beverly.
- 5. General and Long-Term Historic Preservation:** This proposal outlines a sensitive strategy for preservation, gently adapting the use to the building, rather than the usual reverse technique. The proposed approach will avoid most of the potential long-term adverse effects of adaptive re-use by occupying the building largely as-is, preserving significant original spaces intact, and altering as few historic details and finishes as possible. Avoiding harmful impacts to the historic property in the first place is the best and simplest way to preserve its character, as compared with minimizing or mitigating harmful effects. The Hearth will work with Wendy Frontiero to place the former Briscoe School on the National Register of Historic Places. See Section 3.F.

6. Open Space Preservation, Public Access, and Quality of Landscape Design: This proposal outlines a multi-year plan to activate, develop, and grow the open space around the former Briscoe School. Initially, Miranda's Hearth will activate the site and engage the public through a series of community arts programs. In Year 7-10 of occupancy, the Hearth will work with Crowley Cottrell to implement a new plan that provides an additional 25,000+ square feet of public lawn space for community enjoyment and outdoor programming. When combined with a smaller parking footprint, this will provide a 30% reduction in impervious surface and restore the original historic site plan. See Section 2.D.IV.

7. Other Public Benefits: This proposal will create a cornerstone for the Beverly Arts District and its participating cultural organizations, securing Beverly's place on the map as a regional destination for the arts. Through this effort, residents and guests of Beverly will be able to connect directly with local artists, creative entrepreneurs, and community art educational programming. It will also act as a central community space for Ward 3 residents. See full Proposed Uses in Section 2.D.

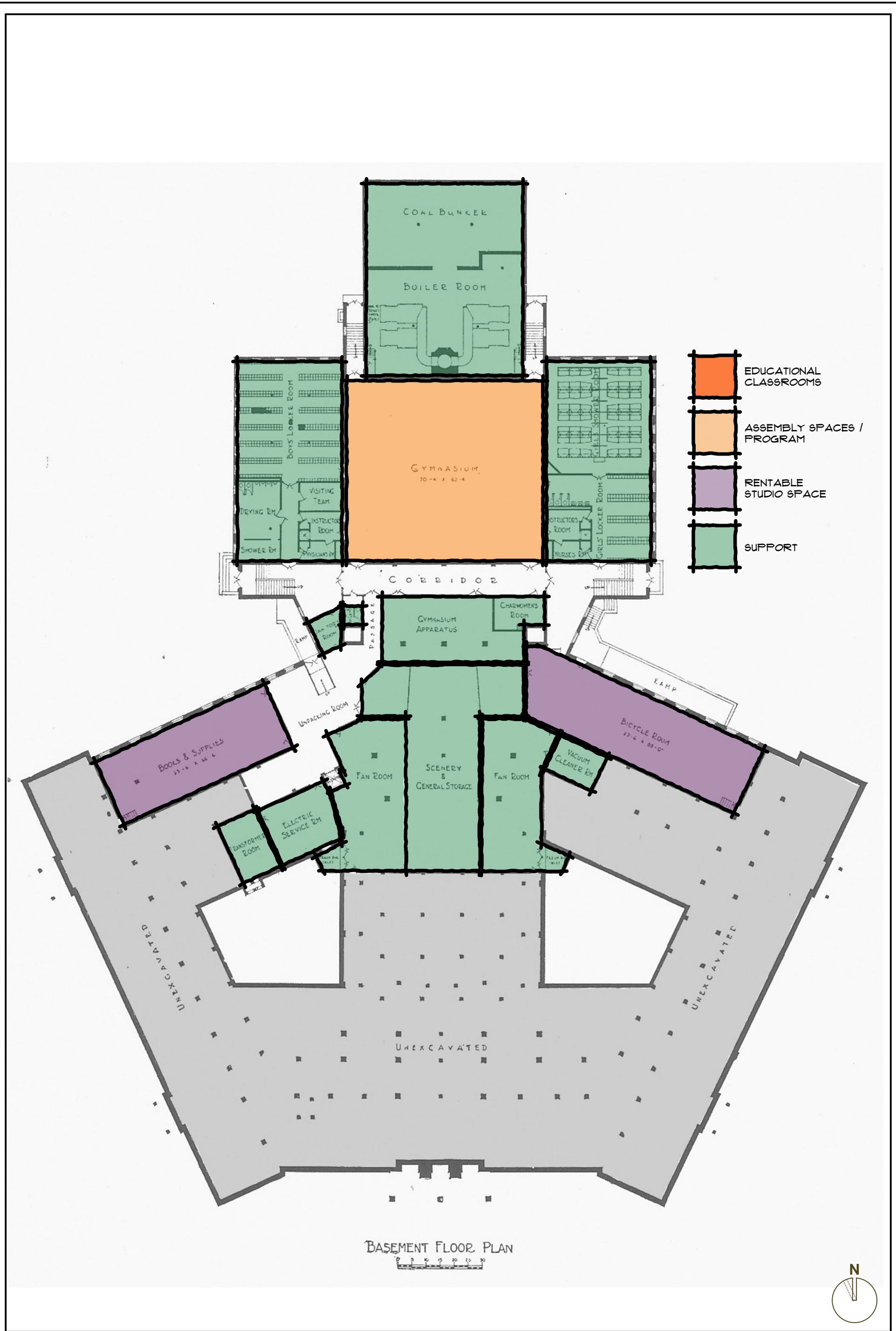
8. Financial Feasibility of Proposal: This proposal outlines an immediate, financially sound approach to repurposing the former Briscoe Middle School modeled on successful projects in Concord and Maynard. By maintaining the original educational use, this proposal will be able to utilize the building for a significantly lower upfront cost than any other development opportunities. See Section 4.

9. Maintenance / Stabilization Plan and Initial Investment: This proposal demonstrates an immediate initial investment in the building by occupying it with local artists and creative entrepreneurs. Establishing community investment in historic buildings is the best way to secure them for future generations. Once occupied, the Hearth will implement the Capital Improvement Plan outlined in Section 3.E.

10. Affordability Component: This proposal will provide essential, affordable workspaces for community organizations, artists, and creative entrepreneurs that are currently being pushed out of the City of Beverly due to rising real estate costs. With over 57,000 square feet of private rentable space, this proposal will support between 150-200 tenants along with the community engagement, economic growth, and vibrant culture they contribute to the City. See Section 2.D.II.

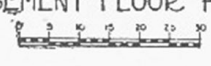
11. Projected Total Municipal Revenue. This proposal will establish a reoccurring PILOT payment of an estimated \$34,560 annually to directly benefit the City of Beverly in addition to \$315,000 annually that will directly benefit the residents of Beverly through Public Reinvestment Initiatives. This totals over \$1 million directly to the City and nearly \$9.5 in public reinvestment initiatives over the first 30 years of occupancy. See Section 4.D.

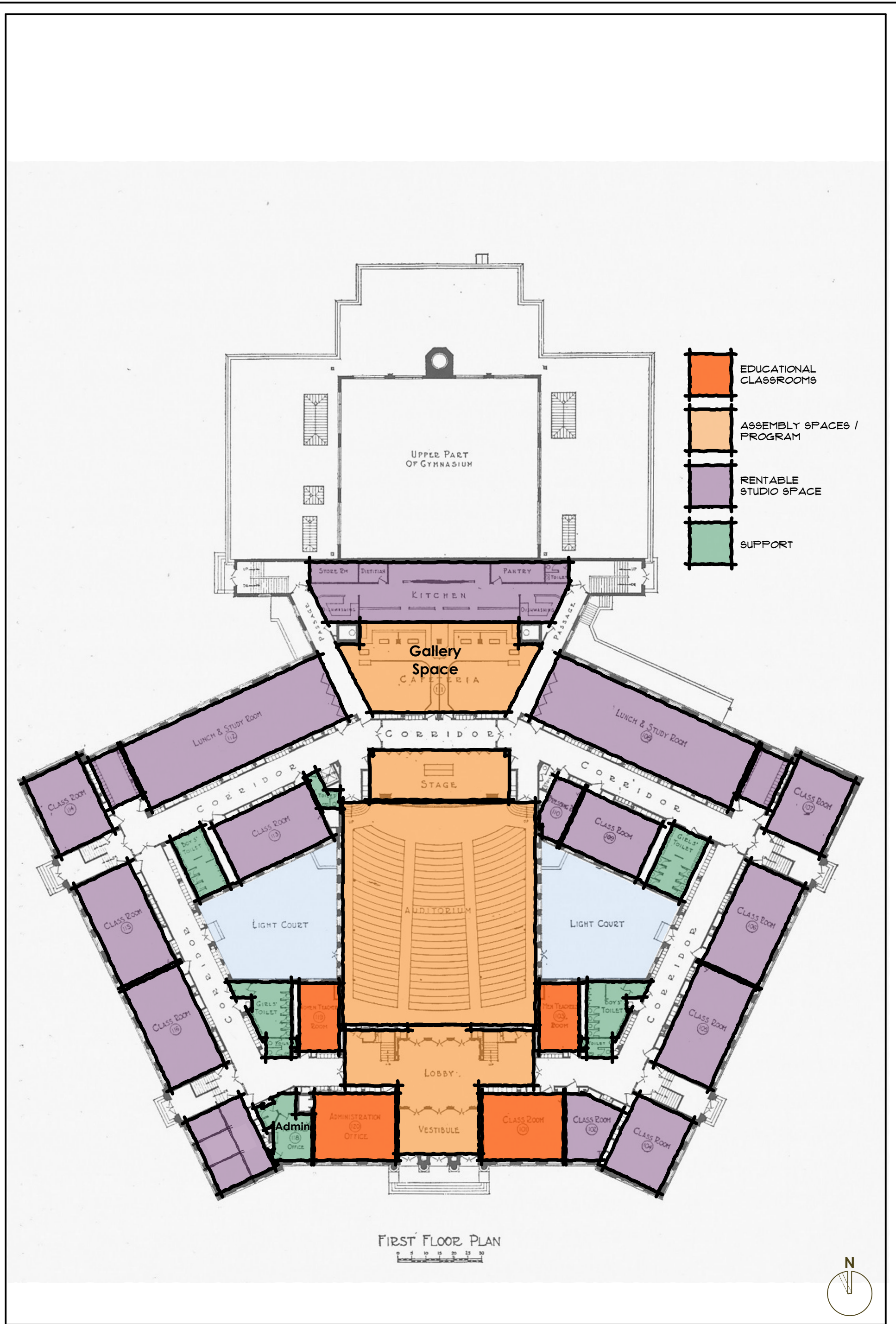
SECTION FIVE DESIGN DRAWINGS



- EDUCATIONAL CLASSROOMS
- ASSEMBLY SPACES / PROGRAM
- RENTABLE STUDIO SPACE
- SUPPORT

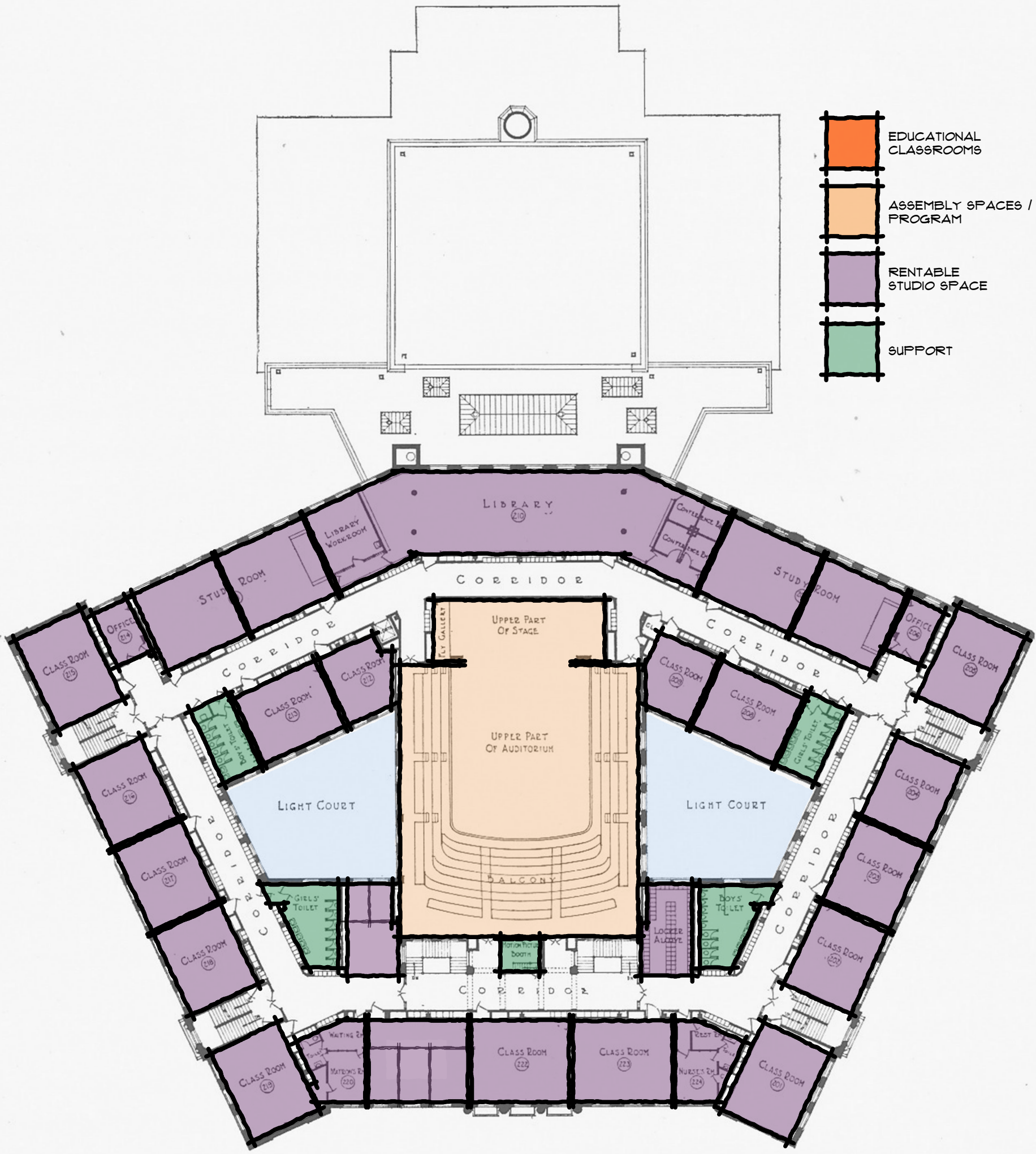
BASEMENT FLOOR PLAN



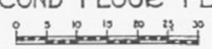


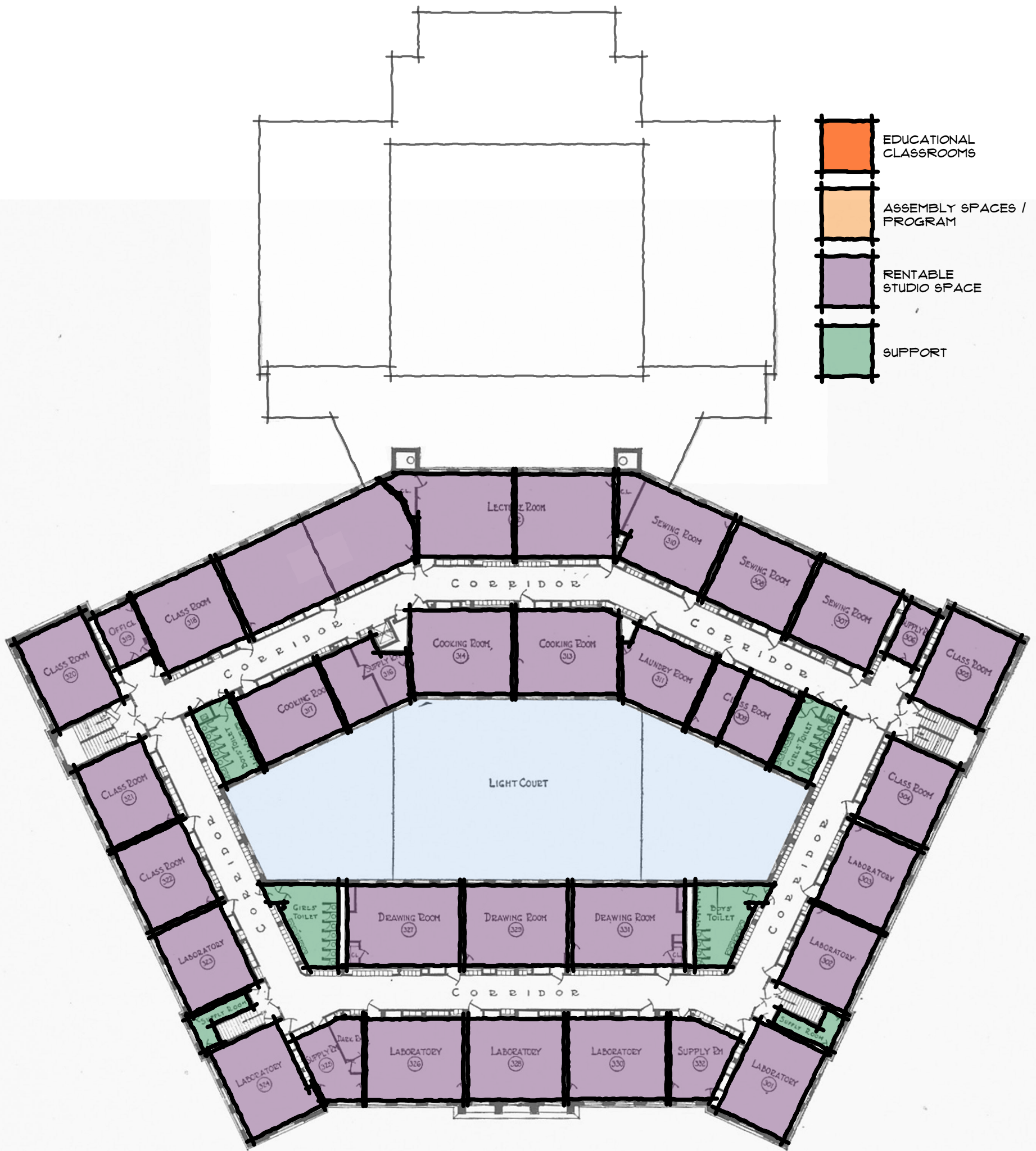
FIRST FLOOR PLAN





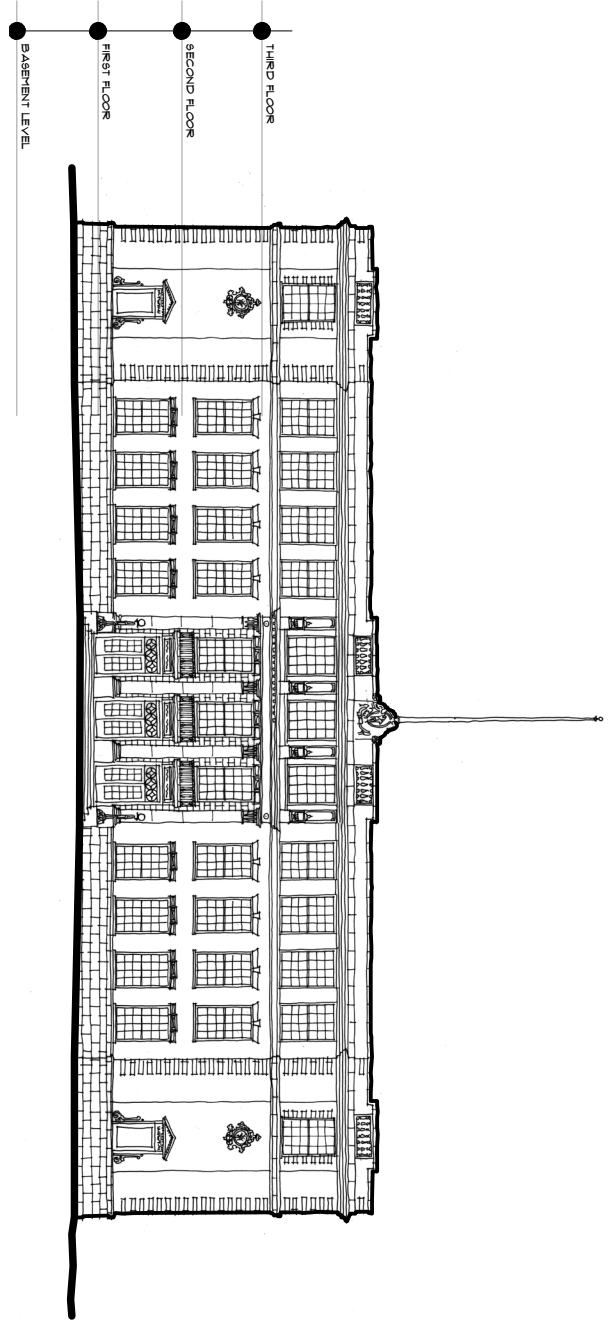
SECOND FLOOR PLAN





THIRD FLOOR PLAN






A Entry Elevation
SCALE: 1/32" = 1'-0"

- EDUCATIONAL CLASSROOMS
- ASSEMBLY SPACES / PROGRAM
- RENTABLE STUDIO SPACE
- SUPPORT



B Longitudinal Section
SCALE: 1/32" = 1'-0"

No.	Date	Revision


Crowley Cottrill, LLC
281 Summer Street, 6th Floor
Boston, MA 02210
617.338.8400
www.crowleycottrill.com

STAMP:

DATE: JULY 23, 2019
PROJECT NUMBER: 1914
SCALE: 1" = 40'-0"
DRAWING TITLE: PHASING PLAN

L2.2



PARKING LOT
RECONFIGURATION
\$490,000-725,000

ACCESSIBILITY
UPGRADES
\$360,000-450,000

PUBLIC PARKLAND
& TREE PLANTING
\$192,000-340,000

SECTION SIX DEVELOPMENT TEAM

6.A: DEVELOPMENT TEAM COMPOSITION

Miranda's Hearth conceived of this proposal to repurpose the former Briscoe School as BevArt: The Beverly Arts Community Center. The Hearth has assembled a local development team based on their demonstrated ability to deliver projects efficiently, thoroughly, and with strong consideration for the local community. The Hearth is confident in its teams capabilities to develop and deliver on this proposal for the benefit of the City of Beverly and its residents.

LIST OF TEAM MEMBERS

OWNER

Miranda's Hearth
60 Harlow Street
Arlington, MA 02474
203-979-9268
miranda@mirandashearth.com

ARCHITECT

OLSON LEWIS + Architects
17 Elm Street
Manchester, MA 01944
978-704-6255
doktor@olsonlewis.com

LANDSCAPE ARCHITECT

Crowley Cottrell
281 Summer Street, 6th Floor
Boston, MA 02210
617-338-8400
naomi@crowleycottrell.com

CONSTRUCTION MANAGER

C.E. Floyd Company
135 South Road
Bedford, MA 01730
781-271-9006
JHarris@cefloyd.com

ZONING ATTORNEY

Glovsky & Glovsky
8 Washington Street
Beverly, MA 01915
978-922-5000
mgooding@glovsky.com

ATTORNEY

Casner & Edwards, LLP
303 Congress Street
Boston, Massachusetts 02210
617-426-5900
lincoln@casneredwards.com

CODE COMPLIANCE

CDHA Consulting
72 Farragut Avenue
Somerville, MA 02144
617-764-1451
cdh@cdhaconsulting.com

HISTORIC PRESERVATION

Wendy Frontiero, R.A.
18 Walnut Road
South Hamilton, MA 01982
617-290-8076
w.frontiero@alum.mit.edu

6.A: DEVELOPMENT TEAM QUALIFICATIONS

MIRANDA'S HEARTH, INC.

Miranda's Hearth (or "the Hearth") is a 501(c)3 non-profit organization that provides educational services, community programming, and sustainable creative infrastructure. The Hearth's mission is to build a community through creativity that is approachable, affordable, and accessible. Since 2013, over 27,500 people have participated in creative programming run by the Hearth throughout Greater Boston. Founded in July 2013 by artist and entrepreneur Miranda Aisling, the organization was officially incorporated in January 2016.

In pursuit of this mission, rather than following the "build it and they will come" model, the Hearth focused its efforts during the past six years on connecting with and helping to grow the existing local creative community. In 2016, Miranda's Hearth began focusing on developing the crucial infrastructure that makes creative community development sustainable and impactful. In pursuit of this goal, the Hearth proposes repurposing the Briscoe School as BevArt: The Beverly Arts Community Center.

Between January 2018 and July 2019, Miranda's Hearth conducted over 2,000 hours of qualitative interviews with 140 individuals in Beverly and throughout the North Shore. The purpose of these interviews was to discover, in detail, the needs of the Beverly community and its surrounding towns, specifically in regards to creative and community infrastructure and programming.

In addition to individual interviews, Miranda's Hearth has engaged with over 2,300 people through creative programming in Beverly since July 2018. This programming includes the weekly Hearth Community Night, the inaugural Nourish Beverly Festival at Hale Farm, the tiny house installation at Montserrat College of Art, as well as a series of presentations and meetings about BevArt.

Through these programs, Miranda's Hearth has established a proven track record of building partnerships with community organizations, businesses, and individuals in Beverly. In just two years, the Hearth has worked with Historic Beverly, the Waring School, Gentile Brewery, the North Shore Music Theatre, and Montserrat College of Art. It has established potential future partnerships with Beverly Arts District, NorthEast Arc, the Creative Collective, the Next Gen Network, and more. For a full list of community support, see Letters of Support in Section 9.

MIRANDA AISLING

FOUNDER & EXECUTIVE DIRECTOR
MIRANDA'S HEARTH



e: miranda@mirandashearth.com

p: 203-979-9268

Miranda Aisling (ash-lean)'s mission is to reconnect art to daily life, a purpose you can see throughout her work as an interdisciplinary artist, community organizer, and entrepreneur.

In 2013, she launched her book, *Don't Make Art, Just Make Something*, which became the subject of a TEDx talk in March 2014. This message, that everyone makes something, is at the center of her work both as the founder of Miranda's Hearth and as an artist and community organizer.

Between 2013-2017, Miranda grew from Office Manager to Director of Operations and Visual Arts at The Umbrella Community Arts Center in Concord, MA. She holds a B.A. in Studio Art from Mary Baldwin College's Program for the Exceptionally Gifted and a M.Ed. in Community Art from Lesley University. She has taught at the Museum of Fine Arts, The Umbrella Community Art Center, and The Staunton Augusta Art Center, among other places.

While sharpening her skills as a community organizer, Miranda has also continued to focus on her own art and creativity. She is a committed oil painter whose pieces focus on process, experimentation, and play. Her brightly colored canvases are rich in detail and thick with layers. In addition to making abstract oil paintings and writing books, she is a classical pianist and a singer-songwriter.

RELEVANT EXPERIENCE

MIRANDA'S HEARTH Founder & Executive Director	Arlington, MA 2013 – Present
ART LOAN PROGRAM Founder	Arlington, MA 2017 - Present
THE UMBRELLA COMMUNITY ARTS CENTER Director of Operations & Visual Arts Studio Arts Manager Office Manager	Concord, MA 2017 2014 - 2017 2013 - 2014
MUSEUM OF FINE ARTS Community Art Liaison & Artful Healing and Adventure Instructor	Boston, MA 2011 – 2013
RAW ART WORKS Internship	Lynn, MA 2013

EDUCATION

Masters of Education in Community Art
Lesley University, Cambridge, MA

Bachelor of Art in Studio Art
Mary Baldwin University, Staunton, VA
Completed at age 17 through the Program of the Exceptionally Gifted

RELEVANT PROJECTS

Nourish Beverly Festival	June 2019
Annual BIG Massachusetts Tiny House Festival	2014, 2016, 2017, and 2018
Tiny House Installation at Montserrat College of Art	July 2018
IGNITE: A conference for creative community builders at Lesley University	May 2018
NOURISH Festival, a local celebration of food and art at The Umbrella	July 2016

ROBIN MILLER
PRESIDENT, BOARD OF DIRECTORS
MIRANDA'S HEARTH



e: miller.is.robin@gmail.com

p: 815-494-3936

EDUCATION

Clark University
 M.B.A. Finance
 M.S. Environmental Science & Policy

Eastern Michigan University
 B.S. Public Administration

Robin is committed to addressing social and environmental problems through creative solutions in business and investment. For over ten years, she has honed her skills at the intersection of finance, sustainability, and community engagement.

Robin is currently a Manager at Ceres, a sustainability non-profit working to transform the economy to build a future for people and the planet. Robin's earlier work included diverse roles such as retail banker, sustainability analyst, trail crew leader, environmental educator, and kitchen manager.

Robin holds a joint MBA/MS in Environmental Science and Policy from Clark University and a Bachelor of Science in Public Administration from Eastern Michigan University. Robin is a certified non-profit professional with the Nonprofit Leadership Alliance and has received numerous awards and recognition for her leadership and dedication to community service.

EXPERIENCE

CERES, Boston, MA
 Manager, Investor Engagement, Water, 2017 - Present

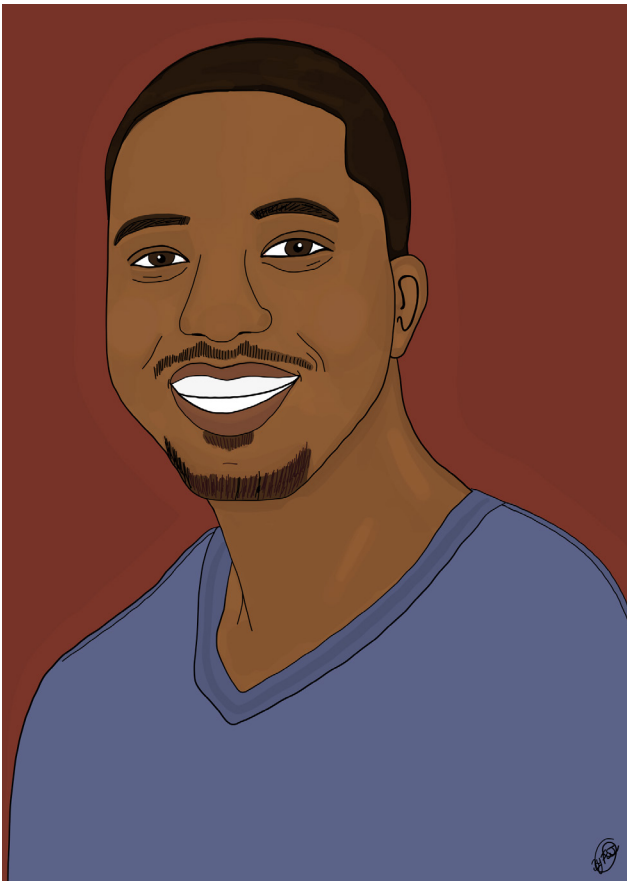
CITIZENS BANK, Bedford, MA
 Relationship Banker, 2016- 2017

SUSTAINABLE ENDOWMENTS INSTITUTE, Boston, MA
 Strategic Advisor and Research Fellow, 2015 - 2016

CLARK UNIVERSITY, Worcester, MA
 Graduate Assistant, Sustainable Clark, 2014 - 2016

BRECKINRIDGE CAPITAL ADVISORS, Boston, MA
 Sustainability Analysis Intern, 2014

RYAN BONAPARTE
TREASURER, BOARD OF DIRECTORS
MIRANDA'S HEARTH



e: ryan.k.bonaparte@gmail.com
p: 631-839-1095

EDUCATION

Columbia University
 M.S. Materials Science & Engineering

Massachusetts Institute of Technology
 B.S. Materials Science and Engineering

Ryan is a passionate entrepreneur, writer, and advisor with a background in technology and business strategy. He is currently a Business Operations Manager at CarGurus. Previously, Ryan held business strategy roles at Samsung Pay and CMA Strategy Consulting, where he was instrumental in consulting engagements with industry and private equity clients. He began his professional career as a Process Engineer at the semiconductor startup SiOnyx.

In 2013, Ryan published his first book, *Crazy Enough To Try*, which chronicled his search for passion through interviews with a wide range of inspiring people. He has been invited to speak about his work at numerous events to help others incorporate their passions into their lives. In 2018, Ryan launched ReMix Waffles, an all-natural waffle mix company.

Ryan holds a Master of Science in Material Sciences and Engineering from Columbia University and a Bachelor of Science in Materials Science and Engineering from MIT.

EXPERIENCE

CarGurus, Cambridge, MA
 Manager, Canada Business Operations, 2018 – Present

Samsung Pay, Burlington, MA
 Manager, Merchant Strategy and Analytics, 2016 – 2018

CMA Strategy Consulting, Boston, MA
 Senior Analyst, 2015 – 2016
 Analyst, 2014 – 2015

SiOnyx, Inc. Beverly, MA
 Process Engineer, 2010 – 2014

DERRICK RICE
ACTING SECRETARY, BOARD OF DIRECTORS
MIRANDA'S HEARTH



Derrick is passionate about developing successful organizations through focus on individual creativity, organizational behavior, and relationships. In 2018 he launched his privacy engineering consultancy, building on ten years of software engineering experience at Akamai, Hewlett-Packard, and Facebook. Across these roles, Derrick has established mentorship and coaching relationships with junior engineers which he views as his most important work.

Derrick holds a Master of Science in Computer Science and a Bachelor of Science in Computer Science from Tufts University. He is a Certified Information Privacy Professional through IAPP.

EXPERIENCE

NE Privacy Tech, Somerville, MA

Owner/Sold Proprietor

Privacy and Data Infrastructure Consulting, 2018 - Present

Facebook, Cambridge, MA

Software Engineering Manager,

Protect and Care: Warehouse Data Privacy, 2015 - 2017

HP Vertica, Cambridge, MA

Lead Systems Software Engineer,

Distributed Infrastructure, 2013 - 2015

Akamai Technologies, Cambridge, MA

Systems Software Engineer, 2008 - 2013

e: derrick.rice@gmail.com

p: 732-330-8836

EDUCATION

Tufts University

M.S. Computer Science

B.S. Computer Science

CHRISTINE ARMSTRONG
 MEMBER, BOARD OF DIRECTORS
 MIRANDA'S HEARTH



Christine aspires to reduce marginalization in local communities, empower fellow women of color, and make an impact through community arts, positive youth development, and inclusive representation. This is evidenced in her work as managing director, coach, youth worker, board member, and community organizer. Most recently, she has served at Transformative Culture Project, JVS Boston, and Maverick Landing Community Services.

Christine is a candidate for a Master of Education in Art, Community, and Education at Lesley University and holds a Bachelor of Arts in Community Planning and Youth Work from UMass Boston.

EXPERIENCE

Transformative Culture Project, Roxbury, MA
 Managing Director, 2019 - Present

JVS MassHire, Boston, MA
 Career Navigator, 2016 - 2018

Maverick Landing Community Services, East Boston, MA
 Youth Program Coordinator, 2014 - 2015

Catholic Charities at Saint Peter's Teen Center, Dorchester, MA
 Youth Worker, 2012 - 2013

Boys and Girls Club of Middlesex County, Medford, MA
 Arts Coordinator, 2009 - 2011

e: christine@tcproject.org

p: 617-869-8357

EDUCATION

Lesley University, Anticipated 2022
 M.ED. Arts, Community & Education

UMASS at Boston
 Courses completed towards MA in Human Services
 B.A. Community Planning & Youth Work

CISSA DIELEMAN
 MEMBER, BOARD OF DIRECTORS
 MIRANDA'S HEARTH



e: cissadieleman@gmail.com

p: 641-780-9590

EDUCATION

Iowa State University
 B.A. Political Science & International Studies

Moscow State Linguistic University
 B.A. Russian Language & Political Science

Ecole superieure de Commerce Rennes
 Geopolitics & International Affairs

Cissa's mission is to ensure sustainable and socially responsible operations wherever she is able. She is the Italy Travel Specialist for Audley Travel.

She has an extensive background as a political consultant, fundraiser, and campaign manager across political campaigns, non-profits, and foundations. She has particular expertise in public relations and social media management.

Cissa holds a Bachelor of Science in Political Science and International Relations from Iowa State University and a degree in International Affairs and French Language from Moscow State University, Russia.

EXPERIENCE

Audley Travel, Boston, MA
 Italy Travel Specialist, 2019 - Present

Tech Networks of Boston, Boston, MA
 Sustainability Coordinator, 2018 - 2019

Porter Square Books, Cambridge, MA
 Bookseller & Event Host, 2017 - 2018

Pella Corporation, Hartford, CT
 Retail Sales Representative, 2015 - 2017

The Vinci Group, Manchester, CT
 Independent Political Consultant, 2015 - 2016

NINA EARLEY
 MEMBER, BOARD OF DIRECTORS
 MIRANDA'S HEARTH



Nina is a full-time professional artist. She is the studio manager at Ciampa Creative (a small branding and web design company). Nina has prior experience as an adjunct faculty member in the photography department at Mount Ida College and as adjunct faculty and admissions officer at the NH Institute of Art.

Additionally, Nina creates abstracted map-based visual art. She was the first Artist-In-Residence at The Umbrella Community Arts Center in Concord, MA and her work has been on exhibition in the region for several years.

Nina holds a Master of Fine Arts from Lesley University and a Bachelor of Arts in International Relations, Economics, and Fine Art from Mount Allison University, Canada.

EXPERIENCE

Ciampa Creative, Quincy, MA
 Studio Manager, 2016 - Present

Towerhill Botanical Garden, Boylston, MA
 Cyanotype Instructor, 2016 - 2017

The Umbrella Community Arts Center, Concord, MA
 Artist-in-Residence, 2015

New Hampshire Institute of Art, Manchester, NH
 Adjunct Faculty, Photography, 2012 - 2014
 Admissions Officer, 2008 - 2012

Mount Allison University, Sachville, NB, Canada
 Residence Assitant, 2007

e: v.d.earley@gmail.com

p: 704-408-1817

EDUCATION

Art Institute of Boston /
 Lesley University College of Art & Design
 M.F.A Visual Arts

Mount Allison University
 B.A. International Relations

TESS HARPER
 MEMBER, BOARD OF DIRECTORS
 MIRANDA'S HEARTH



Tess's interests lie at the intersection of environmental sustainability and livelihood development. Her work has spanned across agriculture, technology, and business acceleration, with a focus on data analysis and research. Tess is a sustainability consultant with Quantis International, helping companies make better decisions through robust environmental metrics.

Tess recently spent 18 months in Zambia, working with a business development consultancy to strengthen agricultural value chains and rural livelihoods. Prior to that, she worked with Conservation X Labs, a conservation technology accelerator in DC.

Tess holds a Bachelor of Arts in Environmental Science and Policy from Duke.

EXPERIENCE

Quantis International, Boston, MA
 Sustainability Consultant, 2019 - Present

Conservation X Labs, Washington, D.C.
 Consultant, 2017 - 2018

Tetra Tech, Zambia
 Database Cleaning Specialist, 2017

Agova, Lusaka, Zambia
 Research Consultant, 2016 - 2017

Community Markets for Conservation, Chipata, Zambia
 Outreach Consultant, 2016

e: tess.e.harper@gmail.com

p: 817-266-6362

EDUCATION

Duke University
 B.A. Environmental Science & Policy

Chris is one of three partners at OLSON LEWIS + Architects. He established the firm's specialization in academic design and campus planning, and has taken the lead in fine-tuning its methodology in this field. The firm implements a collaborative planning process called Immersion. It is a successful model for engaging stakeholders and constituents throughout the planning and design process.

His architectural design and management experience ranges from renovations and additions to new construction projects for educational, faith-based projects, civic restorations, historic town building re-use for public agencies and private clients. Chris is a LEED Accredited Professional (LEED AP) and is a member of the US Green Building Council.

His project management experience means that he balances design aesthetics with environmental awareness (he is trained in "green design" practices) and pragmatic problem-solving skills. He leads projects with attention to fiscal responsibility and adherence to schedule.

Education

- U.S. Green Building Council • 2009
- Miami University, Oxford, Ohio
- Master of Architecture • 1984
- Bachelor of Environmental Design • 1982

Registrations

- Licensed Architect - MA, NH, ME, CT, RI, NY
- NCARB Certification
- U.S. Green Building Council (USGBC)

Professional Affiliations

- American Institute of Architects
- Boston Society of Architects
- Learning By Design Massachusetts - Board Member
- Ipswich School Building Committee
- Ipswich Partnership – Design Committee Chair, Board of Directors
- Rotary International (Ipswich, MA, Past President - District EarlyAct Chair)
- North Shore Chamber of Commerce - Board Member



RELEVANT PROJECTS

Historic Context

- Memorial Hall
- Plymouth Maritime Facility
- Mullen Advertising
- Stephens Estate Osgood Hill
- Ascension Mem Church Ipswich
- Christ Episcopal Church N. Conway
- Jackson Community Church NH
- The Madison Church NH

Educational

- Pingree School
- Shore Country Day School
- St. Michaels Country Day School
- Meadowbrook School
- Belmont Day School
- Gann Academy
- Derby Academy
- Brookwood School
- Charles River School
- Tenacre Country Day School
- St. Michaels Country Day School

Private Residences

- Seaside Carriage House
- Arts & Crafts Bungalow/Gate House
- River View

ABOUT OLSON LEWIS+ ARCHITECTS

THE FIRM

OLSON LEWIS+ Architects (OL+) is a full-service firm. Our **award-winning** work has gained us the respect of clients and industry peers alike.

SERVICES

ARCHITECTURE | Concept, Design, Plans & Renderings, CA

PLANNING | Master Plans, Programming, Site Selection & Evaluation

INTERIORS | Space Planning, Finishes, Furniture, Fixtures, & Equipment (FF&E)

OUR WORK

Our projects range from **master plans** to **architectural solutions**. The final testament to our work is that the buildings we design seem to grow out of their architectural, cultural and environmental context. They are alive with use, fulfilling the needs of their owners and users, long after the pens are capped, the plans faded, and the foundations firmly set.

TEAMWORK

Our **collaborative approach** to design and construction is based on mutual respect for the entire team. Collaboration involves engaging all the project's stakeholders to gather feedback, information, and ideas. We know from experience that working with the Construction Manager and other industry professionals as early as possible in the process benefits constructability, budgeting, and scheduling. **Respecting the roles of all** team members and the knowledge that each brings to the table, is the **foundation of all our successful projects**.



35+
YEARS
EXPERIENCE



13+
OL+ TEAM
MEMBERS

teamwork &
collaboration ■
OLSON LEWIS+ Architects
core values

CONT'D over ▶

ABOUT OLSON LEWIS+ ARCHITECTS

STRENGTH IN DIVERSITY

While elements of each market; **hospitality | life science & commercial | residential | education**, remain unique, there is a crossover of information from team-to-team which provides opportunities for many innovative solutions.

COMMITMENT TO SUSTAINABILITY

Using **sustainable design elements** in projects promotes healthy and high-performing building environments. This architectural design approach reduces the use of non-renewable resources, minimizes environmental impact, and connects people with their natural surroundings. Such an integrated approach positively impacts all phases of a building's life-cycle, including design, construction, and operation.

INNOVATION, RESEARCH & LEARNING

Using state-of-the-art BIM software and technology, we communicate with our clients, Construction Managers, engineers and consultants throughout the design and construction process. OL+ places great emphasis on **innovation, research, & learning**. Whether it is attending classes, round table discussions or inviting industry experts to give office presentations, we remain knowledgeable about **best practices, industry advances**, and **market trends**.

PHILOSOPHY

BEAUTIFUL PLACES ENRICH OUR LIVES - they tell their own story, a narrative guided by a site, a client preference, and the designer's talent; all grounded in a spirit of collaboration.

View our project photos at www.olsonlewis.com

DIVERSITY OF WORK



DESIGN IN THE HISTORIC ENVIRONMENT

BROOKWOOD SCHOOL • Manchester, MA

This project consists of a renovation that complements the original architecture, repeating its red roof and cupola above a new main entrance. The team developed a program to provide the school, which serves pre K-8, with new classrooms, technology center, library, language center, science spaces, music and multi-purpose room. This ambitious academic growth became an opportunity to redefine the campus and integrate a disparate set of structures into one cohesive complex.



ST. MICHAEL'S COUNTRY DAY SCHOOL • Newport, RI

The new academic wing connects two separate buildings, one being the historic Mason House. This creates a centralized academic space. The new building also heals the breach in architectural styles among the campus' disparate buildings. Since this campus is nestled within Newport's historic landmark district, sensitivity to the architectural context was paramount to gaining approvals from local boards and agencies. Appropriate uses of building proportions, materials, roof lines and windows create the sense of one contiguous character for the entire school.



PINGREE SCHOOL, South Hamilton, MA

The heart of Pingree School is the historic stone mansion. Significant effort was given to locating a matching stone for the new academic wing and attention was paid to reflecting other architectural details, such as generous period windows and stately, Georgian style columns. Various spaces in the mansion were renovated and repurposed as accessibility problems were addressed.



MEMORIAL HALL • Ipswich, MA

Adapting this civic structure into a residential annex for aging town citizens was made possible through cooperation with the neighboring senior-housing complex. Affordable suites with accessible baths and kitchenettes enjoy full use of large windows and lofty spaces. The historic façade remains intact, overlooking the streetscape below. Especially notable are details such as the elevator tower, which creates a visual link for addressing changes in height, and accessibility between the historic annex and the existing main building.



CONT'D over ▶

DESIGN IN THE HISTORIC ENVIRONMENT

TURNER HILL MANSION • Ipswich, MA

This grand, turn of the century mansion was restored with new mechanical systems, window and roof repair, and re-pointing. The interior was restored and reconfigured for its new life as a clubhouse, restaurant, and health-club including grand function spaces. With it's extremely elaborate plaster ceilings, OL+ worked closely with the fire protection consultant to devise a sprinkler routing that preserved the ceiling detail. The new clubhouse addition continues the historic Elizabethan architecture.



THE STEVENS ESTATE AT OSGOOD HILL • North Andover, MA

OL+ prepared a study for conversion of the town-owned property for use as a small conference facility. This project included ongoing upgrades and repairs to the historic Stevens Estate, a 'National Register of Historic Places' property. We worked closely with the Trustees of Osgood Hill and the Town of North Andover in upgrades to electrical, fire alarm, and fire protection systems inside the estate (integrating sprinklers seamlessly throughout the structure). In addition, restoration included roof repairs to the existing Rutland Red slate roof and miscellaneous copper, wood trim repairs, as well as masonry repairs to the exterior of the building.



PENGUIN HALL | MULLEN ADVERTISING | Wenham, MA

To conform to the needs of an advertising agency, OL+ renovated the nunnery dormitory into offices and restored the original mansion after it was nearly destroyed by fire. The mansion is constructed primarily of stone, including half-timbered facades, leaded windows, and dormers. A new wing was added, blending new with old, and creating a courtyard for the offices.



BRIGHTON MUNICIPAL COURT • Brighton, MA

OL+ worked with the civic client to preserve the architectural details of this 1927 neoclassical courthouse, including a barrel vaulted ceiling, lobby colonnade and two commanding courtrooms. Circulation was improved and spatial issues resolved by adding a new grand staircase and two rear stair towers. Accessibility issues were also addressed.



ARTS EDUCATION PROJECTS

SHORE COUNTRY DAY SCHOOL • BEVERLY MA

CENTER FOR CREATIVITY | Students love coming to the art room – even during recess – to draw or dabble with different materials. The Arts department is in sunny, spacious studios in this new facility where students explore the possibilities of design by combining traditional crafts with technology in an innovation lab. “Creative education takes creative space, and that’s what we’ve built here: a place where Upper and Lower School students, faculty, parents, and visitors can explore and discover new inspiration and ideas that cross all academic boundaries. It’s really what this school is all about.” – Former Head of School



PINGREE SCHOOL CENTER FOR THE ARTS • SOUTH HAMILTON MA

ARTS | The Arts project came out of the master plan envisioned over 15 years ago. The project includes both an arts addition and a new athletic facility. The arts project includes an addition to the existing theater, improving and expanding the main entry, the reception and circulation. It also includes art classrooms for the visual arts, pottery, dance, digital arts, an art gallery and music classrooms. Pingree students are motivated to think creatively and break through the bounds of their imaginations.



DERBY ACADEMY • HINGHAM MA

THE HEALEY FAMILY CENTER FOR INNOVATION - a hub of learning, innovation & artistic creativity. | The facility provides richly equipped space for critical thinking, creative production, and analytical experiences that integrate with studies and enhance classroom activities at all grade levels. The Center supplies resources such as 'maker space' tools and equipment for hands-on, creative arts projects to help students push their imaginations, explore different ways of solving problems and embrace experimental failure as a valuable part of learning.



LEARNING PREP SCHOOL • NEWTON MA

TECHNOLOGY LIBRARY/MEDIA CENTER | Reinventing the traditional library was at the heart of this project. The new space was designed to provide an expanded lounge area, maintain flexibility, provide a teleconference room, and improve visibility between various activities. At Learning Prep, teachers use multi-sensory (i.e., visual, auditory and kinesthetic) teaching to reinforce learning and to accommodate a variety of learning styles. This new center provides the environment to support this teaching approach.



INNOVATION PROJECTS

SHORE COUNTRY DAY SCHOOL • BEVERLY MA

CENTER FOR CREATIVITY - includes an Innovation Lab | Community, Connection & Creativity in curriculum were the three essential concepts identified in the results of the Shore Country Day School's Master Plan. The Center for Creativity functions as the core for all the arts programs and performances, as well as a communal gathering location for the student body. State of the art Music and Arts classrooms were included to provide a depth of programming for the arts at Shore. Additional collaborative space is also provided for interdisciplinary projects, as well as for signature innovation projects such as the schools iconic 'kayak building' project.



DERBY ACADEMY • HINGHAM MA

THE HEALEY FAMILY CENTER FOR INNOVATION - a hub of learning, innovation & artistic creativity. | The Innovation Center contains movable walls, creating flexible spaces which can be adapted and transformed depending on class size and schedule. Technology, such as a dedicated digital editing room, and video conferencing on a large-format drop-down screen, play an essential role in the center to support "outside the box" thinking and collaborative learning that fosters creativity and innovation.



LEARNING PREP SCHOOL • NEWTON MA

TECHNOLOGY LIBRARY/MEDIA CENTER | Reinventing the traditional library was at the heart of this project. The new space was designed to provide an expanded lounge area, maintain flexibility, provide a teleconference room, and improve visibility between various activities. At Learning Prep, teachers use multi-sensory (i.e., visual, auditory and kinesthetic) teaching to reinforce learning and to accommodate a variety of learning styles. This new center provides the environment to support this teaching approach.



GANN ACADEMY • WALTHAM MA

MASTER PLAN – A MODEL FOR INNOVATION | Gann Academy is shaped by its mission. The Master Plan provided recommendations where a gap exists between the mission's ideals and how the school's community encounters them in daily life on campus. Concepts were identified about how the mission might be more effectively reinforced and manifested. The tradition of the Beit Midrash model provides a framework and legacy of Jewish traditions for engagement that creates an environment for grappling with contemporary issues and pluralistic ideas and experiences.



SHORE COUNTRY DAY SCHOOL • Beverly, MA

Sustainability is as important to OL+ as it is to SCDS, and they have incorporated it into their curriculum. The school proudly shares the fact that their new Creative Arts Center is 20% more efficient than required by code. Their commitment to sustainability led to OL+ following LEED guidelines, incorporating many energy-responsible features, including the use of natural light in 75% of the spaces, EnergyStar rated appliances, a roof structure to support future solar panels, low flush toilets, low-(or no-) VOC paints and adhesives, carpets and flooring made from renewable and recycled materials.



THE BAHAMAS HOUSE • Eleuthra, Bahamas

Consisting of three architectural components (a great room, and two outbuildings), an imaginative design led to this home going completely off the grid. The central "great room" is constructed as a culvert below a small dirt road at the end of a private island. The house is sited as a tunnel to provide an ocean view and a bay view on either side of the island. The open design also allows cross ventilation. The large great room maintains a constant temperature, with angled flanking walls creating a venturi effect to accelerate breezes through the space. On cool days, the accordion-style doors are closed to maintain the temperature. The outlying buildings are roofed with solar photovoltaic panels and solar hot-water panels. The panels create a ventilated double-roof, shading the rooftop and minimizing solar heat gain. All appliances are highly rated EnergyStar efficient. All lights are LED. The draw on the entire system is equal to only one 250 watt light bulb!



200 TECHNOLOGY SQUARE • Cambridge, MA

Awarded LEED Gold certification for the Core and Shell, 200 Technology Square is a ten-story, 200,000 sf, mid-century modern concrete structure that was converted into a high performance laboratory building renovated in 2007. OL+ led the design team to meet or exceed requirements in all LEED categories, while meeting the client's requirements for state-of-the-art space for biotechnology and life-science tenants. This building serves as a keystone project, and was instrumental in establishing the owner, Alexandria Real Estate Equities, as a leader in the green building real estate market.



POWDER HOUSE VILLAGE • Ipswich, MA

The YMCA of the North Shore has a commitment to providing affordable housing within a sustainable model. This mixed-use project incorporates 49-units of affordable housing, a bank branch, and a child-care facility. The design includes 60% of all wood products certified FSC, building materials that insulate at 15% better than code, building sealed against air infiltration, attention to indoor air quality – no VOC interior products used, use of EnergyStar appliances and energy efficient lighting – fluorescent lighting throughout and LED emergency lighting.





Crowley Cottrell

Crowley Cottrell, LLC is a partnership between [Michelle Crowley](#) and [Naomi Cottrell](#), practitioners with decades of design and construction experience, who came together in 2011 to form a practice grounded in collaboration and creativity.

Our project experience is broad, including [parks, campuses, cultural institutions, multi-family housing, historic properties](#) and [private residences](#). We approach each design individually, working in close collaboration with the client, allied professionals, and stakeholders to unite design aspirations with the essential nature of the site.

We are committed to building thoughtfully designed outdoor spaces that rejuvenate, engage and perform. We believe well designed landscapes have the ability to positively affect the lives of the people who work, live, and play within them. Our mission is to bring clarity to complex sites to create beautiful, approachable landscapes for living. Our favorite projects are those that require the landscape to function on multiple levels and for varied constituents.

We are a certified Women-owned Business Enterprise (WBE). We hold professional landscape architecture licenses in MA, NY, CT, RI, NH and VT and are LEED AP.





Michelle Crowley, RLA, LEED AP, ASLA
Principal/Owner

With training in both Architecture and Landscape Architecture, Naomi blends her decades of experience in modernism and minimalism with her New England yankee roots to ground even her most playful projects in elegance and efficiency.

She believes in the power of quality designed landscapes in all communities, and understands that the most important design principles apply as much for her high-end residential work as for her community driven projects.

With years of experience leading public process, her charismatic personality helps her to connect with clients and communities to understand and realize their dreams for the site.

Naomi has lead a number of projects recognized in publications and with awards, including two ASLA Honor Awards for residential work, a BSLA Merit Award for Excellence in Design of Parks and Recreation Facilities, and a BSLA Honor Award for Success with Limited Resources.





Naomi J Cottrell, RLA, LEED AP

Professional Experience

Crowley Cottrell, LLC • Boston, MA • Principal/Owner	2012-Present
Reed Hilderbrand • Cambridge, MA • Senior Associate	2003-2011
Keith LeBlanc Landscape Architecture • Boston, MA • Landscape Designer	1998-2000
Olson Lewis + Dioli Architects • Manchester, MA • Architectural Designer	1996-1998

Education

Harvard University Graduate School of Design • Cambridge, MA
2002 Master of Landscape Architecture

Clemson University • Clemson, SC
2013 Alumni of Distinction Award (Inaugural)
1995 Bachelor of Landscape Architecture
1994 Bachelor of Arts, Architecture

Project Recognition

Mainstreet Modular Parklet • Peabody, MA
2016 BSLA Honor Award for Design with Limited Resources

Concord Academy Main Gate • Concord, MA
2016 Concord Historic Commission Award for Landscape Preservation

Greenlee House • Dallas, TX (RH)
2013 ASLA Honor Award & BSLA Merit Award

Edward Leathers Community Park • Somerville, MA (RH)
2012 BSLA Merit Award

Beck House • Dallas, TX (RH)
2011 ASLA Honor Award & BSLA Merit Award

Pamet Valley • Truro, MA (KLLA)
2010 ASLA Honor Award & BSLA Honor Award
2010 Suburbia Transformed Award- James Rose Center

Teaching & Speaking

Cornell University, Department of Landscape Architecture • Guest Lecturer
2017 "The Whole is Greater than the Sum of It's Parts: Small Urban Interventions"

ASLA National Convention • Presenter
2016 "Mid-Career Mania: A Look Behind the Curtain"

Clemson University, College of Architecture • Guest Lecturer
2013 "Collaborating with Masters: Shaping the Forgotten Landscapes of Modernist Houses"

Northeastern University, School of Architecture, Urban Landscape Program • Studio Instructor
2012 Small Urban Spaces Design Studio

Harvard University Graduate School of Design • Career Discovery Principal Instructor
2003 Landscape Architecture and Urban Design

Roxbury Madison Park High School, Design and Construction Academy • Vocational Teacher
2003 Grades 10-12

Harvard University Graduate School of Design • Landscape Department Teaching Fellow
2002 Landscape Core Studio 1111, with Michael Blier
2001 Landscape Core Studio 1112, with Dorothee Imbert

Registrations/ Affiliations

USGBC – LEED Accredited Professional **Registered Landscape Architect • MA**

Punto Urban Art Museum, Salem, MA
2018- Present Advisory Committee



C.E. Floyd Company, Inc.
general contractor / construction manager

Company Facts

NEVER SHIRK
 SERVICE ABOVE ALL ELSE
 PREPARE FOR SUCCESS
 FIRM BUT FAIR
 WORK HARD / PLAY HARD

**PERFORMANCE
 WITH
 INTEGRITY**



80% OF WORK IS FOR REPEAT CLIENTS OR THROUGH
 CLIENT REFERRALS

SENIOR LIVING EXPERIENCE:

- 52 Communities
- 4,442 residences
- 782 private beds
- 6.28 million sf of space

EDUCATIONAL EXPERIENCE:

- 65% of workload
- 223 projects in our portfolio

72% OF PROJECTS DELIVERED USING THE PSCM
 PROJECT DELIVERY MODEL

1 OF FIRST 4 CONTRACTORS IN NATION TO RECEIVE
ABC GREEN CONTRACTOR CERTIFICATION



ESTABLISHED: 1989

OFFICES:

Massachusetts:
 135 South Road
 Bedford, MA 01730
 T: 781.271.9006
 F: 781.271.9044

Connecticut:
 311 Centerpoint Drive
 Middletown, CT 06457
 T: 860.635.7111
 F: 860.635.8111

WEBSITE: www.cefloyd.com

ORGANIZATION: Corporation

STAFF: 90 (50 office/40 field)

SERVICES:

- Preconstruction
- Construction Management
- General Contracting
- Fast Track
- Design/Build
- Capital Improvement

OFFICERS:

Christopher J. Floyd,
 President/CEO
Charles E. Floyd,
 Chairman of the Board
Charles H. Tobin, Jr.,
 Chief Operating Officer
Normand J. Fournier,
 Advisor
Raymond D. Caruso
 Vice President, Business
 Development

CORE MARKETS:

- Educational
- Senior Living
- Hospitality
- Healthcare/Biotech
- Commercial
- Specialty Work

BONDING CAPACITY:

- \$75M single project
- \$150M aggregate

DOLLAR VOLUME:

\$105M (5-year average)

INSURANCE:

\$25M Umbrella aggregate

SAFETY:

EMR 0.91 (10-year average)
 EMR 0.84 (Historical average)

TECHNOLOGY:

- Citrix ShareFile
- Sage Construction & Real Estate
- Procore
- P6 Scheduling
- BIM Autodesk Building Design Suite Ultimate
- Revit
- Navisworks Manage
- TimberScan
- Adobe Acrobat Professional
- Bluebeam
- iPads in the field

LITIGATION:

No client litigation in 30-year history

OPEN SHOP:

- Best value: 15-35% savings
- Flexible delivery
- Labor decisions that best fit your project



PETER DOUCET

**DIRECTOR OF OPERATIONS/
PROJECT EXECUTIVE
LEED AP BD+C**

pdoucet@cefloyd.com

Education

Roger Williams University
B.S. in Construction Management

Licenses & Certifications

Commonwealth of MA Construction Supervisors License

OSHA 30

CPR Certified

Pinnacle Partnering Leadership Seminar with Larry Bonine - Scottsdale, AZ

LEED Accredited Professional, BD+C Specialty

Speaking Engagements

Lean Construction Institute (LCI) New England
- Staying on Track with Project Milestones through Weekly Commitment Planning

Peter prides himself on being the best at what he does and turning over a quality, timely and on budget project. His depth of experience working as a superintendent and in other roles of the Project Team will bring great knowledge and perspective to this project.

SUMMARY OF QUALIFICATIONS

Peter has 18 years of experience in the construction industry. He first joined C.E. Floyd in 2001 and has worked as a project engineer, assistant superintendent, lead superintendent and project manager throughout his career. He was instrumental in developing C.E. Floyd's Superintendent Manual and helped create much of the training program for our field staff. His depth of experience will be an important factor to our success on this project.

EDUCATIONAL EXPERIENCE

Middlesex School, New Theater and Visual Arts Center, Concord, MA

Concord Free Public Library, Addition & Renovation, Concord, MA

Thayer Academy, Glover Robotics Lab, Braintree, MA

Willow Hill School, Main Mason Building Addition and Porter Building Renovation, Sudbury, MA

Carroll School, Gate House Renovations, Lincoln, MA

Concord Academy, Multiple Projects, Concord, MA

Pingree School, Dining Commons Renovations, South Hamilton, MA

HOSPITALITY EXPERIENCE

Oakley Country Club, Clubhouse Renovations, Watertown, MA

Hilton Mystic Hotel, Common Area Renovations, Mystic, CT

Madison Beach Hotel, Shower Wall Modifications, Madison, CT

Holiday Inn, Common Area Renovations, Somerville, MA

Crowne Plaza Hotel, Common Area Renovations, Natick, MA

Country Club of Fairfield, New Beach and Dining Pavilion, Fairfield, CT

Shelter Harbor Golf Club, Clubhouse for new Country Club, Westerly, RI

SENIOR LIVING EXPERIENCE

Brookhaven at Lexington, Performing Arts Center and Swimming Pool, Lexington, MA

Nichols Village, Addition and Renovation, Groveland, MA

C.E. Floyd Company, Inc.
Performance with Integrity



MARK BECKLER

DIRECTOR OF ESTIMATING

mbeckler@cefloyd.com

Education

Gettysburg College

B.S. in Biochemistry and Molecular Biology

Various Classes - Construction Estimating Institute

Licenses & Certifications

Member of ABC Massachusetts
Past Chairman of Membership Committee

LEED Estimating for Green Buildings

Speaking Engagements

Advancing Preconstruction & Estimating
2019 - Redefining Preconstruction: How Can We Prove & Maximize the Value of Preconstruction Services?

Advancing Preconstruction & Estimating 2019 -
Case Study: Establishing Conceptual Estimating Practices Across a Smaller Project Portfolio

C.E. Floyd Company, Inc.

Performance with Integrity

Mark has a talent for forming long-lasting relationships and a genuine excitement for complex and unique projects. His ability to work effectively in a team environment, his attention to detail and his expertise in project planning bring value to your project.

SUMMARY OF QUALIFICATIONS

Mark's field experience as a project superintendent gives him an understanding of how important it is to efficiently coordinate construction activities and also gives him an appreciation for the challenges subcontractors experience on a daily basis. This invaluable knowledge has driven Mark to strengthen relationships with our subcontractors by providing complete, detailed and timely project information from which to prepare their bid proposals. This benefits our clients by ensuring accurate proposals that include complete scopes of work.

Since joining the C.E. Floyd team in 2004, Mark has estimated senior living, hospitality, commercial and institutional projects, new construction and renovation work. He specializes in all aspects of estimating sitework.

EDUCATIONAL EXPERIENCE

The UMBRELLA Community Arts Center, Performing Arts Center, Concord, MA

Middlesex School, New Theater and Visual Arts Center, Concord, MA

Concord Academy, Multiple Projects, Concord, MA

Milton Academy, Phase I: Ware Hall & Arts & Media Center, Milton, MA

Inly School, Main Building Addition, Scituate, MA

Landmark School, EMS New Classroom Building, Manchester-by-the-Sea, MA

Landmark School, High School – New Science Building, Prides Crossing, MA

HOSPITALITY EXPERIENCE

Fishers Island Club, Clubhouse Expansion and Renovation, Fishers Island, NY

GreatHorse, New Clubhouse, Hampden, MA

Brae Burn Country Club, Grill Room Renovation, West Newton, MA

Hampton Inn, Skybox 109 Restaurant Renovation, Natick, MA

Crowne Plaza Hotel, Common Area Renovation/The Verve, Natick, MA

SENIOR LIVING EXPERIENCE

Brookhaven at Lexington, Performing Arts Center and Swimming Pool, Lexington, MA



LUCY FRYE

PROJECT MANAGER

lfrye@cefloyd.com

Education

Connecticut College
B.A. in Architectural Studies
B.A. in Art History

Licenses & Certifications

OSHA 30

Lucy has always had an interest in architecture and the built environment. Now she enjoys being able to work with different people to deliver an end product that the owner will be happy with.

SUMMARY OF QUALIFICATIONS

Lucy is a conscientious individual with a sincere understanding of the value of communications. She possesses a unique combination of resourcefulness, initiative and detail orientation to ensure quality results on any project she works on.

Prior to joining C.E. Floyd Company, Lucy interned for Carpenter & MacNeille and Tremont Preservation Services. Lucy has a long-term interest and exposure to sustainable building and historic preservation.

EDUCATIONAL EXPERIENCE

Nashoba Brooks School, Phase I - Transliteracy and Flex Classroom, Concord, MA

The UMBRELLA Community Arts Center, Performing Arts Center, Concord, MA

Inly School, Main Building Addition, Scituate, MA

Landmark School, Elementary Middle School-New Classroom Building, Manchester by the Sea, MA

Landmark School, High School - New Science Building, Prides Crossing, MA

Thayer Academy, Brickyard Counseling Center, Admissions & Upper School Offices & IT Center, Braintree, MA

HOSPITALITY EXPERIENCE

Wellesley Country Club, New Turf Care Building, Wellesley, MA

Wellesley Country Club, New Pool Building and Pool, Wellesley, MA

Brae Burn Country Club, Pool Area Amenities, West Newton, MA

Brae Burn Country Club, Kitchen and Restroom Renovations, West Newton, MA

SENIOR LIVING EXPERIENCE

Carlton Willard Village, New Bistro and Town Centre, Bedford, MA

Benchmark Senior Living, Bedford Falls - New AL/ALZ Community, Bedford, NH

C.E. Floyd Company, Inc.

Performance with Integrity



KEN WILSON

SUPERINTENDENT

kwilson@cefloyd.com

Licenses & Certifications

Massachusetts Construction Supervisors License
- Unrestricted

OSHA 10

Lead Safety RRP Certified

Asbestos Worker Level 3 Certification

ITW Ramset License

First Aid/CPR Certified

Class 4 & 5 - Forklift Powered Industrial Truck

Aerial Work Platforms - Scissor Lift

Ken, a North Shore local, loves working in the field. He enjoys the face paced environment and the opportunity to work with a diverse team of people to achieve the finished product.

SUMMARY OF QUALIFICATIONS

Ken has 16 years of experience in the construction industry. He has developed a thorough understanding of the importance of communication and coordination in all aspects of construction.

Prior to joining C.E. Floyd Company, he worked for Groom Construction, Paradise Construction and RTT Construction. Ken began his career as a laborer. Through his drive and determination, he rose through the ranks to Lead Carpenter and Construction Superintendent, a position he's held for the last 11 years. He has experience in the educational, healthcare, commercial and residential sectors.

EDUCATIONAL EXPERIENCE

Lesley University, Chemistry Lab Renovation, Cambridge, MA

Lesley University, Animation Studio, Cambridge, MA

Lesley University, Miscellaneous Prep Work, Cambridge, MA

Ursuline Academy, New Athletics and Convocation Center, Dedham, MA

Phillips Academy*, Multiple Projects , Andover, MA

HOSPITALITY EXPERIENCE

Opus Restaurant, Interior Renovations, Salem, MA

COMMERCIAL EXPERIENCE

Netage Solution*, Existing Building Renovation, Watertown, MA

Language Scientific*, Office Space Fit-Out, Medford, MA

Marblehead Savings Bank*, New Ground Up Drive Thur and Re-facing Existing Building, Marblehead, MA

HEALTHCARE EXPERIENCE

MedSpring, Partners Urgent Care Renovation, Cambridge, MA

MedSpring, Partners Urgent Care Renovation, Canton, MA

** Denotes projects completed with other firms*



BOB WILLARD

FIELD OPERATIONS MANAGER

bwillard@cefloyd.com

Education

Has completed various construction courses at Northeastern University

Licenses & Certifications

Commonwealth of Massachusetts Construction Supervisors License

OSHA 10 & 30

C.E. Floyd Company Sustainability Training

Received Craftsmanship Award

Speaking Engagements

Lean Construction Institute (LCI) New England
- Staying on Track with Project Milestones through Weekly Commitment Planning

Bob's primary responsibility is risk management, including: safety, schedule, and quality. His depth of experience supervising our largest scale projects gives him the knowledge required to mitigate risk on our projects.

SUMMARY OF QUALIFICATIONS

With 36 years in the construction industry, Bob's knowledge and understanding of daily project challenges is derived from his extensive experience as a project superintendent. Included in his portfolio are new construction and renovations for senior housing, tenant improvement, retail, industrial, hospitality, laboratory and educational projects, many of which involved safely coordinating construction activities in occupied spaces.

EDUCATIONAL EXPERIENCE

The UMBRELLA Community Arts Center, Performing Arts Center, Concord, MA

Middlesex School, New Theater and Visual Arts Center, Concord, MA

Milton Academy, Phase I: Ware Hall & Arts & Media Center, Milton, MA

Lesley University, Animation Studio, Cambridge, MA

Pingree School, New Athletics Center and Arts Wing Addition, South Hamilton, MA

HOSPITALITY EXPERIENCE

Oakley Country Club, Clubhouse Renovations, Watertown, MA

Opus Restaurant, Interior Renovations, Salem, MA

Radisson Hotel, Shade Restaurant Renovations, Nashua, NH

Wellesley Country Club, New Clubhouse, Wellesley, MA

SENIOR LIVING EXPERIENCE

Brookhaven at Lexington, Performing Arts Center and Swimming Pool, Lexington, MA

Carlton Willard Village, New Bistro and Town Centre, Bedford, MA

Overlook at Charlton, Performing Arts Center, Charlton, MA

RETAIL EXPERIENCE

Simon Property Group, Rockingham Mall Base Building Renovation, Salem, NH

C.E. Floyd Company, Inc.

Performance with Integrity



TOM STANTON

CORPORATE SAFETY DIRECTOR

tstanton@cefloyd.com

Education

Keene State College
B.S. in Safety Studies
Minor in Technology Studies

Licenses & Certifications

OSHA 500 Certified

Tom enjoys being on the road and appreciates the opportunity to work with a variety of individuals on many different projects. It's exciting for him to see a project through to the end and to be proud of the finished product.

SUMMARY OF QUALIFICATIONS

Tom has 16 years of safety and risk management experience. He's managed and overseen safety and risk management activities on notable projects such as: Pentagon Renovation Project, T-Rex Project (\$1.7 Billion, Denver, CO) and Blue Line Project (\$312 million, Chicago, IL).

In addition to these large scale projects, Tom also worked on a vast array of projects as a Construction Risk Control Representative with Travelers Insurance, a Construction Specialist with Acadia Insurance, and a Safety Specialist with Centimark, a global roofing company. Tom has a wide variety of analytical skills, welcomes challenges, and enjoys being in the field helping employees, subcontractors, and clients understand risk and providing solutions to eliminate hazards.

Tom has 10+ years of experience working on occupied campuses and universities while he worked as an insurance manager serving both contractors and owners.

EDUCATIONAL EXPERIENCE

The UMBRELLA Community Arts Center, Performing Arts Center, Concord, MA

Middlesex School, New Theater and Visual Arts Center, Concord, MA

Milton Academy, Phase I: Ware Hall & Arts & Media Center, Milton, MA

Lesley University, Animation Studio, Cambridge, MA

Pingree School, New Athletics Center and Arts Wing Addition, South Hamilton, MA

HOSPITALITY EXPERIENCE

Oakley Country Club, Clubhouse Renovations, Watertown, MA

Opus Restaurant, Interior Renovations, Salem, MA

Hilton Mystic Hotel, Common Area Renovations, Mystic, CT

GreatHorse, New Clubhouse, Hampden, MA

SENIOR LIVING EXPERIENCE

Brookhaven at Lexington, Performing Arts Center and Swimming Pool, Lexington, MA

LCB Senior Living, The Residence at Westport, Westport, CT

Nichols Village, Addition and Renovation, Groveland, MA

C.E. Floyd Company, Inc.
Performance with Integrity



For nearly a century, Glovsky & Glovsky has been providing superior legal services to clients throughout Boston's North Shore. Located in downtown Beverly, we are a full-service law firm, with lawyers practicing in the areas of real estate and land use, estate planning and administration, corporate and business planning and civil litigation. The firm is founded on a commitment to clients and community to provide sophisticated legal services in an accessible, comfortable atmosphere.

Glovsky & Glovsky is well-known for facilitating routine and complex commercial, institutional and residential development projects. Our experienced lawyers creatively leverage local knowledge and relationships with legal expertise to deliver value to our clients. The Firm provides a full range of land use and permitting services to developers, investors and institutional clients.

Miranda P. Gooding, Esq.

Ms. Gooding is a member of the firm and concentrates her practice in real estate law. She represents developers, lenders and non-profit organizations in complex commercial lending transactions, zoning and land use permitting, acquisitions and sales, leasing and condominium conversions and formation. Her representative land use and permitting transactions include obtaining all necessary governmental approvals and providing strategic advice associated with the following projects located throughout the North Shore:

- Provide zoning advice regarding Dover Amendment educational use exemptions in connection with a wide variety of non-profit organizations including Montserrat College of Art, Endicott College, Old Farm Inn, Inc. and Project Adventure.
- Development of various multi-use apartment buildings in downtown Beverly containing more than 300 units in the aggregate.
- Acquisition and redevelopment of McKay School into residential apartments.
- Development of for-profit secondary school at Cherry Hill development.
- Development of industrial headquarters for companies relocating to Cherry Hill and Dunham Ridge industrial areas.

Community Activities: Ms. Gooding lives in Beverly where she has been actively involved in the community, having formerly served as a Beverly City Councilor, chair of the Beverly Harbor Management Authority, co-President of Beverly Main Streets and as a Trustee of Montserrat College of Art.

Education: Dartmouth College, A.B., *cum laude*, 1986; Boston College Law School, J.D., *cum laude*, 1991.



CHRISTOPHER D. HOWE ARCHITECTURAL CONSULTING **CODE CONSULTING, PLAN REVIEW, AND ARCHITECTURAL SPECIFICATIONS**

CDHA Consulting provides a range of code consulting, plan review, variance acquisition, and specification writing services for architects, building owners, contractors and code officials.

I am a Massachusetts registered architect with over 25 years of experience. The first 18 years of my career I spent practicing architecture in the traditional role of an architect. For the majority of those 18 years I worked for D.W. Arthur Associates Architecture, Inc. The firm primarily specialized in the design of child care centers and commercial office space. Much of my work involved the alteration of existing buildings to accommodate either of these two occupancies. As a result, I became proficient with a wide range of code requirements applicable to various occupancies and the complex requirements applicable to work within existing buildings.

I enjoyed the challenge of interpreting the requirements of the codes and applying those requirements to complex projects. I found that I had a similar affinity for building material properties and specifications.

In my experience, architects recognize the importance of these technical aspects of the profession. However, of the many tasks that architects are required to complete in the course of a project, code reviews and specification writing are some of the least favorite.

I founded CDHA Consulting to provide architects support in these two important aspects of the profession.

Following is my resume and a partial project list.

I've focused specifically on code consulting work, and work in existing buildings. Upon request I would be pleased to provide additional information about CDHA Consulting, my experience, and the services that CDHA offers.

Christopher D. Howe, RA

CHRISTOPHER HOWE

Registered Architect: Massachusetts #20499

Member: International Code Council (ICC)

Member: National Fire Prevention Association (NFPA)

Education

Bachelor of Architecture, Roger Williams University, 1996

Associate in Applied Science – Architecture and Building Technology, Vermont Technical College, 1988

Work Experience

2012 – Present Principal: CDHA Consulting – Code Consulting and Architectural Specifications

Somerville, MA

Code consulting and specification writing

(See project list below)

1996-2012 Architect / job captain: D.W. Arthur Associates Architecture, Inc.

Boston, MA

Design, documentation, design team management , and construction administration

1989-1996 Draftsman: Randall T. Mudge and Associates Architects

Lyme, NH

Drafting and design

1984-1986 Russell F. Howe Builders, Inc.

Brattleboro, VT

General labor and carpentry

Lectures

2014 – 2016 Guest Lecturer Massachusetts Building Commissions and Inspectors Association

2017 Architecture Boston Expo (ABX) “The Referenced Standards of the Building Code”

CDHA Project List (Partial)

Briscoe School, Beverley MA

Services: Evaluation / feasibility study for the adaptive reuse of Briscoe Middle School to serve as a community art center.

Client: Olson Lewis + Architects

Status: Ongoing

Child Care Adaptive Reuse, Waltham MA

Services: Evaluation / feasibility study for the conversion of an existing large (3,000 sf) residence into either a child care center or a dormitory style communal living facility for graduate students or executives.

Client: D.W. Arthur Associates Architecture, Inc.

Status: Ongoing

Residences at Maplewood School, Gloucester, MA

Services: Plan review for adaptive reuse of a historic school into residential units.

Client: City of Gloucester

Status: Plan review complete. Project under construction.

Mass Innovation, North Andover, MA

Services: Plan review services for adaptive reuse of a 1,000,000 square foot manufacturing facility to serve as a marijuana growing facility.

Client: Town of North Andover

Status: CDHA completed preliminary plan reviews and a compliance report.

Pingree School Ice Rink, Hamilton MA

Services: Code consulting for an addition and renovations to the school's existing ice rink.

Client: Olson Lewis + Architects

Status: Ongoing

Boone Hall – Ascension Memorial Church,

Services: Code consulting for an addition to the historic Ascension Memorial Church.

Client: Olson Lewis + Architects

Status: Ongoing

New Life Christian Church

Services: Existing building evaluation and feasibility study exploring code compliant options for expansion of worship space and master planning of the church's entire campus.

Client: New Life Christian Church

Status: Study complete

First United Methodist Church, Westborough, MA

Services: Extensive existing building evaluation in support of a proposed addition and alterations.

Client: First United Methodist Church

Status: CDHA obtained numerous accessibility variances on the owner's behalf.

311 Eastern Avenue, Chelsea MA

Services: Extensive existing building evaluation of an existing warehouse / manufacturing facility in support of adaptive reuse as office and retail space.

Client: Gerald Berberian

Status: Complete

200 Homer Avenue, Ashland MA

200 Homer is a historic mill building that has been repurposed so serve as a commercial building with tenants ranging from health clubs and indoor golf to offices.

Services: Code consulting services for multiple tenant fit-outs, extensive accessibility evaluation, and accessibility variance services.

Client: Walker Development

Status: Indoor golf project completed and occupied. CDHA has advised the owner regarding the code compliance requirements associated with various potential tenants. CDHA obtained numerous accessibility variances on the owner's behalf.

Saint Luke's Episcopal Church, Chelsea, MA

Services: Extensive existing building evaluation in support of a proposed addition and alterations.

Client: Potomac Capital

Status: CDHA obtained numerous accessibility variances on the owner's behalf.

WENDY FRONTIERO, R.A.
Architect and Preservation Consultant

18 Walnut Road . South Hamilton, Mass. 01982
tel. 617 . 290 . 8076
e-mail wfrontiero@alum.mit.edu

PROFESSIONAL BACKGROUND

Registered Architect, Massachusetts #7800.

Master of Architecture, Massachusetts Institute of Technology.

Master of Arts in Preservation Studies, Boston University.

Bachelor of Arts, University of North Carolina at Chapel Hill.

EXPERIENCE

1996-present

CONSULTANT

Architect, Preservation Planner, and Architectural Historian.

- Site planning and design; design and construction documents for new construction, renovation, and restoration for residential, office, and institutional projects.
- Consultation on Section 106 (federal), Chapter 254 (Massachusetts), and local historic district design review requirements. Liaison with review agencies; compliance with the Secretary of the Interior's *Standards for the Treatment of Historic Properties*.
- Preparation of architectural and historical research and evaluations, National Register nominations (individual properties, districts, and multi-property formats), historic structure reports, and design guidelines. Preparation and implementation of preservation plans for individual properties, institutions, and communities.

2004-06

BOSTON LANDMARKS COMMISSION, Boston, Mass.

Consulting Staff Architect.

- Provided technical assistance to city-wide and neighborhood preservation commissions, owners of historic properties, the general public, and City departments on appropriate design, maintenance, and repair options for historic properties.
- Responsible for site visits, administration of applications to the BLC for design review, attendance at BLC hearings and writing of decision letters for BLC design review, and preparation of preservation comments for project reviews through zoning and state environmental processes.

1989-90,

1992-96;

Consultant,

1996-2006

WALLACE FLOYD DESIGN GROUP, Boston, Mass.

CROSBY | SCHLESSINGER | SMALLRIDGE, Boston, Mass.

Architect and Preservation Planner.

- Historic Resources Coordinator and Project Conservator for the Central Artery/Tunnel Project, providing project-wide technical support for protecting historic resources affected by highway construction.

Advised in-house design, construction, and mitigation staff; acted as liaison to federal, state, and city cultural resources agencies; prepared documentation required for environmental review; developed presentations for public workshops and conferences.

Provided construction services support for an acoustic window program for compliance with Section 106 requirements.

Author of a report on historic resource considerations, and co-author of design guidelines, for joint development above the new Central Artery alignment in downtown Boston.

- Developed criteria and concept reports for highway architecture; contributed to the concept report for a public arts program.
- Schematic design for a visitors center on Spectacle Island in Boston Harbor.

1990-91

CITY OF GLOUCESTER, Gloucester, Mass.

Preservation Planner.

- Provided technical assistance, training, and coordination to local preservation groups, city officials, and community development staff; initiated implementation of a city-wide preservation plan.
- Prepared a feasibility study for the re-use of a vacant school building for town offices, an outline scope of work for repairs to the original town hall, design review guidelines for the downtown historic district, a proposal for a demolition review ordinance, and public education for a proposed local historic district.

1988-89

STALEY McDERMET ASSOCIATES, Salem, Mass.

Project Architect. Responsible for schematic design, design development, construction documents, contract administration, and administration of preservation grants for clients. Projects included school, church, city hall, and commercial buildings, congregate elderly housing, and multi-family residences, specializing in restoration and renovation.

1986-88

KJA ARCHITECTS, Somerville, Mass.

Job Captain. Responsible for schematic design, design development, and construction documents for commercial and residential projects, focusing on housing for low-income families, the elderly, and mentally handicapped people.

Summer 1985

BENJAMIN THOMPSON ASSOCIATES, Cambridge, Mass.

Designer. Drafting, schematic design, and presentation drawings for a festival marketplace in Miami and for South Street Seaport in New York City.

1980-84

MASSACHUSETTS HISTORICAL COMMISSION, Boston, Mass.

Assistant to the Staff Architect. Reviewed plans and specifications for grant-assisted preservation projects, made site inspections, and provided general technical assistance.

Preservation Planner. Provided technical advice and training to local preservation commissions, coordinated consultants and local administrators for survey and planning grants, managed the statewide architectural inventory program, and reviewed and prepared proposals for the National Register of Historic Places.

1980

ANDOVER HISTORICAL COMMISSION, Andover, Mass.

Preservation Planner. In coordination with the Town Planner and Andover Historical Society, developed a comprehensive preservation plan for the town, prepared a unified National Register nomination for six districts and 42 individual properties, led a preservation workshop, secured a \$50,000 private grant for the study of an endangered

pre-historic archaeological site, and prepared a feasibility study for the re-use of an historic school building.

1978-79

GLOUCESTER DEVELOPMENT TEAM, Gloucester, Mass.

Survey Director. Coordinated an inventory of architectural resources in the downtown area, produced a guidebook and poster for public use, and prepared community presentations.

PUBLICATIONS AND AWARDS

2008

“Methuen Walks” (author and photographer). Walking tour brochure for the local historic district, illustrating the themes of mill history and the legacy of three local millionaires. For the City of Methuen and Methuen Historic District Commission.

2007

Searles Tenney Nevins Historic District – Design Guidelines Handbook (author and photographer). For the City of Methuen and Methuen Historic District Commission.

2002

Historic Resource Considerations for Joint Development; Design Guidelines and Technical Support (co-author). Preservation subconsultant for the CA/T Project to Wallace Floyd Design Group; for the Massachusetts Turnpike Authority.

1992

Massachusetts Historical Commission Preservation Award, given to the Bertram House, Salem, Mass. Project architect with Staley McDermet Associates for the restoration, adaptive re-use, and new additions used to convert a Federalist period mansion into assisted congregate living for the elderly.

1991

Guidelines for the Gloucester Historic District: The Design Review Process. For the Gloucester Historic District Commission.

1989

Central Artery (I-93)/Tunnel (I-90) Project Concept Report: Systemwide Highway Architecture (editor). With Wallace, Floyd, Associates (subconsultant to Bechtel/Parsons Brinckerhoff) for the Massachusetts Department of Public Works.

1986

Themes and Variations: A Guide to the Architecture of Bath (manuscript; co-author). For the Bath (England) City Council and Bath Preservation Trust.

1986

Thresholds: Landscape, City, and Building Edges (co-author). M. Arch. Thesis.

1985

Francis Ward Chandler Prize for achievement in design while at MIT.

INDESEM '85 (Delft, Holland). Member of the MIT team at an international design seminar led by architects Aldo van Eyck, Herman Hertzberger, and Mario Botta.

1983

“Protecting and Preserving Old Burial Grounds.” For the Massachusetts Historical Commission.

- 1980 *A Preservation Plan for the Town of Andover.* For the Andover (Mass.) Historical Commission.
- 1979 *Land Marks: Architecture and Preservation in Gloucester.* For the Gloucester (Mass.) Development Team.

PROFESSIONAL HIGHLIGHTS

Member

Boston University, Preservation Studies Program Alumni Advisory Council, 2013-present
City of Beverly (Mass.) Master Plan Steering Committee, 2001-2002
Gloucester Civic Center Design Charrette for the re-development of a city block in downtown Gloucester, Mass., 2009-10

Presentations

“Hiding in Plain Sight: Historic Buildings and Landscapes in Beverly.” Presented to the annual meeting of Historic Beverly (formerly the Beverly Historical Society). March 2018.

“Between Earth, Sea, and Sky: Four Hundred Years of Building on Cape Ann.” Presented to the Cape Ann Museum, as the lead in a series of programming related to the exhibit “Design/Build: The Drawings of Phillips & Holloran, Architects”. June 2016.

“‘The Pleasure of Wealth’; High Victorian Architecture and the Lost History of the Bailey-Ellis Estate.” Presented at the Meet the Artist talk series of the Scituate Public Library. October 2013.

“Shelter from the Storm.” A talk on the history and evolution of the Blacksmith House, Cambridge, Mass. Presented as part of a series of lectures at the Cambridge Center for Adult Education celebrating the Blacksmith House. March 2012.

“‘A Constant Round of Entertainments’; The Life of the William Brattle House.” Presented as part of the Paul Revere Memorial Association Lecture Series at Old South Meeting House, Boston. September 2011.

PRIMARY SERVICES

- Evaluation of existing building conditions and documentation of architectural and preservation considerations.
- Schematic and final design for residential, commercial, and institutional projects, specializing in renovation and restoration.
- Preservation plans, including developing measures for integrating historic preservation issues with community-wide planning efforts.
- Architectural/historic research and evaluation, including architectural inventories, historic structures reports, and planning studies.
- Nominations to the National Register of Historic Places for individual properties, districts, and community-wide formats.
- Design review, including development and interpretation of guidelines.
- Environmental review, including interpretation of local, state, and federal regulations; evaluation of effects on historic resources; and recommendations for mitigation.

REPRESENTATIVE PROJECTS

Preservation Consultant for the restoration and adaptive re-use of the Josiah Smith Tavern in Weston, Mass., a house and barn complex that was constructed in the mid 18th through mid-19th centuries and is now owned by the Town. Assessment of historic architectural features, liaison with the non-profit owner of a preservation restriction on the property, and collaboration on design and specifications for re-use.

Conditions assessment and plans and specifications for exterior restoration of Jefferson Cutter House in Arlington, Mass., built in the early 19th century and now occupied by the Cyrus Dallin Art Museum and Chamber of Commerce.

Historic structures reports, conditions assessments, and plans and specifications for two properties—an early 18th century mansion and an early 19th century residence— owned by the Cambridge Center for Adult Education, Cambridge, Mass. Historic context, chronology of development and use, interior and exterior physical descriptions, evaluation of existing conditions, preservation recommendations, and plans and specifications for exterior repairs and restoration.

Architectural conservation assessments for a trio of commercial and civic buildings in Cohasset, Mass. dating from the 18th through early 20th centuries; for a late 18th century mansion in Gloucester, Mass., that is maintained as an historic house museum; for a Victorian country house occupied and operated by a local arts association on the South Shore; for a late 18th century farm house in southeastern Mass.; for an early 19th century church on Cape Cod; for a late 19th century church in Scituate, Mass.; and for an early 19th century house in Nantucket.

Historic structures report for an early 20th century summer estate, Beverly, Mass. History and significance, room-by-room inventory of important architectural features, and recommendations for preservation priorities.

Consulting historic architect for the Boston Landmarks Commission, Boston, Mass. Technical assistance and design review for proposed work on local Landmarks and designated historic districts, for demolition delay applications, and as required by environmental mandates.

Historic resource coordinator and Project Conservator for the Central Artery/Tunnel Project, Boston, Mass. Project-wide technical expertise to protect historic resources throughout design and construction. Liaison with regulatory agencies, evaluation of additions to the Project's Inventory of Historic Resources, documentation for EIS/Rs, development of a design and construction review process, and review of specifications and contractor submittals.

Preservation consultant for new construction adjacent to a late 19th century church in Cambridge, Mass., to provide market-rate housing above a new parish hall. Assistance in design review with the Massachusetts Historical Commission and Cambridge Historical Commission.

Preservation consultant for planned alterations to an early 19th century church in downtown Boston that is designated a National Landmark. Identification and prioritization of significant architectural features and recommendations for their protection and enhancement.

Preservation consultant for the major renovation of a late-19th century town hall, Belmont, Mass. History and significance of the building, identification of character-defining features, preservation considerations and priorities, review of the prime architect's preliminary and final design drawings, and presentation to the local historic district commission.

Preservation consultant for a large, mixed-use development on the border between Newton and Brookline, Mass. Identification of historic resources in the project area, analysis of project impacts, preparation of demolition review applications, and consultation on mitigation affecting a nearby historic parkway.

Design guidelines and historic resource considerations for joint development above the new Central Artery in downtown Boston, Mass. (co-author). *Design guidelines for local historic districts* in Gloucester and Methuen, Mass.

Study Reports for the potential designation of several properties in downtown Boston as Boston Landmarks. Architectural descriptions, photography, and the documentation and evaluation of historic and architectural significance for mid-19th through mid-20th century commercial buildings and streetscapes, residential property, a late 19th century pumping station complex, and the 14-acre Christian Science Center.

Survey and evaluation of historic campus buildings owned by the University of Massachusetts at Lowell. Preparation of inventory forms for 18 structures dating from the mid-19th through mid-20th centuries. Analysis of planning implications of the inventory process.

Survey and evaluation of properties owned by Boston University, Boston, Mass., and development of a preservation plan within the context of the university's primary program requirements.

Survey and evaluation of properties on and surrounding the campus of the Massachusetts Institute of Technology, Cambridge, Mass. Development of a common body of knowledge of existing conditions and of a guide for MIT and the City to use when considering building demolition, alterations, and development.

Wendy Frontiero, Historic Preservation Consultant, in the previous five years has prepared plans and specifications and provided construction administration services for major exterior restoration projects involving one early 18th century and two early 19th century residential buildings, which are currently occupied by non-profit organizations, including the **William Brattle House** and **Blacksmith House** - Cambridge Center for Adult Education, Cambridge MA, and the **Jefferson Cutter House** - Cyrus E. Dallin Museum, Arlington MA.

As Historic Preservation Consultant, Ms. Frontiero was responsible for analyzing building condition assessments and making recommendations for preservation and repairs for a range of 18th and 19th century buildings in Massachusetts including: **Sargent House Museum**, Gloucester; **Timothy Horsefield House - Hospital Thrift Shop**, Nantucket; **The First Parish Meeting House**, Truro; **the Bailey-Ellis House-Scituate Arts Association**, Scituate; and the **First Baptist Church**, Scituate. All of these buildings are owned and/or occupied, and maintained, by non-profit organizations. In most cases, the priority has been to make the building exteriors sound and weather-tight, while retaining as much historic integrity as possible. All of these projects have buildings listed in the National Register of Historic Places. Some are also designated local landmarks, making any alterations subject to design review by municipal historical commissions.

Ms. Frontiero has also provided historic preservation consulting services to Harvard University, Boston University, UMass Lowell, and the Massachusetts Institute of Technology. These projects have included survey and evaluation of historic resources on campus; analysis of historic context and statements of historic significance; preservation recommendations to guide future growth; and analysis of historic preservation implications for future development.



***Jefferson Cutter House - Cyrus E. Dallin Museum,
Arlington, Mass.***

SECTION SEVEN: REFERENCES



31 MARKET STREET IPSWICH, MA 01938
978.356.3700
firstipswich.com

July 1st, 2019

TO: City of Beverly Massachusetts

RE: Brisco Middle School Redevelopment – BevArts proposal

To Whom It May Concern;

First Ipswich Bank has been approached regarding the financing of the acquisition and redevelopment of the Brisco Middle School into a community arts facility. After an initial review of the proforma, we are pleased to consider a formal loan request upon submission of the underwriting data. This is a project we would consider for financing after proper due dilligence.

If you have any questions, please contact me at 978-356-8168.

Sincerely,

A handwritten signature in black ink, appearing to read "Lisa G. Brodeur".

Lisa G. Brodeur
Vice Preident
Commercial Lending

To City of Beverly; re: Proposal for the Sale of Briscoe Middle School,

We have gathered some financial statements from Miranda's Hearth. Upon gathering additional information, acceptance of the bid on the property, amongst other stipulations, Eastern Bank may be able to provide financing to Miranda's Hearth, Bev Art project. The decision to finance the project will likely not be made for 1-2 weeks after all information is gathered. This letter is in no way legally binding or to be used as evidence of approval for financing. Rather it should be used to understand that Eastern Bank has spoken with the customer regarding this project.

Best Regards,

Shannon O'Brien

Eastern Bank

Vice President, Business Banking

SIMILAR PROJECTS

THE UMBRELLA COMMUNITY ARTS CENTER



The Umbrella, 40 Stow Street, Concord, MA, 01742

THE BUILDING

Built as a high school in 1929 and the town's first steel-beamed structure, Emerson School has long been an important historic and architectural landmark in downtown Concord. The building served as a public school for more than five decades before it was deemed obsolete and insufficient for a growing student population.

THE ORGANIZATION



In the early 1980's, a group of Concord volunteers and visionaries realized that the aging Emerson School building, slated for demolition, could be saved and converted into a community arts center. In 1982, The Umbrella's founders obtained tax-exempt status as a private non-profit organization and developed a detailed multi-use proposal for the building, which the Board of Selectmen approved in 1983. This agreement retains the spirit of the original deed, which states that the land will be used for education, and is still in place today. The Town of Concord retains ownership of the building, which it leases to The Umbrella Center for the Arts, which in turn is responsible for programming, operating, building maintenance, and capital improvement costs.

THE DETAILS

- 40,000 square foot high school built in 1929
- Studio space for more than 50 artists
- Classes and workshops for children and adults in four large teaching studios
- Exhibition space in the Gallery
- Community arts initiatives, including the Musketaquid Arts & Environment program
- Performance space for all disciplines in the 435-seat Theater, including events under the banner Emerson Umbrella Presents
- Home to 55+ artists, performing arts, arts education, and arts and environment
- Leased from the Town of Concord for \$1 per year

CURRENT STATUS

After 36 years of occupancy, The Umbrella is undergoing its first major capital campaign to improve the building and make it sustainable for years to come. Until this point, The Umbrella operated in the old Emerson High School as it was.

CONTACT

Allene Riley Kussin
Board President
arkussin@comcast.net

40 Stow Street, Concord, MA 0474
<http://theumbrellaarts.org>

Mayor Cahill
City of Beverly
City Hall, 191 Cabot Street
Beverly, Massachusetts 01915

Dear Mayor Cahill & Members of the Selection Committee,

I am writing in strong support of the proposal developed by Miranda's Hearth to repurpose the former Briscoe Middle School as BevArt: The Beverly Arts Community Center.

This proposal is a visionary, once in a generation opportunity for the City of Beverly to make a commitment to maintaining valuable public spaces through the arts. It would single-handedly create the largest artistic hub on the North Shore, securing Beverly's growing reputation as a regional destination for the arts.

Miranda and I became acquainted when she was hired at The Umbrella Community Arts Center in Concord, MA. I was, and remain, the Chair of the Board of Directors. Miranda immediately impressed me with her abilities, drive and energy. She brought order to many aspects of the organizations operations that had been needed, continued to make art on her own, as well as build her 'Tiny House' as a creative project on the front lawn of our 1929 building as a way to interest the community in the 'arts' needed in building a house. It was a hugely successful project and Miranda has taken it 'on the road', so to speak, to encourage others to consider this alternative means of living.

Such vision, determination and commitment is only part of what Miranda would offer in leading the effort to bring such spirit to the Beverly community. Having worked for years with The Umbrella Community Arts Center, I'm aware of all that such a well run organization could offer to a town such as Beverly. There is growing research available to highlight not only the value of offering arts education and practice, but also of the financial boost such can bring to a community.

BevArt would provide sustainable infrastructure to support professional artists, create an educational pathway to the arts for the broader community, and highlight local creative entrepreneurs to the hundreds of thousands of tourists already visiting our city for its rich arts district.

BevArt is exactly the kind of development that we need. I hope that the City of Beverly will support this visionary proposal to secure Briscoe Middle School as a publicly accessible cultural resource for generations to come.

Sincerely,

Allene Riley Kussin, Chair
Board of Directors
The Umbrella Community Arts Center
Concord, MA

SIMILAR PROJECTS

ARTSPACE MAYNARD



© Brent Mathison

brentmathison.com

THE BUILDING

ArtSpace-Maynard is a nonprofit community art center located at 63 Summer Street in the former 55,000 square foot Fowler Middle School, Maynard, MA built in 1917 and expanded in 1927. In January 2001, ArtSpace Inc. leased the building from the Maynard School Department and transformed it into one of the largest and most vital art centers in New England.

THE ORGANIZATION

There are 47 artists' studios in the facility. The average size of studios is 750 square feet. The studios currently house 80 artists. Studio rents are \$10.44 per square foot per year, including heat, electricity, Wi-Fi, snow and trash removal. All studios are currently occupied. ArtSpace-Maynard presents its annual Open Studios event on the last weekend in September in conjunction with the town wide celebration, MaynardFest, and a Holiday Sale in December. It coordinates educational endeavors with local schools and organizations, presents public discussion groups and lectures about art and art-related matters, hosts tours for schools, organizations and the community at large.

THE DETAILS



ArtSpace Maynard, (c) artspacemaynard.org

- 55,000 square feet middle school built in 1917, expanded in 1927
- 47 studios that currently house more than 80 artists
- ArtSpace Gallery, created from the former library, is one of the premier, mid-sized, nonprofit exhibition spaces in New England.
- 70 seat theater is home to ACME Theater Productions, a non-profit community theater company

CONTACT

Jero Nessen
Founder, Retired
jero.nesson@gmail.com

63 Summer Street, Maynard, MA, 01754
<https://www.artspacemaynard.com/>

July 20, 2019

Mayor Michael Cahill
Beverly City Hall
191 Cabot Street
Beverly MA 01915

RE: Support for BevArt Proposal for Reuse of Briscoe School

Dear Mayor Cahill,

I am writing you and the members of the Briscoe School Reuse Selection Committee in support of the proposal by Miranda's Hearth for the reuse the former Briscoe Middle School as BevArt – The Beverly Arts Community Center.

I had served as the Commonwealth's Director of Building Reuse during the public school closing crises following the passage of Prop. 2.5. In that capacity I assisted many cities and towns plan for the potential reuse of these surplus facilities.

Between 1982 and my retirement in 2015 I worked with artists as a consultant to the Mass. Cultural Council on artists' space issues and as nonprofit developer in the development/management of several, artist studio and artist live work projects in Mass., including:

- 249 A Street Coop (Boston) (NEA Presidential Design Award)
- Brickbottom Artists Project (Somerville)
- ArtSpace Studios (Wellesley)
- ArtSpace Studios (Maynard)
- ArtSpace Studios at Fountain Street (Framingham)
- Emerson Umbrella Center for the Arts (Concord)
- Highland School Studios (Carlisle)

I had the pleasure of meeting with Miranda Aisling and the BevArt Board during the early planning for the adaptive reuse of Briscoe School. I am very impressed with their progress and with the scope and quality of their proposal and its potential impact on the City of Beverly and on the entire North Shore arts community.

Sincerely,

Jero Nesson
1 Russell St., #305
Cambridge MA 02140

SIMILAR PROJECTS

14 CEDAR STREET STUDIOS



14 Cedar Street Studios (c) 14cedarstreetstudios.com

THE BUILDING

Originally built circa 1885 as a manufacturing facility for horse drawn carriages, 14 Cedar Street has been developed into sustainable, affordable work spaces for architects, designers, builders, artists and creative entrepreneurs. Sustainable remodeling practices were employed during the development of the property with the intention of making it a showcase for innovative, renewable, efficiency, and load-reduction technology.

THE ORGANIZATION



14 Cedar Street offers small, turn key, creative spaces on short term leases to start-up businesses and creative entrepreneurs. There is handicap accessibility, on site management, 3 phase power, freight and passenger elevators.

Just minutes from 495 and 95, affordable work spaces at 14 Cedar Street Studios are within walking distance to restaurants, shops, galleries, the Upper Millyard, and the Powow River Walk in historic downtown Amesbury Massachusetts.

CONTACT

Barbara Lorenc
Founder & Developer
balorenc13@gmail.com
978-265-6526

14 Cedar Street, Amesbury, MA, 01913
<http://14cedarstreetstudios.com>

Mayor Cahill
City of Beverly
City Hall, 191 Cabot Street
Beverly, Massachusetts 01915

Dear Mayor Cahill & Members of the Selection Committee,

I am writing in strong support of the proposal developed by Miranda's Hearth to repurpose the former Briscoe Middle School as BevArt: The Beverly Arts Community Center.

This proposal is a visionary, once in a generation opportunity for the City of Beverly to make a commitment to maintaining valuable public spaces through the arts. It would single-handedly create the largest artistic hub on the North Shore, securing Beverly's growing reputation as a regional destination for the arts.

As the owner of 14 Cedar Street Studios in Amesbury for the past 17 years I am keenly aware of the need and the fleeting opportunity to establish creative communities in developed urban areas. My building has been fully occupied for over 8 years and there is a waiting list of artists and creative entrepreneurs looking for the necessary space to work.

I am especially interested in the community building that revolves around a concentration of creative talents. It has been a benefit to Amesbury to have open studio weekends, art showings and events generated by the creative community and it supports a wonderful quality of life. The Briscoe Middle School in BevArt hands would become an engine of civic activity and bring a much needed feature to the Beverly community.

BevArt is exactly the kind of development that is needed on the North Shore. I hope that the City of Beverly will support this visionary proposal to secure Briscoe Middle School as a publicly accessible cultural resource for generations to come.

Sincerely,

Barbara Lorenc

Cedar Tree Development
14 Cedar Street
Amesbury, MA 01913
14cedarstreetstudios.com

SECTION EIGHT: FORMS & DISCLOSURES

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

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

(1) REAL PROPERTY: 7 Sohier Road, Beverly, MA 01915

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

(3) PUBLIC AGENCY PARTICIPATING in TRANSACTION: City of Beverly

(4) DISCLOSING PARTY'S NAME AND TYPE OF ENTITY (IF NOT AN INDIVIDUAL):
Miranda's Hearth, Inc.

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

Lessor/Landlord Lessee/Tenant
 Seller/Grantor Buyer/Grantee

Other (Please describe):

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

NAME

RESIDENCE

Miranda's Hearth is a non-profit 501(c)3 organization that provides educational programming in the arts. No individual persons have any beneficial interest.

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

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

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

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

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

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

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

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

Miranda's Hearth, Inc

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



8/5/2019

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

Miranda Aisling Hynes, Executive Director

PRINT NAME & TITLE of AUTHORIZED SIGNER

Non-Collusion / Tax Certification Form

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

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


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

1. *"The undersigned certifies under the penalties of perjury that this proposal has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the word person shall mean any natural person, business, partnership, corporation, union, committee, club or their organization, entity, or group or individuals" and,*

2. *"Pursuant to M.G.L. c.62C, §49A, I hereby certify, under penalties of perjury that to my best knowledge and belief the undersigned bidder has complied with all laws of the Commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting child support. "*

This bid is submitted by:

Miranda's Hearth, Inc.
(Complete name of firm to be given here)

Signature:  _____

Contract Person: Miranda Aisling Hynes, Executive Director _____

Business Address: 60 Harlow Street, Arlington, MA 02474 _____

Email Address: miranda@mirandashearth.com _____

Telephone: 203-979-9268 _____ Employer I.D. # 81-1157951 _____

SECTION NINE: LETTERS OF SUPPORT

LETTERS OF SUPPORT

Miranda's Hearth has worked diligently to ensure that this proposal addresses needs and goals articulated by both businesses and individuals throughout the City of Beverly.

These collected letters of support, as well as additional letters from residents of Beverly sent directly to Mayor Cahill, demonstrate the wide-spread community support for this visionary proposal.

- Paul Guanci, City Council President and Councilor-at-Large, pg. 12-13
- Beverly Main Streets, pg. 15
- Karen Ristuben, Program Director, ECCF, CCI, pg. 17
- Montserrat College of Art, pg. 20
- The Cabot, pg. 21
- North Shore Music Theatre, pg. 22
- The Artful Life Counseling Center and Studio, pg. 23
- LEAP for Education, pg. 28
- EforAll, pg. 36
- Creative Collective, pg. 37
- Root, pg. 38
- The 5th Wall Immersive Theatre Company, pg. 44
- Wendy Frontiero, pg. 77
- North Shore CDC, pg. 87-88
- CI Works, pg. 89-90
- Mass Cultural Council, Cultural Facilities Fund, pg. 93
- CE Floyd, pg. 95
- Greater Beverly Chamber of Commerce, pg. 99
- Next Gen Network, pg. 100
- Phil Richard Insurance, pg. 101
- Gordon College, pg. 177
- Brian Pellinen, Academic Dean, Montserrat, pg. 178
- Manship Artist Residency + Studios, pg. 179



GORDON COLLEGE

Mayor Cahill
City of Beverly
City Hall, 191 Cabot Street
Beverly, Massachusetts 01915

Dear Mayor Cahill & Members of the Selection Committee,

I am to heartily endorse the Miranda's Hearth and the proposal to repurpose the former Briscoe Middle School as **BevArt** (The Beverly Arts Community Center).

The City of Beverly will be strengthened in many way by taking on the commitment to maintain and transform valuable public spaces like Briscoe--particularly through the arts. Beverly's growing reputation as a regional destination for the arts will be enhanced immeasurably by this plan.

As an artist and educator I am very much interested in seeing Beverly continue to grow and develop as it has been doing so amazingly over the past decade and more—and in having arts programming for residents and visitors to the city. **BevArt** adds to the arts infrastructure in town and will be a major source of encouragement and support to artists and their clientele. It will offer the broader community educational opportunities and it will highlight the professional arts community and its offerings—both to locals and to tourists bringing valuable resources to continue Beverly's growth and development.

BevArt is precisely what we need—retrofitting of existing structures in need of renovation—and the creative repurposing that is the hallmark of a thriving and renewed urban center. I hope that the City of Beverly will support this visionary proposal to secure Briscoe Middle School as a publicly accessible cultural resource for generations to come.

Respectfully Submitted,

Bruce Herman, Lothlórien Distinguished Chair in Fine Arts
Barrington Center for the Arts
Gordon College, Wenham, MA 01984
E: bruce.herman@gordon.edu // TEL: 978-867-4414

232 Cabot St.
Beverly, Massachusetts
01915

July 20, 2019

Mayor Cahill
City of Beverly
City Hall, 191 Cabot Street
Beverly, Massachusetts 01915

Dear Mayor Cahill & Members of the Selection Committee,

Over the past year, I have come to know Miranda Aisling and a number of her *Miranda's Hearth* projects. We first met when she reached out and discussed placing her tiny house, as a public awareness project, on the Montserrat lawn at 9 Winter Street. Since then I have learned about her proposal to repurpose the former Briscoe Middle School as *BevArt: The Beverly Arts Community Center*.

I am an artist who has been renting studio space in Beverly for more than seven years. I have been fortunate in that my studio space is not critical for me to make a living. When I have had to find new space, I have been able to be patient and wait to find a spot that is ideal – good light, conveniently located, and affordable. However, I work closely with young artists and artist educators every day at Montserrat College of Art. For many of them, what they make is critical for them to make a living. Finding studio space so they can continue to make things, close to where they have friends, mentors, and a network is not easy. Nor is finding space that is affordable. I am particularly interested in the creative workspaces that would be available should BevArt become a reality. I see data each year that shows that 40% of students who graduate from art and design schools will, at some point, start their own business. Our alumni data shows us that Montserrat is no different. However, once they leave school, finding a place to make is hard, and made even harder by increasing housing prices. Not long ago, those “extra rooms” could serve as studio spaces. Now, to afford housing, that extra room is rented out. Most often our students have to leave the North Shore to find the space they need to live and to do their work.

BevArt, for some, could be the ideal solution. It is well documented that the Creative Economy is and can be a huge driving force of growth and change for a community. That is certainly true for Beverly. This downtown, with its shops, theatres, galleries, studios, and art college, has become what it has become because of creative people. That same energy could be extended down Cabot Street.

BevArt would provide support for young artists, professional artists, new business ideas, and educational opportunities that would help make this city become even more of an arts destination. I hope that the City of Beverly will support this proposal and have Briscoe Middle School become another cultural resource in this thriving arts community.

Sincerely,
Brian Pellinen
Artist
Academic Dean at Montserrat College of Art

Manship Artists Residency + Studios

Continuing the Legacy of Working Artists on Cape Ann

Mayor Michael P. Cahill
City of Beverly City Hall
191 Cabot Street
Beverly, MA 01915

Dear Mayor Cahill & Members of the Selection Committee,

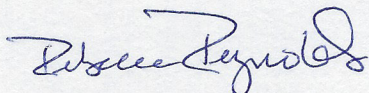
We are writing to you to offer our strong support of the proposal developed by Miranda's Hearth to repurpose the former Briscoe Middle School as BevArt: The Beverly Arts Community Center.

We first met Miranda Aisling in January 2018 when she was conducting interviews of North Shore arts and cultural leaders. Between us, we have close to 80 years of experience in this sector, and have been working closely together since 2015 to establish an artists residency which opened on Cape Ann in May 2018. Miranda is among our first artist residents.

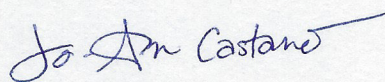
We have been so greatly impressed by the philosophical and market research that has informed Miranda's focus and direction that we knew we wanted to support her in every way possible. We recognize that she is on course to create a powerful shift in the arts and cultural landscape of not only Beverly, but of the entire North Shore community. The sound foundation upon which she has designed her business model represents a viable and sustainable approach to creative cultural development. Her vision will have a tremendous economic impact, and equally important, it will transform the way we create community. It will improve the quality of life and the vibrancy of Beverly and the region.

This is a win-win for all of us. It's a proposal that is basically ready to go out of the box. This is the best way to ensure that this exceptional facility continues to welcome all members of the local community. Her plan has innovation built into it and allows for the community to have a voice and role in developing specific uses such as multi-generational activities and flexible programming.

Please join us in supporting the exciting proposal.



Rebecca Reynolds
Board of Trustees, Chair
Manship Artist Residency + Studios



Jo-Ann Castano
Board of Trustees, Vice-Chair

Manship Artists Residency + Studios
PO Box 7071, Lanesville, MA 01930
Info@ManshipArtists.org + 978.290.8438



SECTION TEN: LETTERS OF INTENT



Michelle Brown
Shipyard Art
4R Lindsey St.
Marblehead, MA 01945

Dear Miranda's Hearth,

I, Michelle Brown, am excited to present this Letter of Intent to signify my interest in leasing 200 square feet of creative workspace for a total of \$200 per month inside BevArt: The Beverly Arts Community Center.

I am an abstract acrylic painter, and a member of the Marblehead Arts Association, Salem Arts Association and Galleries at Lynn Arts. I also have a clothing line based on my original art designs. I will be running a pop-up shop on Artist's Row in Salem from August 1-12, featuring my original paintings, prints, clothing and bags.

I've been using my kitchen table as my workspace because I haven't been able to find any available and affordable artist studio space in my area. If BevArt happens, it'll be an opportunity for me to grow my artistic business and remove all my supplies, inventory and mannequins from my home, as well as allow my family to eat at the table on a regular basis.

I strongly support this proposal to repurpose Briscoe Middle School as BevArt and think it would be transformational for the City of Beverly and the greater North Shore community.

I wish to be kept informed of developments in the RFP and included in the opportunity to rent a space when the time comes.

Sincerely,

A handwritten signature in dark ink, appearing to read "Michelle Brown", written in a cursive style.

Michelle Brown
Shipyard Art

July 21, 2019

Miranda's Hearth

60 Harlow Street
Arlington, MA 02474

Dear Miranda's Hearth,

My name is Sibel Alpaslan and I am excited to present this Letter of Intent to signify my interest in leasing 1500 sq. ft. of creative workspace inside BevArt: The Beverly Arts Community Center.

I have been studying and making ceramics for over 25 years, beginning with my undergraduate and graduate studies at the University of Marmara in Istanbul, Turkey; and then during 10 years of owning my own ceramics gallery in Kusadasi, Turkey, near the ancient Roman city of Ephesus. And now, for the past 10 years, America is my "New World." As I mix my Turkish past with many new American influences, I love the new artistic recipe that is created. I think it is part of my artistic responsibility to draw from the previous generations and – through my hands, eyes, and heart – carry that wisdom and spirit into the future.

I have had a 1000 sq. ft. ceramics studio/store on Salem's Artists Row for five years. It has provided me an amazing opportunity to truly be a part of a community on the north shore that is talented, unique, and committed. I love to share my work with my customers and be inspired by so many wonderful people who live in and visit our city. And I continue to learn valuable lessons on how to run a successful business, reach out to customers, collaborate with my fellow artisans, and connect with the city & community.

I could be looking for a new space in 2020. Perhaps the Beverly Arts Community Center could be a good fit for me?!

I strongly support this proposal to repurpose Briscoe Middle School as BevArt and think it would be transformational for the City of Beverly and the greater North Shore community.

I wish to be kept informed of developments in the RFP and included in the opportunity to rent a space when the time comes.

Sincerely,

Sibel Alpaslan
Ceramics by Sibel

Miranda's Hearth
60 Harlow Street
Arlington, MA 02474

Dear Miranda's Hearth,

I, Stephanie Smiszek, am excited to present this Letter of Intent to signify my interest in leasing 300 square feet of creative workspace for a total of \$300 inside BevArt: The Beverly Arts Community Center.

I am a professional silversmith and CAD 3d modeler with a BA in Sculpture (Massachusetts College of Art and Design, '10). In 2016, I founded my jewelry company *Hypnovamp*, and have since been working full-time to grow my business and integrate into the Salem maker community. As a member of the North Shore Creative Collective, I am frequently out vending in Salem street festivals, and my work can be found in a handful of local shops. With prices ranging from \$10 to \$600, I create unusual adornment that is accessible to different income levels.

When I first heard of BevArt, I was incredibly excited. A few years ago, my boyfriend and I were living in Salem but realized we needed more space for our professional practices (he is a graphic designer and is also applying for a spot). Unable to find anything affordable to suit our needs, we sadly had to leave the North Shore and relocate to Lowell to find live/work space. Although there are many things to like about Lowell, we are both strongly tied to the Salem/Beverly area and have been longing to move back. BevArt is the opportunity we have been waiting for.

Not only will BevArt allow me to return home to the North Shore, but it will create the kind of inspiring environment I haven't experienced since art school: a melting pot of mediums, visions, and cultural backgrounds, the influence of which will certainly transcend the walls of Briscoe and spread its vibrancy to the city as a whole.

I strongly support this proposal to repurpose Briscoe Middle School as BevArt and think it would be transformational for the City of Beverly and the greater North Shore community.

I wish to be kept informed of developments in the RFP and included in the opportunity to rent a space when the time comes.

Sincerely,

Stephanie Smiszek
hypnovamp.com

Miranda's Hearth
60 Harlow Street
Arlington, MA 02474

Dear Miranda's Hearth,

I, Anna Dugan, am excited to present this Letter of Intent to signify my interest in leasing 200sq ft of creative workspace for a total of \$200 each month inside BevArt: The Beverly Arts Community Center.

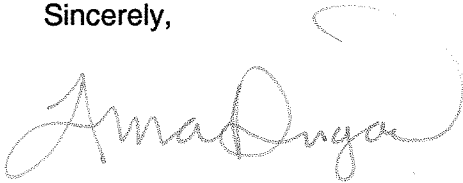
I am a mural artist, chalk artist, illustrator, and painter with a BFA in Fine Art & Graphic Design from Umass Lowell. My goal as an artist is to help create more representation in public & gallery art for the Filipinx community & within the "halfie" community so people like me (I am half Filipina) can feel represented in their community through the arts.

My artistic journey has been successful, but has hit a road block because of space issues. I work out of my tiny apartment that I share with my husband (a musician). Between his instruments and my art supplies, it is a miracle that I can get any work done outside of an iPad. If BevArt happens, it will give me the opportunity to continue to grow & contribute to the arts on the North Shore in a meaningful & impactful way.

I strongly support this proposal to repurpose Briscoe Middle School as BevArt and think it would be transformational for the City of Beverly and the greater North Shore community.

I wish to be kept informed of developments in the RFP and included in the opportunity to rent a space when the time comes.

Sincerely,

A handwritten signature in cursive script that reads "Anna Dugan". The signature is written in black ink and is positioned below the word "Sincerely,".

Anna Dugan

Miranda's Hearth
60 Harlow Street
Arlington, MA 02474

Dear Miranda's Hearth,

I believe that art has a way of bringing people together, artists and non-artists alike; it connects people, promotes cultural diversity, challenges ways of thinking in open and respectful ways, beautifies and gives a sense of pride to the city that gives it a home, both inspires the community and is inspired by it's community, brings businesses and people together for meaningful purposes, and sews the seed of creativity in the next generation.

I, Sandra Lilley, am excited to present this Letter of Intent to signify my interest in leasing a small studio or shared 2 artist studio within the creative workspace inside BevArt: The Beverly Arts Community Center.

I am mainly a graphic designer, currently working for a small business serving clients from the Northshore/ Boston area and beyond for any of their business needs. My work, presently, is mainly for this purpose: working digitally creating websites, ads, logos, brochures, print collateral, large scale trade show banners and materials, and other creative concepts for our clients in diverse industries. I am passionate about design and typography, as well as working with a client to create a piece that reflects their passion, or company's mission, and creatively brings their vision to life. I am also interested in other types of more hands-on art and any form of creative making I can get my hands on. I am interested in stained glass work and have recently taken classes to get started in this medium. I have also tried my hand at jewelry making; larger prop and replica making for movie and video games that have included woodworking, painting, sewing, crafting, etc. – all for personal projects. I have done some freelance design work and would like to build up my client base within the next year, as well as work towards building my skills in other forms of creative work to add to my freelance business.

BevArt is a brilliant vision of artist community that would mean so much to me as a growing and experimenting artist. I am very excited about this idea and helping it to move forward and become a reality. A place like this seems like a dream come true and the community would really benefit from having local artists, both working separately in their own businesses, as well as collaborating together, forming new relationships and new creative work that they may never have had the chance to do otherwise, without this sort of close, tight-knit community of studios we are trying to create here. Also, the idea for BevArt to include open art space where artists can work side by side, sharing knowledge, growing together, and trying different mediums with shared equipment, which could include screen printing, laser engraving/etching for acrylic stencils, etc., woodworking equipment, ceramic/pottery equipment, etc. This would be an amazing opportunity for myself, and other artists, to explore and expand their creative knowledge and style, allowing us to bring our creative voices to a new level. A growing artist community that can explore their creativity, and is given an incredible space like this to do so, is something really rare and special, and something that the City of Beverly could really benefit from cultivating.

I strongly support this proposal to repurpose Briscoe Middle School as BevArt and think it would be transformational for the City of Beverly and the greater North Shore community.

I wish to be kept informed of developments in the RFP and included in the opportunity to rent a space when the time comes.

Sincerely,
Sandra Lilley

Edwin Cabrera
90 Clark St. Apt. 3
Newton MA 02459

Dear Miranda's Hearth,

I, Edwin Cabrera, am excited to present this Letter of Intent to signify my interest in leasing 300 sqft of creative workspace for a total of \$300 per month inside BevArt: The Beverly Arts Community Center.

First of all thank you for your ongoing quest to build an all inclusive community of creators and artists. When I heard about your idea to turn Briscoe Middle School into an affordable artist community through my employers at RAW Art Works, I was immediately interested in the opportunity to join the community.

A little about me, I work as the Production Coordinator and Instructor at the Reel to Real Film School at RAW Art Works. It is a huge passion of mine to teach young artists about film and media because as a young artist from Lynn, RAW Art Works was the place I went to learn about art and film back when I was in high school. It feels great to give back in the same place that guided me and developed my artistry.

I am also a freelance filmmaker and co-owner of GrindHouse Recordings, a record label I founded with my business partner and best friend, Chris Martin. The goal of the record label is to support and promote local musicians from the North Shore and across Massachusetts. We currently have 4 artists on our roster whom we support by shooting music videos, promotional materials, provide consultation, management, distribution and production support.

BevArts is important to me because the cost of renting a space to practice art is expensive and competitive. If BevArts happens I envision using the space in many different ways. As a filmmaker, I would use it as a studio space to be able to shoot film and photography. It would also be the headquarters for our Record Label and a place where we can record our weekly podcast on music, The GrindHouse Podcast where we interview local musicians and filmmakers.

I strongly support this proposal to repurpose Briscoe Middle School as BevArt and I think it would be transformational to the city of Beverly and the greater North Shore Community.

I wish to be kept informed of developments in the RFP and included in the opportunity to rent a space when the time comes.

Sincerely,
Edwin Cabrera

Miranda's Hearth
60 Harlow Street
Arlington, MA 02474

Dear Miranda's Hearth,

I, David Pfaltzgraff, am excited to present this Letter of Intent to signify my interest in leasing approximately 300 sqft of creative workspace for a total of \$1.00/sqft inside BevArt: The Beverly Arts Community Center. (Actual space to be negotiated.)

My primary interest is to be able to have a workshop for my woodworking skills. However, there is so much more.

Please see the attached write-up for more details of why I think the BevArts project is important and why I want to be a part of it.

I strongly support this proposal to repurpose Briscoe Middle School as BevArt and think it would be transformational for the City of Beverly and the greater North Shore community.

I wish to be kept informed of developments in the RFP and included in the opportunity to rent a space when the time comes.

Sincerely,

David J. Pfaltzgraff
100 Burrill St., #3
Swampscot, MA 01907

Miranda's Hearth
60 Harlow Street
Arlington, MA 02474

Dear Miranda's Hearth,

I, Adam Wentworth, am excited to present this Letter of Intent to signify my interest in leasing 300 square feet of creative workspace for a total of \$300 inside BevArt: The Beverly Arts Community Center.

I am a graphic designer and art director specializing in branding, motion graphics, and packaging. I studied graphic design at the New England School of Art and Design and have been working professionally as an independent creative since 2003, providing visual solutions, systems, and campaigns for national brands such as Disney, AT&T, Fox, Cartoon Network, Visa, Adobe, BBC, MTV, Microsoft, and Nickelodeon. In addition to larger commercial projects, I have provided design services for local businesses and musicians in the greater Boston area.

I currently work from a home office, and I moved to Lowell from Salem 3 years ago because of a lack of available offices or live/work spaces in the area. If BevArt were to become a reality, I would jump at the chance to move back to the Beverly area. Having an off-site studio in a community of creatives would not only allow me to grow my studio and work with more local businesses, but also present opportunities to use my experience and connections to collaborate with other local designers on national projects as the design industry continues to embrace remote artists and connect with talent outside the pricey confines of NYC and LA.

I strongly support this proposal to repurpose Briscoe Middle School as BevArt and think it would be transformational for the City of Beverly and the greater North Shore community.

I wish to be kept informed of developments in the RFP and included in the opportunity to rent a space when the time comes.

Sincerely,

Adam Wentworth
www.adamwentworth.com

Miranda's Hearth
60 Harlow Street
Arlington, MA 02474

Dear Miranda's Hearth,

I, Matt Bernson, am excited to present this Letter of Intent to signify my interest in leasing [200 square feet] of creative workspace for a total of \$200 inside BevArt: The Beverly Arts Community Center.

I am a figurative artist, working in ink and mixed media on paper, as well as paintings in acrylic or oil. I work sometimes as a caricature artist, and am hoping to start some classes at BevArt. I would love to start a figure drawing group there.

BevArt will be important to me, and the community, by providing a space where many artists can have a place to create work, show work, and mingle.

I strongly support this proposal to repurpose Briscoe Middle School as BevArt and think it would be transformational for the City of Beverly and the greater North Shore community.

I wish to be kept informed of developments in the RFP and included in the opportunity to rent a space when the time comes.

Sincerely,

Matthew Neil William Bernson

12 Mount Vernon St #46
Melrose, MA, 02176

781-720-8703

matthew.bernson@gmail.com

Miranda's Hearth
60 Harlow Street
Arlington, MA 02474

Dear Miranda's Hearth,

I, Michael Richmond, am excited to present this Letter of Intent to signify my interest in leasing 300 sq ft of creative workspace for a total of \$300/month inside BevArt: The Beverly Arts Community Center.

I am eclectic artist, always dabbling in new things. I'm currently exploring printmaking and have started a business by using my prints to design pins, stickers, shirts and other items. I have been working out of my apartment for about a year and a half and am super excited about the opportunity to find affordable working space in a designated community for artists. I have some experience selling my products in markets as well as on my website. Most of my items are Tarot themed and I even have a tiny house I bring to markets sometimes. The imagery from the Tarot are part of the universal consciousness and evoke a feeling in each of us. I also offer Tarot card readings as a form of guidance and self reflection rather than 'fortune telling'. I love helping people in this way and my products let people carry the energy of the cards with them.

BevArt would be an inspiring place to work and grow my business. There is nothing like the motivation and feedback you get from working in a space with other artists. I've been looking for something like this since I moved to Salem. My apartment is overwhelmed by my materials and products, so not only will my business benefit from this, but my sanity and home life will also improve greatly with real studio space. I'm sure lots of artists are in the same position. The community needs a place that is known for local artists, where we can offer workshops and fun events. I am also a teacher and love the idea of having art education as part of what this space can offer.

I strongly support this proposal to repurpose Briscoe Middle School as BevArt and think it would be transformational for the City of Beverly and the greater North Shore community.

I wish to be kept informed of developments in the RFP and included in the opportunity to rent a space when the time comes.

Sincerely,

Michael Richmond

Shining Moon Studio
78A Webb Street
Salem, MA 01970

Miranda's Hearth
60 Harlow Street
Arlington, MA 02474

Dear Miranda's Hearth,

I, Lydia Nenno, am excited to present this Letter of Intent to signify my interest in leasing 250 square feet of creative workspace for a total of \$250 per month inside BevArt: The Beverly Arts Community Center.

I have a Bachelor of Art degree from Gordon College. I am 30 years old and I own and operate an interior painting business called Foxtail Painting. My business was established in 2012 and I have since resided in apartment rentals in the North Shore, meaning my options for storing ladders, supplies, tools, etc. for my business have consistently been limited. If I had a separate space to load up and drop off all of my supplies at the end of each project, my storage space at home would be far more accessible to me and my wife. Such limited work space also brings forth the issue that I have a very little room to work on cabinet and furniture painting, which are in high demand. A designated work space will give me an ideal platform to properly set up and apply the best finishes for off-site projects with better dust control and optimal results. This will serve my business as well as it will serve my clientele in the North Shore.

The prospect of having a space to unload, organize, prepare, and create gives me a push to bring my business to its next level of growth. A true bonus will be the opportunity to interact with and support like-minded creators and artists within the building and next door to my workspace.

I strongly support this proposal to repurpose Briscoe Middle School as BevArt and think it would be transformational for the City of Beverly and the greater North Shore community.

I wish to be kept informed of developments in the RFP and included in the opportunity to rent a space when the time comes.

Sincerely,

Lydia Nenno

Miranda's Hearth
60 Harlow Street
Arlington, MA 02474

Dear Miranda's Hearth,

I, Marcia Lassar, am excited to present this Letter of Intent to signify my interest in leasing 200 sq. ft. of creative workspace for a total of \$200 per month inside BevArt: The Beverly Arts Community Center.

I am a designer with a BFA in design and over 20 years of experience working in architectural firms in and around Boston. In addition to my work as a designer, I have nurtured a passion for painting and fiber arts. I am entering a new chapter in my life where I am looking forward to devoting more time to those pursuits. Affordable studio space in Beverly would allow me to work on a larger scale in a professional setting.

While I am thrilled about the opportunity to rent affordable studio space in Beverly, I am even more excited about the chance to connect with other creative individuals and the opportunities for collaboration, education and community outreach.

I strongly support this proposal to repurpose Briscoe Middle School as BevArt and think it would be transformational for the City of Beverly and the greater North Shore community.

I wish to be kept informed of developments in the RFP and included in the opportunity to rent a space when the time comes.

Sincerely,

Marcia Lassar

Miranda's Hearth
60 Harlow Street
Arlington, MA 02474

Dear Miranda's Hearth,

I, Miranda Aisling, am excited to present this Letter of Intent to signify my interest in leasing 300 square feet of creative workspace for a total of \$300 per month inside BevArt: The Beverly Arts Community Center.

I am an abstract oil painter with a BA in Painting and Pottery and a M.ed. in Community Art. I have been painting professionally since 2011. Currently, I rent out my paintings through my Art Loan Program to make sure that people from all different income levels can have original artwork in their home.

For five years, I've been painting in an attic apartment in Arlington, MA because I haven't been able to find any available and affordable artist studio space. If BevArt happens, it'll be an opportunity for me to grow my ongoing artistic practice in the kind of supportive, creative community that I haven't been able to find since I was in college.

I strongly support this proposal to repurpose Briscoe Middle School as BevArt and think it would be transformational for the City of Beverly and the greater North Shore community.

I wish to be kept informed of developments in the RFP and included in the opportunity to rent a space when the time comes.

Sincerely,

Miranda Aisling

Miranda's Hearth
60 Harlow Street
Arlington, MA 02474

Dear Miranda's Hearth,

I, Kate Aurelia Holloway, am excited to present this Letter of Intent to signify my interest in leasing 100 square feet of creative workspace for a total of \$100 per month inside BevArt: The Beverly Arts Community Center.

I am an artist, illustrator and designer with a BA in Art History and an AS in Graphic Design. I have been working as a professional artist since 2004 and currently run my own surface design company, Kate Aurelia Studio, out of my home in Salem, MA. In the past two years I have worked on multiple public art projects in the surrounding area and have been looking for an affordable space where I can work alongside other artists.

I explore many mediums in my work including painting, block-printing, pen and ink and digital techniques. I also have practices in screen-printing and ceramics. Having a space outside of my home where I can work on large-scale paintings and projects would make a huge difference in my work. I would also love the opportunity to share facilities such as a kiln, potter's wheels or printmaking space with other artists. Most of all, I am looking for the community aspect of BevArt, being surrounded by fellow local artists and having the opportunity to collaborate together would be amazing.

I strongly support this proposal to repurpose Briscoe Middle School as BevArt and think it would be transformational for the City of Beverly and the greater North Shore community.

I wish to be kept informed of developments in the RFP and included in the opportunity to rent a space when the time comes.

Sincerely,

Kate Aurelia Holloway

APPENDIX A MIRANDA'S HEARTH BY-LAWS

MIRANDA'S HEARTH

BUILDING COMMUNITY THROUGH CREATIVITY

Code of Bylaws for

Miranda's Hearth, Inc.

Article 1 Name and Purpose of the Organization:

- 1.1 *Name.* As stated in the Articles of Incorporation, as amended, filed with the Office of the Secretary of State of the Commonwealth of Massachusetts, the name of the corporation is "Miranda's Hearth, Inc." herein referred to as the "Organization" or "Corporation".
- 1.2 *Nonprofit Status.* The Organization has been organized pursuant to 501(c) of the Internal Revenue Code.
- 1.3 *Members.* This Organization, pursuant to its Articles of Incorporation, has no Members with voting rights.
- 1.4 *Purpose.* The Organization is organized exclusively for the charitable and educational purposes below (See **Section 1.5**), including for such purposes, the making and distributions to organizations that qualify under 501(c) of the Internal Revenue Code, or any corresponding sections of any future federal tax code. The Organization shall at all times be operated exclusively for charitable purposes within the meaning of 501(c)(3) of the Internal Revenue Code, as now enacted or hereafter amended. All funds whether income or principle and whether acquired by gift or contribution or otherwise, shall be devoted to said purpose. No proceeds of the Organization will enrich an individual, except that reasonable compensation may be paid for services to the corporation. If the Organization is dissolved, any assets remaining will be distributed to another corporation serving a similar purpose and qualifying as a tax exempt, charitable organization under provisions of 501(c)(3) of the Internal Revenue Service.
- 1.5 *Activities.* The organization's primary activities will be to provide educational services to low-income artists through community events, classes and workshops in order to foster and build a community through creativity that is approachable, affordable, and accessible. The Organization also has such powers as are now or may hereafter be granted to Massachusetts General Laws Chapter 180. It shall be the policy of the Board of Directors and the Organization not to discriminate in admission and hiring practices in violation of law.
- 1.6 *Offices.* The Organization shall have and continually maintain in the Commonwealth of Massachusetts a registered office and a registered agent whose office is identical with such registered office, and may have other offices within or without the Commonwealth of Massachusetts as the Board of Directors may from time to time determine.

Article 2 Limitation on Actions Not Consistent with Tax Status:

- 2.1 *Disposition of Assets and Earnings.* No part of the property or net earnings of the Organization shall inure to the benefit of or be distributable to the Organization's directors, officers or other private persons, except that the Organization shall be authorized and empowered to pay reasonable compensations, and reimburse reasonable expenses incurred, for services rendered and to make payments and distributions in furtherance of the purpose set forth in **Article 1**.
- 2.2 *Limitation on Activities.* No substantial part of the activities of the Organization shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the Organization shall not participate in, or intervene in (including the publishing or distribution of statements), any campaign on behalf of any political candidate for public office. However, the Organization may engage in general community advocacy services from an education and nonpartisan perspective. Notwithstanding any other provisions of these Bylaws, the Organization shall not carry on any other activities not permitted to be carried on by an Organization exempt from federal income tax under Section 501 (c)(3) of the Code, contributions to which are deductible under Section 170 (c)(2) of the Code.
- 2.3 *Code.* References in these Bylaws to sections of the Code shall be deemed to include references to the corresponding provisions of any future amendments to the Code and to the corresponding provisions of any future United States Internal Revenue Law.

Article 3 The Board of Directors

- 3.1 *Power of the Board of Directors.* The activities, property and affairs of the Organization shall be managed by its Board of Directors which is empowered to exercise all such powers of the Organization and to do all such lawful acts and things as are authorized by law, by the Organization's Certificate of Incorporation or Bylaws. To the extent permitted by law, the Board of Directors may delegate power and authority in the exercise of its duties and responsibilities to its duly elected and duly appointed committees, and to its duly appointed officers or other such qualified agents.
- 3.2 *Composition.* The Board of Directors shall consist of not less than seven (7) members and no more than ten (10) members, the precise number to be fixed by resolution of the Board of Directors. At least two (2) of the members of the board must be community representatives (for example: Embers or volunteer leaders of Organization programming). The Board of Directors may have an even number of Directors, and if a majority vote cannot be reached on any matter put to the Board, a neutral third party shall be brought in (by Consent of the Board), and shall make the final decision. The Board of Directors shall have the power to increase or decrease, within the limits prescribed by the Articles of Incorporation, the number of Directors by Consent of the Directors present at a properly called meeting of the Board of Directors.

- 3.3 *Limitations.* Any individual may serve as a Director, including agents, Officers or employees. In accordance with the Organization's Conflict of Interest Policy, which all Board Members must sign, any Board Member must abstain from a vote where a potential conflict of interest may exist.
- 3.5 *Nominations and Election of the Board.* Any person may be nominated by a then-current Board Member for a position on the Board, or by a Nomination Committee, if one has been so established under **Section 7.1**. Each Board Member may place one (1) vote for *each* board seat, and the nominees with the most votes shall be elected to the Board if they so accept. In the event of a tie, the President shall issue the tie-breaking vote.
- 3.6 *Term in Office:* Each Director shall hold office for a term of three (3) years or until his or her successor shall have been elected and qualified. Directors shall be eligible for reappointment for successive terms at the end of their term, without any mandated reprieve from the Board. The Board shall be divided into staggered classes so that the terms of only approximately one-third of the voting Directors shall expire each year.
- 3.7 *Honorary Directors.* Honorary Directors may be elected by the Board from among former Directors who shall have served with distinction and from among distinguished friends and major contributors to the Organizations who shall not have served previously as Directors. Honorary Directors shall be invited to attend all meetings of the Board but shall not be entitled to vote.
- 3.8 *Removal and/or Resignation.* Any one or more Directors may be removed with or without cause, at any time, at the Consent of the Directors then serving at any regular or special meeting of the Board of Directors. Any Director may resign from his or her position as a Director by providing at least sixty (60) days' written notice to the Board.
- 3.9 *Vacancies.* If any vacancy in the Board shall occur, the remaining Directors shall continue to act, and any such vacancy may be filled by the Consent of the Board of Directors present at a duly scheduled meeting.

Article 4 Meetings of the Board of Directors

- 4.1 *Regular Meetings.* A regular annual meeting of the Board of Directors shall be held without other notice than these Bylaws at a point in time fixed by the Board of Directors during each calendar year. The Board of Directors may designate any place, either within or without the Commonwealth of Massachusetts as the place of meeting for any regular annual meeting called by the Board of Directors. If no designation is made, the place of meeting shall be the principal office of the Organization in the Commonwealth of Massachusetts, but if all of the Directors shall meet at any time and place, either within or without the Commonwealth of Massachusetts, and Consent to the holding of a meeting, such meeting shall be valid without call or notice, and at such meeting any corporate action may be taken. The Board of Directors may provide by resolution the time and place, either within or without the Commonwealth of Massachusetts, for the holding of additional regular meetings of the Board without other notice than such resolution.

- 4.2 *Special Meetings.* Special meetings of the Board of Directors may be called by or at the request of the Chair or any of the Directors. The person or persons authorized to call special meetings of the Board may fix any place, whether within or without the Commonwealth of Massachusetts, as the place for holding any special meeting called by them.
- 4.3 *Notice of Special Meetings.* Notice of any special meeting of the Board of Directors shall be given at least five (5) business days previously thereto by written notice delivered personally or sent by mail, e-mail, or telephone to each Director at his or her address as shown by the records of the Organization. Any Director may waive notice of any meeting. The attendance of a Director at any meeting shall constitute a waiver of notice of such meeting, except where a Director attends a meeting for the express purpose of objecting to the transaction of any business because the meeting is not lawfully called or convened. Neither the business to be transacted at, nor the purpose of, any regular or special meeting of the Board need be specified in the notice or waiver of notice of such meeting, unless specifically required by law or these Bylaws.
- 4.4 *Quorum.* At any duly called meeting of the Board of Directors, whether annual or special, a majority of the elected Directors then in office shall constitute a quorum for the transaction of business. A “quorum” therefore shall be defined as one more than half of the number of Directors.
- 4.4.1 A Director may participate and shall be considered present in any meeting called under this Article by telephone, video phone, or similar electronic medium and shall be counted present so long as all attending Directors can hear and be heard and their identity can be reasonably verified.
- 4.5 *Manner of Acting.* A quorum must be present at regular meetings of the Board of Directors in order to take consent action on recommendations or proposals submitted to the Board for action. Except as otherwise provided by law or by these Bylaws, an act of the Board of Directors shall be made by Consent, which, under these Bylaws unless otherwise defined herein, shall mean a majority of those Directors present at the meeting.
- 4.6 *Action by Written Resolution (Informal Action without a Meeting).* If Directors severally or collectively in writing (specifically including electronic communication, so long as the e-mail address it was sent from was the e-mail address on record for that Director purporting to have sent the e-mail) to any action to be taken by the Board, and the number of such Directors constitutes a quorum for such action, such action shall be as valid corporate action as though it had been authorized at a meeting of the Board of Directors. The Secretary shall file such consents with the minutes of the meetings of the Board of Directors.
- 4.7 *Proxy Action Not Permitted.* For the purposes of decision making and establishing a quorum as set forth in this Article, Directors unable to attend a meeting for any valid reason may not participate by proxy (actions taken by written resolution under **Section 4.6** shall not be considered “proxy” actions).

- 4.8 *First Meeting of the Board.* The Board, as elected by the Incorporators (aka “Organizers”), shall meet within six (6) months of incorporation of the Organization and shall elect permanent Board Members to serve a term in accordance with this Agreement.

Article 5 Officers of the Organization

- 5.1 *Officers.* The Officers of the Organization shall be: a President/Chair of the Board of Directors, a Secretary (or Clerk) and a Treasurer. The Organization may also have other officers as the Board of Directors may determine from time to time. Any two of more offices may be held by the same person, except the office of Chair and Secretary.
- 5.2 *Election of Officers.* The initial Officers shall be elected at the first meeting of the Board. Thereafter, the Board of Directors, at its Annual Meeting, shall elect the Officers by the Consent of the Directors then present. The Officers need not be Board members.
- 5.3 *Term in Office.* Each Officer shall hold office for a term of two (2) year or until his or her successor shall have been elected and qualified by the Board. Officers shall be eligible for reappointment for successive terms at the end of their term, without any mandated reprieve as an Officer.
- 5.4 *Removal and/or Resignation.* Any one or more Officers may be removed with or without cause, at any time, at the Consent of the Directors then serving at any regular or special meeting of the Board of Directors. Any Officer may resign from his or her position as a Director by providing at least sixty (60) days’ written notice to the Board.
- 5.5 *Vacancies.* If any vacancy in the Board shall occur, the remaining Officers shall continue to act, and any such vacancy may be filled by the Consent of the Board of Directors present at a duly scheduled meeting.

Article 6 Duties and Powers of the Officers of the Organization

- 6.1 *President/Chair of the Board of Directors.* The President shall serve as the chief executive officer and shall also serve as the Chair of the Board of Directors, and he or she shall be chosen from among the members of the Board of Directors. He or she shall preside at all meetings of the Board of Directors and shall have such other duties as are customary for the office of Chair of the Board of Directors and the Board of Directors may assign responsibilities to him or her from time to time. Specifically, the Chair of the Board of Directors shall be responsible for setting the agenda for each board meeting and sending such agenda to each Director prior to each meeting. Should no Chair of the Board be chosen or absent at a meeting, the Vice Chair shall perform the Chair’s duties.
- 6.2 *Vice Chair of the Board of Directors.* If a Vice Chair of the Board is chosen, he or she shall be chosen from among the members of the Board of Directors. He or she shall perform the duties of the Chair of the Board of Directors in the absence or disability of the Chair and shall have such other duties and the Board of Directors may assign responsibilities as to him or her from time. Should no Vice Chair of the Board be chosen, the Secretary shall perform the Vice Chair’s duties.

6.3 *Secretary.* The Secretary shall cause minutes to be kept of the meetings of the Board of Directors in appropriate books. He or she shall give all notices of the meetings of the Board of Directors. He or she shall be the custodian of the records of the Organization (other than those kept by the Treasurer) and of the corporate seal, and shall affix the latter when required. He or she shall in general perform all duties incident to the office of Secretary, subject to the control of the Board of Directors and of the Executive Committee.

6.3.1 It shall be the duty of the Secretary to enforce all Bylaws, rules and regulations for the proper conduct of the Organization made by or under the authority of the Board of Directors or Executive Committee of the Board. In all cases of disputed authority or uncertainty as to the meaning of the Bylaws, rules and regulations of the Organization, his or her decision shall govern until the Board of Directors or Executive Committee shall otherwise rule by Consent.

6.3.2 It shall be the duty of the Secretary to see that all requirements of law and of appropriate state and local authorities are duly observed in the conduct of the affairs of the Organization. However, any liability for any requirements that are not met shall be the sole responsibility of the Organization, and the Secretary shall incur no personal liability for the failure to meet any such requirements.

6.3.3 The Secretary shall be permitted to appoint a Recording Clerk or other representative to fulfill the minute taking duties set forth herein. The Chairman of Board before any meeting in which minutes are to be taken must approve such representative. Approval of a representative shall not, in itself, excuse The Secretary's absence from any meeting.

6.4 *Treasurer.* The Treasurer shall have supervision over the receipt and custody of the Organization's funds, and shall cause to be kept correct and complete books and records of account, including full and accurate accounts of receipts and disbursements in books belonging to the Organization, and in general shall perform such duties as are customary to the office of Treasurer. In addition, the Treasurer shall perform such other duties as the Board of Directors or the Chairman of the Board may from time to time assign to the Treasurer.

Article 7 Committees

7.1 *Committees of the Board.* The Board may, by resolution adopted by Consent of the entire Board, establish and appoint an Executive Committee or other standing committees. The Chairman of the Board shall appoint a Chairman of each committee. Each committee so appointed shall consist of one (1) or more Directors, and to the extent provided in the resolution establishing it, shall have all the authority of the Board except as to the following matters:

1. the filling of vacancies on the Board or on any committee (although the Board may establish a Nominating Committee to *nominate* any person to fill a vacancy on the Board);
2. the amendment or repeal of the by-laws or the adoption of the new by-law;

3. the amendment or repeal of any resolution of the Board which by its terms shall not be so amendable or repealable.
4. the fixing of compensation of the Directors for serving on the Board or any committee.

7.2 *Committees of the Organization.* The Board or the members may create ad-hoc committees of the Organization. Committees created by the Board shall be appointed by the Chairman of the Board of Directors with the Consent of the Board.

7.3 *Special Committees.* Special committees may be appointed by the Chairman of the Board of Directors with the Consent of the entire Board and shall have only the power specifically delegated to them by the Board.

7.4 *Quorum.* A quorum for the transaction of business for any committee shall be a majority of the members of the committee. Committees shall act by Consent. There shall be no appearance or action by proxy or other representative method.

7.5 *Minutes and Reports.* Minutes shall be kept for all committee meetings. The Chair of each committee will report at each regular meeting of the Board of Directors.

Article 8 Board of Advisors

8.1 *Powers.* The Board of Directors may appoint from time to time any number of persons as advisors to the Organization, to act either singularly or as a committee or committees. Each such advisor shall hold office during the pleasure of the Board, and shall have such authority and obligations as the Board may from time to time determine.

8.2 *No Compensation.* No such advisor of the Organization shall receive any salary, compensation or emolument for any service rendered to the Organization in his or her capacity as an advisor, except that the Board of Directors may authorize reimbursement of expenditures reasonably incurred on behalf of activities for the benefit of the Organization.

Article 9 Contracts, Checks, Funds and Investments

9.1 *Contracts.* The Board of Directors may authorize any officer or officers, agent or agents of the Organization, in addition to the officers so authorized by these Bylaws, to enter into any contract or execute and deliver any instrument in the name of and on behalf of the Organization, and such authority may be general or confined to specific instances.

9.2 *Checks, Drafts, etc.* All checks, drafts, or orders for the payment of money, notes or other evidences of indebtedness issued in the name of the Organization, and for less than \$10,000, shall be signed by the Board President. For checks, drafts, or orders for the payment of money, notes or other evidences of indebtedness issued in the name of the Organization for more than \$10,000 shall be signed by the Board President and countersigned by the Treasurer or Executive Director of the Organization.

- 9.3 *Deposits.* All funds of the Organization shall be deposited from time to time to the credit of the Organization in such banks, trust companies, or other depositories as the Board of Directors may select.
- 9.4 *Investment.* The funds of the Organization may be retained in whole or in part in cash or be invested and reinvested from time to time in such property, real, person or otherwise, including stocks, bonds or other securities, as the Board of Directors may deem desirable.

Article 10 Books and Records

- 10.1 *Records.* The Organization shall keep correct and complete books and records of account and shall also keep minutes of the proceedings of its Board of Directors and committees having any of the authority of the Board of Directors.
- 10.2 *Public Inspection.* The Organization shall make available for public inspection all such of its records as required by state or federal statute or regulation.

Article 11 Fiscal Year

- 11.1 *Fiscal Year.* The fiscal year of the Organization shall begin on the first day of January in each year.

Article 12 Indemnification

- 12.1 *General: Indemnification of Directors and Officers.* The Organization shall, to the fullest extent to which it is empowered to do so by any applicable laws as may from time to time be in effect, indemnify any person who was or is a party or is threatened to be made a party to any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative or investigative (other than an action by or in the right of the Organization), by reason of the fact that such person is or was a Director or officer of the Organization, or that such person is or was serving at the request of the Organization as a Director, officer, employee, or agent of another corporation, partnership, joint venture, trust or other enterprise, against all judgments, fines, reasonable expenses (including attorneys' fees) and amounts paid in settlement actually and reasonably incurred by such person in connection with such action, suit or proceeding, if such person acted in good faith and in a manner he or she reasonably believed to be in, or not opposed to the best interests of the Organization, and, with respect to any criminal action or proceeding, had no reasonable cause to believe his or her conduct was unlawful. The termination of any action, suit or proceeding by judgment, order, settlement, conviction, or upon a plea to no lo contendere or its equivalent, shall not, of itself, create a presumption that the person did not act in good faith and in a manner he or she reasonably believed to be in, or not opposed to the best interests of the Organization, or, with respect to any criminal action or proceeding, that the person had reasonable cause to believe his or her conduct was unlawful.

- 12.2 *Indemnification of Directors and Officers: Actions By or In the Right of the Organization.* The Organization shall, to the fullest extent to which it is empowered to do so by any applicable laws as may from time to time be in effect, indemnify any person who was or is a party or is threatened to be made a party to any threatened, pending or completed action or suit by or in the right of the Organization to procure a judgment in favor of the Organization by reason of the fact that such person is or was a Director or officer of the Organization, or that such person is or was serving at the request of the Organization as a Director, officer, employee or agent of another corporation, partnership, joint venture, trust or other enterprise, against all judgments, fines, reasonable expenses (including attorneys' fees) and amounts paid in settlement actually and reasonably incurred by such person in connection with the defense or settlement of such action, suit or proceeding, if such person acted in good faith and in a manner he or she reasonable believed to be in, or not opposed to the best interests of the Organization, provided that no indemnification shall be made in respect of any claim, issue or matters as to which such person shall be made in respect of any claim, issue or matters as to which such person shall have been adjudged to be liable for negligence or misconduct in the performance of his or her duty to the Organization, unless, and only to the extent that the court in which such action or suit was brought shall determine upon application that, despite the adjudication of liability, but in view of all the circumstances of the case, such person is fairly and reasonably entitled to indemnity for such expenses as the court shall deem proper.
- 12.3 *Authorization of Indemnification.* Any indemnification under **Section 12.1**, **Section 12.2** or **Section 12.5** of this Article (unless ordered by a court) shall be made by the Organization only as authorization in the specific case, upon a determination that indemnification of the Director, officer, employee or agent is proper in the circumstances because he or she has met the applicable standard of conduct set forth in **Sections 12.1**, **12.2**, or **5** of this Article. Such determination shall be made by (1) the Board of Directors by a majority vote of a quorum consisting of Directors who were not parties to such action, suit or proceeding, or (2) if such a quorum is not obtainable, or even if obtainable, if a quorum of disinterested Directors so directs, by independent legal counsel in a written opinion.
- 12.4 *Contract with the Organization.* The provisions of this **Article 12** shall be deemed to be a contract between the corporation and each Director or officer who serves in any capacity at any time while this **Section 12** is in effect, and any repeal or modification of this **Article 12** shall not affect any rights or obligations hereunder with respect to any state of facts then or theretofore existing or any action, suit or proceeding theretofore brought or threatened based in whole or in part upon any such state of facts.
- 12.5 *Indemnification of Employees and Agents.* Persons who are not covered by the foregoing provisions of this **Article 12** and who are or were employees or agents of the Organization, or who are or were serving at the request of the Organization as employees or agents of another corporation, partnership, joint venture, trust or other enterprise, may be indemnified to the extent authorized at any time or from time to time by the Board of Directors, subject to the same standard of conduct set forth in **Sections 12.1** and **12.2** of this Article; provided, however, that to the extent that such employee or agent has been successful, on the merits or otherwise, in the defense of any action, suit or proceeding to

which he or she was made a party by reason of the fact that he or she is or was an employee or agent acting in the above described capacity, or in the defense of any claim, issue or matter therein, the corporation shall indemnify such employee or agent against expenses (including attorneys' fees) actually and reasonably incurred by him or her in connection therewith.

- 12.6 *Payment of Expenses in Advance.* Expenses incurred in defending a civil or criminal action, suit or proceeding may be paid by the Organization in advance of the final disposition of such action, suit or proceeding, as authorized by the Board of Directors in the specific case, upon receipt of an undertaking by or on behalf of the Director, officer, employee, or agent to repay such amount, unless it shall ultimately be determined that such Director, officer, employee, or agent is entitled to be indemnified by the corporation as authorized by this **Article 12.**
- 12.7 *Insurance against Liability.* The Organization may purchase and maintain insurance on behalf of any person who is or was a Director, officer, employee, or agent of the Organization, or who is or was serving at the request of the corporation as a Director, director, officer, employee, or agent of another corporation, partnership, joint venture, trust or other enterprise, against any liability asserted against such person and incurred by such person in any such capacity, or arising out of such person's status as such, whether or not the Organization would have the power to indemnify such person against such liability under the provisions of these bylaws.
- 12.8 *Other Rights of Indemnification.* The indemnification provided or permitted by this **Section 12** shall not be deemed exclusive of any other rights to which those indemnified may be entitled by law or otherwise, and shall continue as to a person who has ceased to be a Director, officer, employee, or agent and shall inure to the benefit of the heirs, executors, and administrators of such person.

Article 13 Conflict of Interest

- 13.1 *Initial Disclosure:* Each Director shall, prior to assuming his or her position and upon each re-election, shall disclose in writing to the President, Executive Director and the Chair of any committee on which he or she serves, a list of all businesses or other organizations of which he or she is an officer, member, owner or employee, or for which he or she acts as an agent, with which the Organization has, or might reasonably in the future enter into, a relationship or a transaction in which the member would have conflicting interests.
- 13.2 *Conflict of Interest:* At such time, if any matter should come before the Board or any committee thereof in such a way as to give rise to a conflict of interest, the affected member shall make known the potential conflict and, if advisable, withdraw from the meeting for so long as the matter shall continue under discussion, except to answer any questions that might be asked of him or her. Should the matter be brought to a Consent decision, the affected member shall not participate in the Consent. In the event that, when advisable, he or she fails to withdraw voluntarily, the Chair shall require that he or she remove himself or herself from the room during the discussion and Consent on the matter.

13.3 *Ongoing Disclosure:* Notwithstanding the above, the affected member shall bring to the attention of the President, Executive Director and Chair of the Board any business transaction involving such a conflict of interest.

Article 14 Gifts

14.1 *Gifts.* The Board of Directors may accept on behalf of the Organization any contribution, gift, bequest, or device for the general purposes or for any specific purpose of the Organization.

Article 15 Miscellaneous Provisions

15.1 *Notice.* All notices required to be given under the terms of these Bylaws shall be in writing and personally delivered, or sent by overnight courier, certified mail with return receipt or by facsimile transmission or via email based on the then-current information on record with the Organization.

A Notice shall be deemed to have been duly given/delivered (i) when delivered in person, (ii) upon confirmation of receipt when transmitted by facsimile transmission or by e-mail (but, in the case of e-mail, only if the e-mail address was valid at the time it was given to the sending party), (iv) upon receipt after dispatch by registered or certified mail, postage prepaid or (d) on the next Business Day if transmitted by national overnight courier (with confirmation of delivery) Either party may designate a change of address, fax or e-mail at any time by giving written notice thereof to the other party.

15.2 *Waiver of Notice.* Whenever any notice of time, place, purpose or any other matter, including any special notice or form of notice, is required or permitted to be given to any person by law or under the provisions of the Articles of Incorporation or Bylaws of this Organization, or of a resolution of the Directors, a written waiver of notice signed by the person or person entitled to such notice, whether before or after the time required for such notice, shall be equivalent to the giving of such notice. The Secretary shall cause any such waiver to be filed with or entered upon the records of the Organization or, in the case of a waiver of notice of a meeting, the records of the meeting.

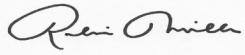
Article 16 Amendments to Bylaws

16.1 *Amendment.* These Bylaws may be amended by the consensus of the Board of Directors, provided that the text of the proposed amendments shall have been sent to all Directors with the call for the meeting at least five (5) business days in advance of such meeting.

Certification

As the authorized representative of the Organization, I hereby certify that the forgoing Code of Bylaws was duly adopted by the unanimous written consent of the Board of Directors.

Dated: 7/24/2017



Robin Miller
President
Board of Directors
Miranda's Hearth, Inc.

APPENDIX B

CODE COMPLIANCE REPORT



Repurposing Briscoe Middle School
as The Beverley Arts Community Center
Code Compliance Report

June 20, 2019

PART 1 – GENERAL

PURPOSE

This preliminary code compliance report has been completed in support of Miranda's Hearth's proposal to repurpose the Briscoe Middle School as the Beverly Arts Community Center. It is intended to identify the major code compliance issues that would impact the proposed project.

The report has been prepared following a visit to the site and subsequent review and analysis of the relevant codes and regulations listed below.

PROPOSED PROJECT

The proposed project involves the repurposing of Briscoe Middle School as the Beverly Arts Community Center.

The arts community center has a dual focus: It provides workspace for local artists and it provides access to local art / artists for the community. This access is provided through exhibits, performances, and educational classes and workshops for all ages.

From a design standpoint the Briscoe school, with its combination of large performance / assembly spaces and classroom spaces is well suited for the proposed purpose.

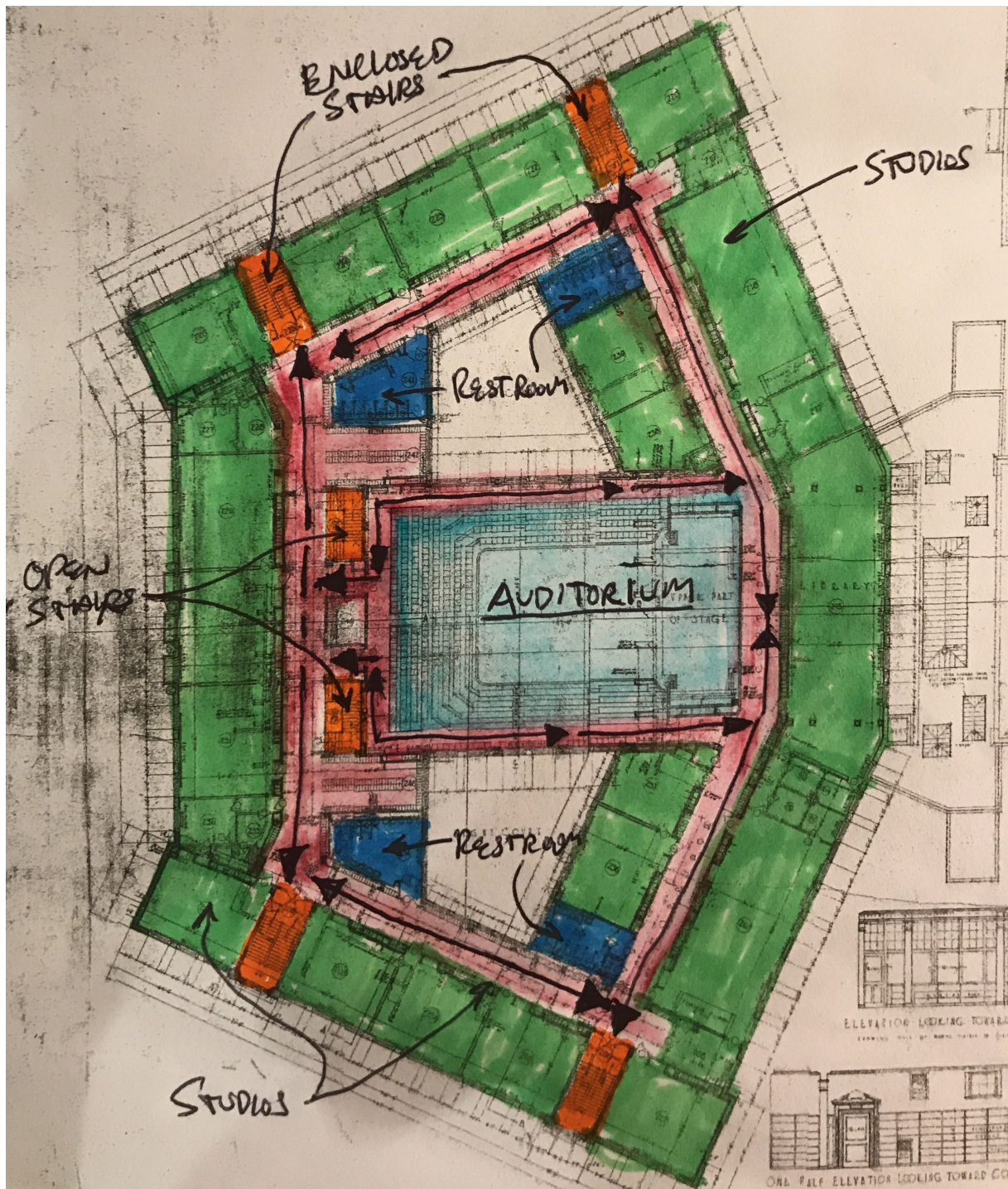
As described in the following report, the building is also well suited for the proposed use from a code compliance standpoint.

Conceptual Design

In general, the intent is to minimize alterations to the existing building. Existing classrooms will serve as artist studios and the larger assembly spaces of the building (auditorium and gymnasium) will continue to serve in their current role.

As many artists will offer workshops and classes for all ages within their studio spaces, and within the larger gathering spaces of the facility, the intent is to maintain the building's group "E" educational occupancy classification throughout the building.

- Main building entrance to remain at its current location.
- Majority of the building is to be utilized as-is.
- Existing auditorium and gymnasium to continue to function as such.
- Existing classrooms are to become artist studios and will serve two general functions:
 - o Artist work space
 - o Artist teaching / workshop space (all ages)
- The existing cafeteria may be subdivided into artist studio cubicles.
- The existing library (?)



BUILDING DESCRIPTION & GENERAL OBSERVATIONS

The Briscoe Middle School was originally constructed as the Beverly High School in 1923. The school served as a middle school through the end of the 2018 school year.

CDHA consulting visited the building on May 30, 2019. In general, the building was found in good condition with means of egress, stair enclosures, and other life safety features in place, and appearing to be well-maintained.

As a starting point for the review of an existing building we consider that MSBC section 102.6.4 states that the following conditions may be cited by the building inspector at any time (regardless of the scope of proposed construction). Our first priority is to identify these conditions, if they exist.:

- Inadequate number of means of egress
- Means of egress of inadequate width or so arranged as to be inadequate (including lighting and signage).
- Inadequate lighting or ventilation.

None of the above conditions were observed.

Following is a description of the existing building and our observations as to the extent of its compliance with current codes.

Building Area: Approximately 55,000 square foot building footprint (including gym).

Building height: The building is approximately 48 feet in height and consists of 3 stories above grade and a basement. The gymnasium is located at the basement level, with the upper portion of the high ceiling gymnasium space at the first floor level.

Construction type: Our opinion as to the construction type of the building is based upon field observations as well as the original construction drawings for the building. The building construction is most likely an archaic construction type that does not directly correspond to current construction types, as defined by the Massachusetts State Building Code (MSBC).

Exterior walls are consistently of masonry construction. The original drawings indicate steel, concrete construction, and wood framing at the floor and roof structure. Wood framed partitions are also present.

Based on the above, the construction meets / exceeds the requirements of type 3B construction as defined by MSBC 602.3. In general terms, buildings of type 3B construction have non-combustible masonry exterior walls and utilize any form of construction materials (including wood framing) within those noncombustible exterior walls. In buildings of type 3B construction the building structure is not fire rated.

On the original construction drawings the steel primary structural members are indicated to be encased in concrete. This suggests that the primary building structure does have at least a 1 hour fire rating, thus exceeding the requirements of type 3B construction. The floor at the level of exit discharge is also indicated to be of noncombustible construction (steel framing members encased in concrete).

Though the presence of untreated wood framing prevents us from designating the building as non-combustible type 1 or 2 construction, further investigation into the extent of wood framing and fire

rated assemblies at the second floor and roof may indicate that the building complies with, or is approximately equivalent to type 3A construction.

Due to the minimal scope of alterations, the small work area of the project, and continuation of the existing group "E" Educational occupancy of the building the construction type of the building has little impact on the code requirements applicable to this project. Additional research will be completed to determine whether the existing building may be designated as group 3A construction if the construction type becomes more relevant. Otherwise, the building will be assumed to be of type 3B construction.

Occupancies: The existing building is a group "E" Educational occupancy. Assembly spaces that are typical of educational occupancies (gymnasium, cafeteria, library, and auditorium) are present.

Per MSBC section 303.1.3 assembly spaces that are associated with an educational occupancy are "not considered a separate occupancy". It is unclear whether the City of Beverly has defined the auditorium and gymnasium as group "A" Assembly occupancies (to allow rental of these spaces for non-educational functions) or whether the entire building remains classified as a group "E" Educational occupancy.

If any of the assembly spaces are to be repurposed, the occupancy classification of the existing assembly spaces could have considerable impact on the scope of fire protection and other code-related upgrade requirements [IEBC chapter 10 Change of Occupancy]. If the assembly spaces continue to serve their current function the impact of a group "E" versus group "A" occupancy classification is inconsequential.

Fire Alarm system: Fire alarm pull stations were observed at the main office and corridor, fire alarm panels were observed at the main office, and some horn / strobes (notification devices) were observed at corridor locations. A thorough evaluation of the existing fire alarm system has not been completed. However, initial observations suggest that the fire alarm system is not fully compliant with the requirements of MSBC chapter 9 as applicable to new construction.

Further field review and evaluation would be necessary to determine the extent of the existing system and the degree to which it complies with the MSBC requirements applicable to new construction and the requirements of MSBC chapter 34 (IEBC w/ Massachusetts amendments) likely to be triggered by the proposed scope of this project.

Fire Suppression System: There is no fire suppression (sprinkler) system in the building.

Means of Egress: The building is served by a continuous loop of 10 foot wide corridors. Four enclosed stairways are located at the four corners of the corridor loop. Two open stairways (connecting the first and second stories only) provide additional egress capacity serving the upper level of the auditorium. Functioning illuminated egress signs were observed. Emergency lighting was also observed.

Though a thorough evaluation of the means of egress is beyond the scope of this preliminary code report it is noted that the existing means of egress will support occupant loads of up to 600 occupants per story. The arrangement of the means of egress is such that there are no dead end corridors, common paths of exit access travel are minimal, and exit access travel distances are considerably shorter than the 200 foot maximum.

The 4 enclosed stairways will accommodate 200 occupants each (based on 60" stair width and .3 inch width per occupant per MSBC 1005.3.1).

The 10 foot wide corridors will accommodate 600 occupants (based on 120" corridor width and .2 inch width per occupant per MSBC 1005.3.2).

Most locations provide exit access travel distances of less than 100 feet. Maximum exit access travel distance is 200 feet [MSBC 1017.2].

As noted above, there are 4 enclosed stairways in the building. The glazed walls and wood doors with wired glass that enclose the stairways at the corridor do not comply with the 1 hour fire rated enclosure requirements of MSBC 1023. However, the proposed scope of this project is unlikely to trigger upgrades of the stair enclosures.

Accessibility: The building entrance is served by an existing ramp. The handrails at the ramp are non-compliant and the ramp itself is deteriorated. Upgrade of the existing rails and repair / replacement of the existing ramp are readily achievable.

At the building interior one accessible toilet stall and lavatory were observed at the first floor level.

Existing handrails at the stairways are non-compliant (handrail extensions).

The existing elevator cab is undersized (47" x 48"). MAAB section 28.7 permits a cab size as small as 48" x 48" where an existing cab is demonstrated to be as large as the existing shaft will allow, a or new car is installed in an existing elevator shaft and that new car is as large as the existing shaft will allow.

Plumbing: There are 4 restrooms present at the 1st, 2nd, and 3rd floor. Thus, approximately 20 toilets are present at each story. These fixture quantities would support occupant loads of 400+ occupants per story. Additional restrooms are located in the locker rooms at the basement level.

PART 2 – EXECUTIVE SUMMARY

OCCUPANCY

Maintain existing group “E” classification: The existing group “E” Educational occupancy classification will be maintained to the greatest extent possible. This occupancy classification will allow the greatest flexibility and the greatest ability to accommodate a range of activities to serve the community. The group “E” designation allows educational programs where the primary participants are below 12th grade level (classes, special events, etc.) to occur within the various spaces of the building.

Existing classification of assembly spaces: The extent to which existing spaces such as the auditorium, gymnasium, cafeteria, and library have been reclassified as group “A” Assembly spaces by the City of Beverley is to be determined in order to inform our strategy for addressing those spaces.

If any of the assembly spaces are to be repurposed, the occupancy classification of the existing assembly spaces could have considerable impact on the scope of fire protection and other code-related upgrade requirements [IEBC chapter 10 Change of Occupancy]. If the assembly spaces continue to serve their current function the impact of a group “E” versus group “A” occupancy classification is inconsequential.

Change of use with no change of occupancy classification: There are code requirements applicable to situations where the use of a building, or portion of a building is changed, but the occupancy classification is not. These requirements apply to the classrooms that are to become artist studios.

Section 1009 Mechanical: Where the occupancy of an existing building or portion of an existing building is changed to an occupancy with a greater ventilation requirement (in accordance with the mechanical code) the new occupancy shall comply with the applicable requirements of the mechanical code.

Though there are no specific requirements listed for art studios, art classrooms do have a slightly higher outdoor airflow rate requirement than standard classrooms.

CDHA recommends review of the mechanical code requirements and the existing mechanical system (to the extent that there is one) by the mechanical engineer. The mechanical code does permit ventilation by either natural or mechanical means. In the absence of a mechanical ventilation system we will want to be sure that the spaces undergoing change of use to artist studios can adequately be naturally ventilated.

Change of Occupancy classification advantages: In general, avoiding changes of occupancy classification will minimize the scope of code related upgrades required. A change of occupancy classification at limited portions of the building could be accommodated, and may be advantageous in some cases. The most likely locations where the benefits and disadvantages of changing the occupancy classification will be considered are the existing library, cafeteria, and gymnasium spaces. Depending on the scope and type of alterations anticipated, downgrading portions of these assembly spaces to group “B” Business occupancies could result in a reduction of the overall scope of code upgrades required.

In all cases, the portions of the building that are to undergo changes of occupancy classification are to be separated from other portions of the building with 2 hour fire-rated fire barriers. Otherwise,

a range of requirements (including sprinkler system requirements) will be triggered throughout the building.

Alterations

Repairs: As described above, the intent is to utilize the existing building as-is to the greatest extent possible. We anticipate that a significant portion of the work will be cosmetic in nature, and will be categorized as “repairs”. A building permit is not required for repair work.

Minimal work area: We anticipate modifications to existing walls, doors, windows, and equipment in a few portions of the building. In these areas compliance with the IEBC requirements associated with Level II Alterations will be required. However, we anticipate only minimal reconfiguration of the existing building layout. Therefore the “work area” of the project will be quite small, and well below the threshold that triggers Level III alteration requirements or supplemental Level II alteration requirements.

No reconfiguration of existing corridors or exits: Many of the level II alteration requirements only apply in cases where existing corridors or exits are included within the work area (existing corridors or exits are to be reconfigured, in other words). The scope of code required upgrades are greatly minimized if the existing corridors and exits are not to be reconfigured and are therefore excluded from the work area.

With the above in mind, there are no significant code upgrades required by the building code associated with the planned scope of alteration work and the minimal work area of the project.

PLUMBING

The quantity of plumbing fixtures present in the existing restrooms will support occupant loads far in excess of those anticipated for this project.

ENERGY CONSERVATION CODE

Energy conservation code upgrades are only required to the extent that the planned scope of alterations exposes existing non-conforming building envelope conditions, where equipment or other components / portions of an existing system are to be replaced as part of the project scope, or where there is a change of use / occupancy to an occupancy with a higher demand for power than the current occupancy.

FIRE PROTECTION

See “Compliance thresholds” below.

ACCESSIBILITY

See “Compliance thresholds” below.

COMPLIANCE THRESHOLDS

Following is a summary of the major categories of code compliance and the thresholds that trigger significant code compliance upgrade requirements.

	Alterations	Change of Occupancy
Review / upgrade ventilation at art studios	N/A	Change of use from classroom to art studio (applicable even without change of occupancy classification)
Upgrade of existing stairway enclosures	Level 2 alterations where the alterations scope includes reconfiguration of the stairways themselves. Level 3 alterations (more than 50% of the floor area of the building is to be reconfigured)	If portions of the existing building undergo change of occupancy and those portions are not separated from the rest of the building by 2 hour rated construction. If the entire building undergoes change of occupancy.
Review / upgrade of existing corridor ratings	Level 2 or 3 alterations which include reconfiguration of corridors in the project scope.	N/A
Fire alarm upgrades	Throughout group "E" Educational work areas.	
Partial Sprinkler System	Level 2 alterations which include reconfiguration of existing corridors or exits and where the work area (reconfigured building area) exceeds the following thresholds: 5,000 SF of group "A" Assembly space or assembly spaces of any size on levels other than the level of exit discharge. 12,000 SF of group "E" Educational space or educational spaces of any size on levels below the level of exit discharge. 12,000 SF of group "B" Business space. Parameters for level 3 alterations are the same except that the requirements are triggered regardless of whether the work area includes corridors or exits.	Change of occupancy to 5,000 SF of group "A" Assembly space or 12,000 SF of group "B" Business space.

Sprinkler system throughout	MGL 148: Removal of existing ceilings or other work that facilitates the installation of a sprinkler system, combined with renovation of 33% of the floor area of the building or construction cost exceeding 33% of building value.	If portions of the existing building undergo change of occupancy and those portions are not separated from the rest of the building by 2 hour rated construction. If the entire building undergoes change of occupancy.
Accessible Entrance	\$100,000 construction cost	N/A change of occupancy requirements only apply when the use is changed from private to public.
Accessible restroom at 1st floor	\$100,000 construction cost	
Accessible drinking fountain at 1st floor	\$100,000 construction cost	
Full compliance with MAAB	Construction cost exceeds 30% of building value.	
Elevator cab replacement	Construction cost exceeds 30% of building value.	
New elevator shaft	Construction cost exceeds 30% of building value and existing shaft cannot accommodate a 48" square cab dimension. Existing cab is 47" x 48".	

PART 3 – CODE ANALYSIS

WORK EXEMPT FROM PERMIT [MSBC 105.2]

The following work may be completed without a building permit:

- Painting, papering, tiling, carpeting, cabinets, countertops, and similar finish work.
- Non-fixed and movable fixtures, cases, racks, counters and partitions not over 5'-9" in height.
- Repairs [MSBC 105.2.2]: "The reconstruction or renewal any part of an existing building for the purpose of its maintenance or to correct damage. A permit is required for work including, but not limited to: the substantial cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or loadbearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements, or mechanical systems, or other work affecting public health or general safety under the jurisdiction of 780 CMR".

CLASSIFICATION OF THE WORK (WORK AREA METHOD)

in accordance with MSBC Chapter 34 (International Existing Building Code 2015 edition with Massachusetts amendments) the extent to which existing noncompliant aspects of the building are required to be upgraded is determined based on the scope and type of alterations planned.

Alteration requirements are applicable regardless of whether a change of occupancy is proposed.

Level I Alterations [IEBC 503]

Level I alterations include the removal and replacement or the covering of existing materials, elements, equipment, or fixtures using new materials, elements, equipment, or fixtures that serve the same purpose.

The building code requirements for level I alteration work are very minimal. In general, the code requires only that the level I alterations be completed in a manner that does not make the building less safe than it was prior to the alterations.

Level II Alterations - General Applicability [IEBC 504]

Level II alterations include the reconfiguration of space, the addition or elimination of any door or window, the reconfiguration or extension of any system, or the installation of any additional equipment.

The majority of the work of the proposed project will be defined as level II alterations. The code requirements applicable to level II alterations and to level III alterations vary depending on the size of the "work area" of the project. The "work area" of the project is the sum of all portions of the existing building that are to undergo **reconfiguration**. It is possible to have quite large level II alteration project that has a relatively small work area.

Level III alterations [IEBC 505]

Level III alteration requirements only apply to alterations where the work area exceeds 50% of the area of the overall building. Level III alteration requirements will not be

applicable to this project based on the scope of alterations anticipated. However, these requirements are applicable in cases where a change of occupancy classification occurs (see summary of section 1012 requirements below).

LEVEL II ALTERATIONS – DETAILED SUMMARY [IEBC CHAPTER 8]

Within the level II alteration requirements of the code there are supplemental requirements that apply only when the work area exceeds 50% of the area of the story where it is located. Based on initial conversations regarding project scope we do not anticipate the work area (reconfigured area) to exceed 50% of the area of any story. Supplemental requirements will not apply.

Section 801 General: no significant impact on this project.

Section 802 Special Use and Occupancy: no impact on this project.

The following requirements only apply to the project work areas. These requirements do not apply to portions of the building undergoing level II alterations where there is no reconfiguration proposed.

Section 803 building elements and materials: The most significant requirements of section 803 related to existing vertical openings (open stairways). Per section 803.2.1 vertical openings connecting two or more floors shall be enclosed with assemblies having a fire resistance rating of not less than one hour with approved opening protectives. An important consideration is that the requirements of section 803 only apply where the work area includes the existing stairways.

Also, the stairway enclosure requirement does not apply at stairways that are permitted to be open by the codes applicable to new construction. Per MSBC section 1019 unenclosed exit access stairways may connect between two stories of the building, provided that the two stories served by the open stairway are not open to other stories of the building.

As described above, the existing open stairs are compliant with MSBC requirements applicable to new construction.

The existing enclosed stairs are not provided with fully compliant enclosure at the entrances to the stairs from the corridors. However, as described above, this issue need not be addressed if the stairs are not within the work area.

Section 804 Fire Protection: Per section 804.2.2 an automatic sprinkler system would need to be installed **if the work area of the project contains exits or corridors shared by more than one tenant and** the size of the work area (reconfigured space) of the project would require installation of an automatic sprinkler system under the requirements of the code applicable to new construction.

Group A assembly occupancies: Fire area > 5,000 SF, or occupant load > 300 occupants, or located at a level other than the level of exit discharge.

Group B business occupancies: Fire area > 12,000 SF

Group E educational occupancies: Fire area > 12,000 SF or located below level of exit discharge.

Reconfiguration of space in an existing group E educational occupancy located below the level of exit discharge or in group A assemblies located at any level other than the level of exit discharge will require installation of an automatic sprinkler system if the work includes reconfiguration of existing corridors or exits. Reconfiguration of the gym or library should be carefully considered. In these spaces a change of occupancy may be beneficial (see below).

In addition to the above, MGL 148 section 26G requires installation of an automatic sprinkler system in buildings greater than 7,500 sf in area when “major alterations” are proposed. Following is an excerpt from the text of an official interpretation issued by the sprinkler board clarifying the definition of “major alterations”:

A. What is the nature of the actual work?

- Is the planned physical work the type of work that would make the effort to install sprinklers substantially less than it would have been if the building were intact?
- Is the work merely minor repairs or cosmetic vs. major alterations?
Examples of “major” alterations or modifications, include, but may not be limited to:
 - The demolition or reconstruction of existing ceilings or installation of suspended ceilings;
 - The removal and/or installation of sub flooring, not merely the installation or replacement of carpeting or finished flooring;
 - The demolition and/or reconstruction or repositioning of walls or stairways or doorways; or
 - The removal or relocation of a significant portion of the building’s HVAC, plumbing or electrical systems involving the penetration of walls, floors, or ceilings.

B. What is the scope of the work or cost/ benefit of sprinkler installation?

This involves a review of the scope of the major alterations or modifications. Does it affect a substantial portion of the building? This requires a review to determine how much of the building is being affected by the work; **or** a determination that the cost of installing sprinklers is moderate in comparison to the total cost of the work.

To assist fire officials, building owners and construction project managers in making decisions, the Board has established the following two presumptions that may be used to determine if the scope or the cost of the planned alterations or modifications are “major” thus requiring sprinklers to be installed throughout a building.

- 1) Major alterations or modifications are reasonably considered major in scope when such work affects thirty-three (33) % or more of the “total gross square footage” of the building, calculated in accordance with section 26G.
- 2) Major alterations or modifications are reasonably considered major in scope or expenditure, when the total cost of the work (excluding costs relating to sprinkler installation) is equal to or greater than thirty-three (33) % of the assessed value of the subject building, as of the date of permit application.

It is the conclusion of the Board, at this time, that if the nature of the work is the type of work described in **A** **and** also meets at least one of the two presumptions described in **B** above, then it can be reasonable to conclude that the alterations or modifications are “Major”, thus requiring sprinklers throughout the building.

Fire alarm systems

fire alarm systems are required to be installed in work areas of group E occupancies per section 804.4.1.1. The fire alarm system is not required to comply with the code for new construction, only with the International fire code requirements applicable to group E occupancies.

Based on the above, if reconfiguration is planned within an existing group E occupancy some degree of fire alarm upgrades may be required. Further review of the existing system and the requirements of the International fire code would be necessary to determine the extent of the upgrades required.

Section 805 Means of egress: This section is only applicable to work areas that include exits or corridors. If there is no reconfiguration proposed at existing corridors or exits, the means of egress requirements associated with level II alterations do not apply to this project.

Section 806 Accessibility: See separate accessibility summary below.

Section 807 Structural: No impact on this project (unless structural work is planned).

Section 808 Electrical: No significant impact on this project.

Section 809 Mechanical: No significant impact on this project.

Section 810 Plumbing: Per section 810.1 the quantity of plumbing fixtures is only required to be reviewed if the occupant load is increased by 20% or more. If anything, we will be proposing a decreased occupant load.

Section 811 Energy Conservation: Level II alterations are permitted without requiring the entire building or system to comply with the energy conservation code. Any new construction completed as part of the alteration project shall comply with the requirements of the energy conservation code as applicable to new construction.

LEVEL III ALTERATIONS – ABBREVIATED SUMMARY [IEBC CHAPTER 9]

Level III alteration requirements are applicable to areas undergoing change of occupancy classification (see summary of IEBC chapter 10 change of occupancy requirements below). This abbreviated summary is provided to establish the general requirements that would be required by changes of occupancy classification. This chapter will be reviewed in greater detail.

Existing stairways [903.1]: Existing stairways are required to be enclosed with 1 hour minimum fire rated enclosure at all stories. The existing enclosures are not fully compliant (doors and wall construction at corridors).

Automatic sprinkler system [904.1]: The requirements of section 804 summarized above would apply regardless of whether the work area includes existing corridors or exits.

Means of Egress [IEBC 905]: Corridor doors are required to the construction / rating requirements of IEBC 805.5 throughout the portions of the building undergoing change of occupancy classification.

CHANGE OF OCCUPANCY REQUIREMENTS [IEBC CHAPTER 10]

Change of use without change of occupancy classification [IEBC 1001.2.1]: The change in use of the classroom spaces from classroom to artist studio space is subject to the requirements of this section. However, this section requires only that the spaces undergoing change of use comply with the alteration requirements of the IEBC (summarized above) and with sections 1002 through 1011.

In the following analysis the term “change of use” is used to distinguish this circumstance from the change of occupancy classification.

Change of occupancy classification [1001.2.2.1]: In addition to sections 1002 through 1011 section 1012 applies to areas of the building undergoing a change of occupancy classification. The most likely change of occupancy classification would be a change from group “E” Educational to group “B” Business.

Section 1002 Special Use and Occupancy: Not applicable to this project.

Section 1003 Building Elements and Materials: No change of use requirements. See section 1012 for change of occupancy classification requirements.

Section 1004 Fire Protection: No change of use requirements applicable to this project as there are no increased fire protection requirements in MSBC chapter 9 that are applicable to artist studios. See section 1012 for change of occupancy classification requirements.

Section 1005 Means of Egress: No change of use requirements. See section 1012 for change of occupancy classification requirements.

Section 1006 Accessibility: See separate summary.

Section 1007 Structural: Requirements apply in cases where the change of use or occupancy results in greater uniform or concentrated structural loads per MSBC table 1607.1. There are no specific loads listed for art studios. Loading is assumed to be similar to classroom loads.

Section 1008 Electrical: No requirements with significant impact on this project.

Section 1009 Mechanical: Where the occupancy of an existing building or portion of an existing building is changed to an occupancy with a greater ventilation requirement (in accordance with the mechanical code) the new occupancy shall comply with the applicable requirements of the mechanical code.

Though there are no specific requirements listed for art studios, art classrooms do have a slightly higher outdoor airflow rate requirement than standard classrooms.

The mechanical code does permit ventilation by natural or mechanical means.

CDHA recommends review of the mechanical code requirements by the mechanical engineer.

Section 1010 Plumbing: Compliance with the plumbing code is required where a change of occupancy results in an increased water demand or greater plumbing fixture requirement. A significant decrease in occupant load (and plumbing fixture demand) is anticipated.

Section 1011 Other requirements: No requirements with significant impact on this project.

Section 1012 Change of Occupancy Classification: For the purposes of this initial code review the most likely scenarios are those where a group "E" Educational space undergoes a change of occupancy classification to either group "A" Assembly or group "B" Business. Art studios that do not have an educational component would be classified as group "B" occupancies.

Separation conditions [IEBC 1012.1.1]

If the portion of the building undergoing change of occupancy classification is not separated from the remainder of the building with fire barriers rated in accordance with MSBC table 508.4 the entire building is subject to Level III alteration requirements of chapter 9 of the IEBC for the most restrictive occupancy present in the building.

If the portion of the building undergoing change of occupancy classification is separated from the remainder of the building with fire barriers rated in accordance with MSBC table 508.4 only the portion undergoing change of occupancy is subject to Level III alteration requirements of chapter 9 of the IEBC.

Per MSBC table 508.4 Group "B" occupancies must be separated from group "A" or "E" occupancies with 2 hour rated fire barriers to comply with separation requirements of IEBC 1012.1.1. There is no separation requirement between groups "A" and "E".

Fire sprinkler systems [IEBC 1012.2.1]

Where the MSBC requires a sprinkler system for the new occupancy a fire sprinkler system is to be provided throughout the portion(s) of the building undergoing change of occupancy.

Fire alarm and detection systems [IEBC 1012.2.2]

Where the MSBC requires a fire alarm and detection system for the new occupancy a fire alarm and detection system complying with MSBC chapter 9 is to be provided throughout the portion(s) of the building undergoing change of occupancy. Existing alarm notification appliances shall sound throughout the building upon activation of the alarm system.

The remainder of section 1012 relies on a comparison of the relative hazard of the existing occupancy versus the proposed occupancy to determine the requirements applicable to the new occupancy (if any). The comparison of the relative hazards of groups "A", "B" and "E" is summarized below.

Interior Finishes [1012.3]: No significant requirements for change to either a group "A" or "E" occupancy.

Means of Egress [IEBC 1012.4]: No significant requirements for change to either a group "A" or "E" occupancy.

Egress Capacity [1012.4.3]: No impact on this project (all means of egress have adequate capacity).

Handrails and guards [1012.4.4, 1012.4.5]: Existing handrails and guards located within the portion(s) of the building undergoing change of occupancy are required to be brought into compliance with MSBC requirements applicable to new construction.

Height and area limitations [IEBC 1012.5]: No impact on this project.

Exterior walls [IEBC 1012.6]: No impact on this project.

Stairways [1012.7.2]: No impact on this project.

ACCESSIBILITY REQUIREMENTS [MAAB REGULATIONS]Requirements based on scope of alterations

3.3.1 If the work being performed amounts to less than 30% of the full and fair cash value of the building and

- a. if the work costs less than \$100,000, then only the work being performed is required to comply with 521 CMR or
- b. if the work costs \$100,000 or more, then the work being performed is required to comply with 521 CMR. In addition, an accessible public entrance and an accessible toilet room, telephone, drinking fountain (if toilets, telephones and drinking fountains are provided) shall also be provided in compliance with 521 CMR.

3.3.2 If the work performed, including the exempted work, amounts to 30% or more of the full and fair cash value (see 521 CMR 5.00) of the building the entire building is required to comply with 521 CMR.

Requirements based on change of occupancy

3.4 CHANGE IN USE When the use of a building changes from a private use to one that is open to and used by the public, an accessible entrance must be provided, even if no work is being performed. When a portion of a building changes use from a private use to one that is open to and used by the public, then an accessible route must be provided from an accessible entrance even if no work is being performed.

END OF REPORT

APPENDIX C

POWER ASSIST COST ESTIMATE

Cost Estimate

Date: March 3, 2019

Client:

Miranda Aisling
Miranda's Hearth
Arlington, MA

Project:

Cleanup/Cleanout of Briscoe Middle School, 7 Sohier Rd., Beverly, MA

Project Scope:

This estimate includes expenses for primary services needed to clean out the Briscoe Middle School (BMS) for Miranda's Hearth ("Client").

Please note that these estimates are based on general information available from the Client and from 2 walk-throughs of the BMS as of February 2019 and are subject to change once the project gets underway and specific site conditions and client wishes for keeping materials are encountered.

This estimate includes two general options for the building cleanout. Option 1 assumes that one disposal company is involved in removing furniture and other materials from BMS for disposal, some recycling, and some repurposing. Option 2 assumes that a "Green logistics" company be brought in first to remove as much as possible for repurposing and recycling before a disposal company is brought in to remove the last unwanted materials. Both options assume a community give-away event is part of the process of clearing out the building.

Option 1

1. Client (Miranda) and power/assist (Jan) conduct a thorough inventory of BMS furniture and portable contents. Client identifies furniture and materials to be retained for future use by Client. Client finalizes strategy for cleaners.
2. Cleaning service goes through building to clear out trash and recyclables (mainly paper & cardboard), do dusting and vacuuming and/or sweeping of floors.

3. power/assist and Client oversee movers on site to move saved items to designated storage rooms (1-2 rooms per floor) to keep items out of the way for community give-away event.
4. power/assist helps Client plan and conduct community give-away event.
5. power/assist works with disposal and cleanout company to disposing of/recycling/donating all remaining building contents that Client does not wish to retain. Power/assist also provides assistance with gathering up and arranging for recycling of certain materials within the building (e.g., computer equipment, etc.)

Option 2

1. Client (Miranda) and power/assist (Jan) conduct a thorough inventory of BMS contents. Client identifies furniture and materials to be retained for future use by Client. Client finalizes strategy for cleaners.
2. [Re-Stream](#) is brought in to identify and remove what it can repurpose and recycle.
3. Cleaning service goes through building to clear out trash and recyclables (mainly paper & cardboard), do dusting and vacuuming and/or sweeping of floors.
4. power/assist and Client oversee movers on site to move saved items to designated storage rooms (1-2 rooms per floor) to keep items out of the way for community give-away event.
5. power/assist helps Client plan and conduct community give-away event.
6. power/assist works with disposal and cleanout company in disposing of/recycling/donating all remaining building contents that Client does not wish to retain. Power/assist also provides assistance with gathering up and arranging for recycling of certain materials within the building (e.g., computer equipment, etc.)

General assumptions:

- The project scope does not include work on the BMS auditorium.
- This estimate does not include fees for hazardous material removal or disposal.
- Building elevator is not operational.

Pertinent Dates:

There are no set dates yet for this project, but vendors are generally available in the next few months (March-May), should this project move forward.

Estimated costs:

OPTION 1

Cleaning services \$48,000 - \$86,400

- Lower estimate calculated based on 80,000 sf. Upper estimate calculated based on 144,000 sf.

Approximately 2 weeks of services:

- Picking up items off floors, with guidance from the Client and power/assist as to what is trash and what should be kept
- Gathering up trash—including full trash bags sitting on the floors, bottled waters sitting around, any food waste, other items designated by Client as trash—and removing from the building
- As needed, light dusting in classrooms and offices
- Sweep tile and hardwood floors (assume approx. 70% of the space)
- Vacuum carpeted floors (assume approx. 30% of the space)
- Clean bathrooms (12 main bathrooms on the main 3 floors)
- Gather up recyclable paper and cardboard from classrooms, place in recycling container(s)

Moving services: \$4,600

- Use of 4-person moving crew at BMS for 1 day, before community give-away event, to set aside furniture and other items to be kept for Miranda’s Hearth
- Use of 4-person moving crew at BMS after cleanout to return furniture and other items to classroom and other spaces

Disposal and cleanout services: \$118,200

- Estimate assumes disposal of *all* visible furniture and portable items on 2/15/19 walk-through, except for furniture and equipment in basement wood shop; recycling and repurposing of some items by vendor would be expected to reduce this cost
- Estimate does not include additional fees for proper disposal of televisions, white goods appliances, window air conditioners, or computer monitors (\$50/item)
- Cost would be reduced if a significant amount of furniture or portable items are retained by Client and/or given away during community give-away

Approximately 3-4 weeks of work:

- Removal of all furniture and portable items from building (except wood shop)

power/assist services \$35,000 - \$45,000

- General planning
- Inventorying of building contents
- Set-up and maintenance of Basecamp for project coordination with Client
- Coordination and general oversight of vendors
- Assist with planning and execution of community give-away event(s)
- Help Client identify household hazardous waste in building and identify disposal options
- Purchase supplies needed for cleanout, give-away event, etc.
- Assumes power/assist is on site when cleaners and disposal services are
- Assumes additional on-site time to sort & move various items as needed

Materials (allowance): \$500

- Disposable dust masks for vendors working in building (not including disposal company)
- Tape for hanging room signs for various vendors and give-away event
- Paper for room signs as well as copies of floor plans for give-away event
- Stickers for labeling furniture & other items
- Trash bags
- Other miscellaneous supplies

Recommended 10% contingency for project: \$20,630 - \$25,470

To cover unforeseen expenses that arise in the course of work on the building, or to allow for other anticipated expenses:

- Plumbing and/or electrical work to disconnect gas jets and faucets in each science classroom
- Electrician on site to disconnect classroom SMART boards
- Needed carpentry or mechanical labor to address tasks that arise in the course of the cleanout
- Cost of waste dumpster rental for use before disposal company is on site

Total estimated costs: \$226,930 - \$280,170

OPTION 2

Cleaning services \$48,000 - \$86,400

Same assumptions as in Option 1

Moving services: \$4,600

Same assumptions as in Option 1

Re-Stream, Inc.: \$80,000 - \$90,000

- Re-Stream believes that they could likely repurpose the majority of the classroom tables and chairs that are in good condition; they have possible takers in Ghana and Haiti.
- Company might also be able to repurpose teachers' desks, classroom bookcases, and many other furnishings from around the building.
- Re-Stream can recycle what metal and wood furniture is not repurposed, as well as electronics, paper, and myriad other materials.
- Re-Stream collects still-usable classroom supplies and makes them available at their reuse center in Waltham where school teachers can come take them for free. Re-Stream could repurpose many of the classroom supplies in BMS.
- Estimate includes labor to remove furniture and provision of shipping containers for loading furniture
- Further refinement of estimate possible after an inventory has been conducted of BMS and Re-Stream knows what is available

Disposal and cleanout services: \$60,000 (~ half of \$118,200)

- Estimate is power/assist's, based on assumption that Re-Stream removes half or more of all furniture and portable items; repurposing of some items by disposal vendor would be expected to further reduce this cost
- Estimate does not include additional fees for proper disposal of televisions, white goods appliances, window air conditioners, or computer monitors (\$50/item)

Approximately 3-4 weeks of work:

- Removal of any furniture and portable items left after Re-Stream repurposing and community give-away event

power/assist services \$35,000 - \$45,000

- General planning
- Coordination and general oversight of cleaning and disposal services
- Assist with planning and execution of community give-away event(s)

- Help identify household hazardous waste in building and identify disposal options
- Purchase supplies needed for cleanout (dust masks, tape,
- Assumes power/assist is on site when cleaners and disposal services are

Materials (allowance): \$500
 Same assumptions as in Option 1

Recommended 10% contingency for project: \$22,810 - \$28,150
 Same assumptions as in Option 1

Total estimated costs: \$260,910 - \$309,650

Summary of costs:

	OPTION 1	OPTION 2
Cleaning services	\$48,000 - \$86,400	\$48,000 - \$86,400
Moving services	\$4,600	\$4,600
Recycling & donation		\$80,000 - \$90,000
Disposal (to include some recycling/repurposing)	\$118,200	\$60,000
power/assist services	\$35,000 - \$45,000	\$35,000 - \$40,000
Materials	\$500	\$500
Subtotal:	\$206,300 - \$254,700	\$228,100 - \$281,500
10% contingency	\$20,630 - \$25,470	\$22,810 - \$28,150
Estimate total:	\$226,930 - \$280,170	\$260,910 - \$309,650

Notes:

- All vendors who provided estimates for this document, including power/assist, charge for their work on an hourly basis. Client's final costs would depend on actual time spent on work for Client.
- The estimates provided herein are to be used to determine order of magnitude of costs for the cleanout of BMS. To get more accurate estimates, an inventory of BMS will be needed and additional walk-throughs with vendors conducted.
- This document includes estimates from both open shop and union labor. If all union labor is required for work at BMS, additional estimates would need to be gathered for some of the services listed here.
- Some vendors might request a hazardous material conditions assessment report before agreeing to perform services at BMS.
- It is assumed that utilities and fire protection systems are operational within the building and have been recently inspected.
- This estimate does not include the cost of permits, fees, or inspections that might be required by authorities having jurisdiction.
- power/assist is not responsible for providing general liability insurance for other vendors for this project. power/assist does carry liability insurance for its own work.



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