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City of Fall River, In City Council

Parcel	Name	Amount
28.	Hector Desmarais	16,500.00
29.,29A	Justin W. Morganstein & George W. Carpenter	Included in #21 above.
30.	Joseph S. Thomas	Included in #22 above.
31.	I.Paul Lanzisera & Rosemary Lanzisera	35,600.00
32.	Irene P. Higginson & Virginia L. McWeeney	2,250.00
33.	Henry J. Lemerise	2,500.00
34.	Joanne M. Doherty	1,500.00
35.	Joseph E. Hanify, Jr. & Charles I. Tucker, Trustees	15,000.00
36.	William F. Ready	6,500.00
37.	Justin W. Morganstein & George W. Carpenter	Included in #21 above.
38.	George P. Reilly & Margaret N.Reilly	900.00
39.	Morris Schneider & Rae Schneider	28,000.00
40.	Wilbert Friedlander & Irma Friedlander	2,300.00
41.	Joseph S. Thomas	Included in #22 above.
42.	Joseph Vilela & Mary C. Vilela	27,000.00
43.	Arthur S. Domingoes & Isabelle Domingoes	2,500.00
44.	Irene Cabeceiras	2,000.00
45.	Margaret Cordeiro Cabeceiros	2,700.00
46.	Franklin D. Hoy & Margaret B. Hoy	22,000.00
47.	Joseph E. Hanify, Jr. & Charles I. Tucker, Trustees	12,275.00

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City of Fall River, In City Council

and it is hereby further

ORDERED, that the said sums be paid to the owners of the said parcels taken by the City of Fall River from the appropriation, "New High School, Land Taking" and it is hereby further

ORDERED, that the Corporation Counsel be, and he is hereby, authorized and directed to record within thirty (30) days from the date hereof, a copy of this Order of Taking, duly certified by the City Clerk, in the Bristol County Fall River District Registry of Deeds, and to perform such other acts as may be necessary or required under the provisions of Chapter 79 of the General Laws of Massachusetts to complete the taking or acquisition of said land, privileges and rights.

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In City Council, November 9, 1971
Adopted, 6 yeas, 3 nays.

Approved, November 10, 1971
Nicholas W. Mitchell, Mayor

A true copy. Attest:

Joseph F. Lowe
City Clerk

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SCHEDULE "B"

Parcel #1 (City of Fall River) (owner)

A certain parcel of land situated in Fall River in the County of Bristol, Commonwealth of Massachusetts bounded and described as follows:

Beginning at a point, said point being the southeasterly corner of Ray and Hood Streets; thence running easterly along the southerly side of Hood Street 557.12 feet to a point for a corner; thence turning and running southerly along the westerly side of Chestnut Street 377.63 feet to a point for a corner; thence turning and running westerly along the northerly side of Stanley Street 557.11 feet to a point for a corner; thence turning and running northerly along the easterly side of Ray Street 381.85 feet for a corner and to the point of beginning; however otherwise described being the same premises as lot #37 on Assessors' Plat P-10 of the City of Fall River.

SCHEDULE "B"

Parcel #2 - Anthony Salvo and Shirley I. Salvo (owners)

A certain parcel of land situated in Fall River in the County of Bristol, Commonwealth of Massachusetts bounded and described as follows:

Southerly by Hood Street 50.64 feet; Westerly by land now or formerly of William G. and Janice M. Grady, 100 feet; Northerly by land now or formerly of Charles D. Harrington et ali, 50.64 feet; and Easterly by land now or formerly of William Smith, 100 feet.

Said parcel of land is shown as Lot #22 on Subdivision Plan #9690B, Sheet 2 filed with Certificate of Title #345, Book 2, Page 259, Fall River District of the Land Court.

Parcel #3 - Charles D. Harrington, Jr., Frederick J. Harrington and Ursula Harrington

The land in said Fall River, Massachusetts, bounded and described as follows:

Beginning at a point in the southerly line of Titus Street, 101.28 feet easterly from the southeasterly corner of Ray and Titus Streets; thence running easterly along the southerly line of Titus Street, 50.64 feet for a corner; thence turning and running southerly 73.69 feet for a corner; thence turning and running westerly 50.64 feet for a corner; thence turning and running northerly 73.79 feet to the southerly line of Titus Street and the point of beginning.

Being Lot #79 on Plan of Highland View belonging to J. Frederick Beckett surveyed by E. M. Corbett, July, 1919.

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Parcel 3A - Charles D. Harrington, Jr., Frederick J. Harrington and Ursula Harrington

That certain parcel or tract of land lying southeasterly of Ray Street in the City of Fall River, County of Bristol, Commonwealth of Massachusetts, and is bounded and described as follows:-

Beginning at the southwesterly corner of the parcel herein described, said point being the northeasterly corner of property now or formerly belonging to William G. and Janice M. Grady, said point also being located 101.28 feet southeasterly of the southeasterly line of Ray Street;

thence running N 27o-22'-57" E for a distance of 19.54 feet to a corner;
thence turning an interior angle of 89o-43'-20" and running S 62o-20'-23" E for a distance of 50.64 feet to a corner;
thence turning an interior angle of 90o-16'-40" and running S 27o-22'-57" W for a distance of 19.57 feet to a corner;
thence turning an interior angle of 89o-41'-00" and running N 62o-18'-03" W for a distance of 50.64 feet to the point and palce of beginning.

the last described line forming an interior angle of 90o-19'-00" with the first described line.

said parcel contains 990 square feet.

Parcel #4 - William Smith (owner)

A certain parcel of land situated in Fall River in Bristol County, the Commonwealth of Massachusetts, bounded and described as follows:

Southerly by Hood Street 405.20 feet; Westerly by Lot #22 on plan hereinafter referred to , 100 feet; Northerly by Lots #18 and #19, inclusive on said plan, 202.56 feet; Easterly by Lot #19 on said plan, 19.71 feet; Northerly by land of J. Frederick Beckett, 202.64 feet, and Easterly by Chestnut Street, 119.85 feet.

Said parcel is shown as Lots #23-30 inclusive, on subdivision Plan #9690B, filed with Certificate #345, Book 2, Page 259, Fall River District of the Land Court.

Parcel # 5 - Peter A. Cummings (owner)

A certain parcel of land situated in Fall River in the County of Bristol, Commonwealth of Massachusetts, bounded and described as follows:

Beginning at a point in the northwesterly corner of the land to be described and the southerly line of Titus Street, 151.92 feet; easterly from the southeasterly corner of Titus and Ray Streets; thence turning and running southerly 73.69 feet; thence turning and running easterly 101.28 feet for a corner; thence turning and running northerly 73.48 feet to the southerly line of Titus Street for a corner; thence turning and running westerly by the southerly line of Titus Street 101.28 feet to the point of beginning.

Being Lots #80 and #81 on Plan of Highland View belonging to J. Frederick Beckett, surveyed by E. M. Corbett, July, 1919.

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Parcel # 5A - Peter A. Cummings(owner)

A certain parcel of land situated in Fall River in the County of Bristol, Commonwealth of Massachusetts, bounded and described as follows:

Northeasterly by land now or formerly of Peter A. Cummings, 101.28 feet; Southeasterly by Lot #19 on plan hereinafter refered to, 19.64 feet; Southwesterly by lots #23-24 on above mentioned plan, 101.28 feet, and Northwesterly by lot #17, same plan, 19.57 feet.

Said parcel is shown as lot #18 on subdivision Plan #9690B, Sheet 2, filed with Certificate #345, Book 2, Page 259, Fall River District of the Land Court.

Parcel #6 George P. Reilly and Margaret N. Reilly (Owners)

A certain parcel of land located on the northerly side of Titus Street in Fall River more particularly bounded and described as follows:-

Beginning at the southwest corner of the lot to be described which point is 185.76 feet east of the northeast corner of Titus and Ray Streets in Fall River; thence running northerly 80 feet for a corner; thence turning and running easterly 92.84 feet for a corner; thence turning and running southerly 80 feet to the said north side of Titus Street; thence turning and running westerly by said north side of Titus Street 92.84 feet to the point of beginning and containing 7,428.00 square feet of land more or less; and being lots no. 17 and 18 on the Assessors' Plans for the City of Fall River P-10.

Parcel #7 - Angela R. Cummings (owner)

The land in said Fall River, bounded and described as follows:

Beginning at a point in the northwesterly corner of the land to be described, 253.20 feet easterly from the southeasterly corner of Titus and Ray Streets; thence running sbutherly 73.48 feet for a corner; thence running easterly 101.28 feet for a corner; thence running northerly 73.28 feet to the southerly line of Titus Street for a corner; thence running westerly by the said southerly line of Titus Street 101.28 feet to the point of beginning, containing 27.30 square rods, more or less.

Being lots 82 and 83 on Plan of Highland View, belonging to J. Fred Beckett, surveyed by E. M. Corbett July, 1919.

Parcel #7A - Angela R. Cummings (owner)

The land in said Fall River, bounded and described as follows:

Northeasterly by land now or formerly of J. Frederick Beckett, 101.28 feet; Southeasterly by land now or formerly of one Chavenson, 19.71 feet; Southwesterly by lots #25-26 on plan hereinafter referred to, 101.28 feet, and Northeasterly by lot #18 on above mentioned plan, 19.64 feet.

This lot is shown as lot #19 on subdivision Plan #9690B, Sheet 2 filed with Certificate #345, Book 2, Page 259, Fall River District of the Land Court.

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Parcel #8 August Santos, Jr. (Owner)

The land in Fall River on the Northerly side of Titus Street, being lot numbered 19, Plat P-10, according to plans on file in Assessor's Office. Said parcel of land according to said plans is further bounded and described as follows:-

Beginning at a point on the northerly side of Titus Street 278.52 feet easterly from the northeasterly corner of Ray Street and said Titus Street, and at the southwesterly corner of the parcel of land to be described; thence running northerly 80 feet for a corner; thence running easterly 46.42 feet for a corner; thence running southerly 80 feet for a corner; thence running westerly along the northerly line of said Titus Street 46.42 feet for a corner, and to the point of beginning. Containing 3,714 square feet of land, more or less.

Parcel # 9 - Michael Shaker (owner)

A certain parcel of land situated in Fall River, Bristol County, Commonwealth of Massachusetts, bounded and described as follows:

Northeasterly by the southwesterly line of Titus Street 202.64 feet; Southeasterly by the northwesterly line of Chestnut Street 72.86 feet; Southwesterly by land now or formerly of James A. Hathaway 202.64 feet; and Northwesterly by land now or formerly of Angela Cummings 73.28 feet.

All of said boundaries are determined by the Court to be located as shown upon Plan numbered 30706-A filed with the original Certificate of Title #1910, Book 10, Page 359, Fall River District of the Land Court, dated September 20, 1963.

Parcel #10 Arthur G. Paul and Doris A. Paul (Owners)

The land in said Fall River, Massachusetts, bounded and described as follows:-

Beginning at a point One Hundred Thirty Nine and 26/100 (139.26) feet West of the South East corner of Chestnut and Titus Streets, thence running Northerly Eighty (80) feet by land owned by Joseph S. Thomas known as lot #74; thence running Westerly Ninety Two and 84/100 (92.84) feet by land now owned by Arthur G. and Doris A. Paul to a corner: thence running Southerly Eighty (80) feet by land now or formerly owned by Robert J. Chandanais to a corner; known as lot #71; thence running Easterly by Titus Street, Ninety Two and 84/100 (92.84) feet to the point of beginning, and containing 7427.2 square feet more or less.

Being two (2) lots known as lots #72 and 73, as shown and delineated on plan of"Highland View" situated in Fall River, Massachusetts, E. M. Corbett, Engineer, dated July 1919, on file in the Fall River District Registry of Deeds; Plan Book #13, Page 5, to which reference is hereby directed for a more particular description thereof.

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Parcel #11 - Joseph S. Thomas (owner)

The land in Fall River, Massachusetts, bounded and described as follows:

Beginning at a point in the northerly line of Titus Street, said point being 46.42 feet westerly of the northwesterly corner of Chestnut & Titus Streets; thence running northerly 80 feet for a corner; thence turning and running westerly 92.84 feet for a corner; thence turning and running southerly 80 feet to the northerly line of Titus Street; thence turning and running easterly by said northerly line of Titus Street 92.84 feet and to the point of beginning.

Being lots #74 and #75 on plan of Highland View belonging to J. Frederick Beckett situated in Fall River, Massachusetts, E. M. Corbett, Engineer - July, 1919.

Parcel #12 Robert G. Gagne and Theresa Gagne (Owners)

The land in said Fall River, bounded and described as follows:-

Beginning at a point in the northeasterly corner of the land to be described and at the southwesterly corner of Weetamoe and Chestnut Streets; thence running southerly by the westerly line of Chestnut Street; one hundred sixty (160) feet to the northerly line of Titus Street for a corner; thence turning and running westerly by the said northerly line of Titus Street, forty six and 42/100 (46.42) feet for a corner; thence turning and running northerly eighty (80) feet for a corner; thence turning and running westerly ninety-two and 84/100 (92.84) feet for a corner; thence turning and running again northerly eighty (80) feet to the southerly line of Weetamoe Street for a corner; thence running easterly by the said southerly line of Weetamoe Street, one hundred thirty nine and 26/100 (139.26) feet to the point of beginning. Containing fifty four and 56/100 (54.56) square rods of land more or less, and being lots #62-63-64-76 on plan of Highland View belonging to J. Frederick Beckett surveyed by E.M. Corbett, July 1919.

Parcel #13 - City of Fall River (owner)

A certain parcel of land situated in Fall River in the County of Bristol, Commonwealth of Massachusetts bounded and described as follows:

Beginning at a point, said point being the southeasterly corner of Hood Street and Chestnut Street; thence running easterly along the southerly line of Hood Street 1,016.43 feet to a point, said point being the beginning of an arc running from Hood Street easterly and southerly to the westerly side of Elsbree Street; thence turning and running easterly and southerly along said arc 35.26 feet to the westerly side of Elsbree Street to a point for a corner; thence turning and running southerly along the westerly side of Elsbree Street 342.32 feet to a point, said point being the beginning of an arc running southerly and westerly to the northerly side of Stanley Street; thence turning and running southerly and westerly along said arc 27.54 feet to the northerly side of Stanley Street to a point for a corner; thence turning and running westerly along the northerly side of Stanley Street 947.29 feet to a point for a corner, said point being the northeasterly corner of Stanley Street and Chestnut Street; thence turning and running northerly along the easterly side of Chestnut Street 377.25 feet to the point of beginning; however, otherwise described being the same premises as lot #58 on Plat P-11 of Assessors Plat of the City of Fall River.

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Parcel # 14 - Gertrude Hurley (owner)

A certain parcel of land situated in Fall River, Bristol County, Commonwealth of Massachusetts, bounded and described as follows:

Southerly by Hood Street, 50.63 feet; Westerly by Chestnut Street, 119.88 feet; Northerly by land now or formerly of J. Frederick Beckett, 51.48 feet and Easterly by lot #32 on plan hereinafter referred to, 119.92.

Said parcel is shown as lot #31 on subdivision Plan #9690B, Sheet 2 filed with Certificate #345, Book 2, Page 259, Fall River District of the Land Court.

Parcel #15 - City of Fall River (owner)

A certain parcel fo land situated in Fall River in the County of Bristol, Commonwealth of Massachusetts bounded and described as follows:

Beginning at a point, said point being the southeasterly corner of Chestnut and Titus Streets; thence running easterly along the southerly side of Titus Street 53.78 feet to a point for a corner; thence turning and running southerly 72.65 feet to a point for a corner; thence turning and running westerly 53.27 feet to a point in the easterly side of Chestnut Street for a corner; thence turning and running northerly along the said easterly side of Chestnut Street 72.76 feet and to the point of beginning.

Being the same premises, however, otherwise described as lot #41 on Plat P-11 of the Assessors' Plat, City of Fall River.

Parcel #16 George E. Caya and Aurore M. Caya (Owners)

The land in said Fall River, with all buildings and improvements thereon, bounded and described as follows:

SOUTHERLY by Titus Street, Ninety-two and Eighty-five One-hundredths (92.85) feet; WESTERLY by Chestnut Street, One hundred Sixty (160) feet; NORTHERLY by Weetamoe Street, Ninety-three and Ninety-five One-hundredths (93.95) feet; and EASTERLY by lots numbered 90 and 103 on plan hereinafter referred to, One Hundred Sixty (160) feet; containing Fifty-four and Eighty-nine One-hundredths (54.89) square rods, more or less.

Parcel #17 Joseph T. Duffy and Eileen M. Duffy (Owners)

The land in said Fall River with all buildings and improvements thereon, bounded and described as follows:

Beginning at the NORTHERLY corner of Weetamoe and Chestnut Streets and running thence NORTHERLY along Chestnut Street One Hundred Fifty (150) feet for a corner; thence turning and running EASTERLY One Hundred One and Thirty-Eight One-hundredths (101.38) feet for a corner; thence turning and running SOUTHERLY Fifty (50) feet for a corner; thence turning and running WESTERLY Fifty (50) feet for a corner; thence turning and running SOUTHERLY One Hundred (100) feet for a corner and turning and running WESTERLY Fifty (50) feet for a corner and to the point of beginning.

Parcel #18 Julien G. Allie and Blance V. Allie (Owners)

The land in said Fall River, bounded and described as follows:

Beginning at the SOUTHEASTERLY corner of Spruce and Chestnut Streets, thence running SOUTHERLY by Chestnut Street Fifty (50) feet for a corner; thence turning and running EASTERLY One Hundred one and Thirty-eight One-hundredths (101.38) feet for a corner; thence turning and running NORTHERLY Fifty (50) feet and to the SOUTHERLY side of Spruce Street for a corner; thence turning and running WESTERLY by Spruce Street One Hundred one and Thirty-eight One-hundredths (101.38) feet and to the point of beginning.

Parcel #19 Imelda Smith (Owner)

The land with the buildings thereon, situated in said Fall River, bounded and described as follows:

Beginning at the Southwesterly corner thereof at the Northeasterly corner of Spruce and Chestnut Streets; thence running Northerly by said Chestnut Street One hundred Ninety-eight (198) feet to the Southeasterly corner of Chestnut and Hemlock Streets; thence Easterly by said Hemlock Street One Hundred and Thirty-six One-hundredths (100.36) feet to land of owner unknown; thence Southerly by said last named land Ninety-nine (99) feet; thence Easterly Fifty-five (55) feet and thence Southerly Ninety-nine feet to said Spruce Street and thence Westerly One hundred fifty-four (154) feet, more or less, to the point of beginning, containing Twenty-five thousand two hundred (25,200) square feet of land, more of less.

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Parcel #20 - Wilfred Cote, Jr. (owner)

The land in Fall River, with all the buildings thereon, bounded and described as follows:

Beginning on the northeasterly corner of Chestnut and Hemlock Streets; thence easterly on the northerly side of Hemlock Street one hundred sixty-eight and 18/100 (168.18) feet; thence northerly to a stone bound, one hundred twenty-nine and 09/100 (129.09) feet; thence westerly to Chestnut Street, one hundred three and 71/100 (103.71) feet; thence southerly one hundred and ten and 86/100 (110.86) feet to the point of beginning.

Parcel # 21 - Justin W. Morgenstein & George W. Carpenter (owners)

The land situated in Fall River is bounded and described as follows:

Southerly by Hood Street five hundred fifty-seven and 04/100(557.04)ft
Westerly by lot #31 as shown on plan hereinafter referred to one hundred nineteen and 92/100 (119.92) feet;
northerly by land now or formerly of J. Fred Beckett and of Elsie Bergeron et al five hundred fifty-seven and 04/100 (557.04) feet;
and easterly by Oak Grove Avenue one hundred twenty and 30/100(120.30) ft.

Said parcel is shown as Lots 32-34 inclusive, Sheet 2 and Lots #35-42 inclusive, Sheet 3, on Subdivision Plan #9690B, filed with Certificate of Title #345, Book 2, Page 259, Fall River District of the Land Court.

Parcel #22 - Joseph S. Thomas (owner)

The land in Fall River is bounded and described as follows:

Beginning at a point at the northwesterly corner of the land to be described and in the southerly line of Titus Street, which point is fifty-three and seventy-three one hundredths (53,73)feet easterly from the southeasterly corner of Titus and Chestnut Streets; thence running southerly seventy-two and sixty-five one hundredths (72.65) feet for a corner; thence turning and running easterly four hundred twenty-nine and eighty-four one hundredths (429.84) feet for a corner; thence turning and running northerly seventy-one and seventy-seven one hundredths feet to the southerly side of Titus for a corner; thence turning and running westerly by Titus Street four hundred twenty-nine and eighty-four one hundredths (429.84) feet to the point of beginning.

Parcel #23 - Jules Caya,& Antoinette Caya,(owners)

The land in said Fall River, with all buildings and improvements thereon, bounded and described as follows:

Beginning at a point in the northwesterly corner of the land to be described and 93.95 feet easterly from the southeasterly corner of Weetamoe and Chestnut Streets; thence turning and running southerly 160 feet to the northerly line of Titus Street for a corner; thence turning and running easterly by the said northerly line of Titus Street 140.85 feet for a corner; thence turning and running northerly 80 feet for a corner; thence turning and running westerly 93.90 feet for a corner; thence turning and running northerly 80 feet for a corner; thence turning and running westerly 46.95 feet to the southerly line of Weetamoe Street and the point of beginning.

Parcel #24 - Lester Bailey & Cecile E. Bailey (owners)

A parcel of land situated in Fall River on the southerly side of Weetamoe Street:

Beginning at a point on the southerly side of Weetamoe Street 140.90 feet easterly from the southeasterly corner of Weetamoe and Chestnut Streets and at the northwesterly corner of the lot to be described; thence running easterly in the southerly line of Weetamoe Street 93.90 feet for a corner; thence running southerly 80 feet for a corner; thence running westerly 93.90 feet for a corner; thence running northerly 80 feet to the point of beginning and containing 7,512 square feet of land, more or less.

Parcel # 25 - Manuel Gonsalves & Valeda M. Gonsalves (owners)

The land in Fall River on the northerly side of Weetamoe Street, with all Buildings and improvements thereon, bounded and described as follows:

Beginning at a point in the northerly line of said Weetamoe Street, said point being fifty (50) feet easterly from the northeasterly corner of Weetamoe Street and Chestnut Street; thence running easterly by said Weetamoe Street, fifty (50) feet to land of owners unknown; thence northerly by said last named land, one hundred (100) feet for a corner; thence westerly fifty (50) feet for a corner; and thence southerly one hundred (100) feet to the point of beginning, containing five thousand (5000) square feet, more or less.

Parcel #26 - Francis J. Downey (owners)

A parcel of land situated in Fall River on the northerly side of Weetamoe Street, being lots numbered 21 & 22, Plat R-12, according to plans on file in Assessors' Office. Said parcel of land according to said plans is further bounded and described as follows:

Beginning at a point on the northerly side of Weetamoe Street 100 feet easterly from the northeasterly corner of Weetamoe and Chestnut Streets and at the southwesterly corner of the parcel to be described; thence running northerly 100 feet for a corner; thence running easterly 100 feet for a corner; thence running southerly 100 feet for a corner and to the northerly line of Weetamoe Streets; thence running westerly along the northerly line of Weetamoe Street 100 feet for a corner and to the point of beginning, containing 10,000 square feet of land, more or less.

Parcel #27 - Sidney Winokoor & Ethel Winokoor (owners)

A parcel of land situated in Fall River on the southerly side of Spruce Street, being lots numbered 14 and 15, Plat R-12, according to plans on file in Assessors' Office. Said parcel of land according to said plans is further bounded and described as follows:

Beginning at a point on the southerly side of Spruce Street 101.38 feet easterly from the southeasterly corner of Chestnut and Spruce Streets and at the northwesterly corner of the parcel to be described; thence running southerly 100 feet for a corner; thence running easterly 100 feet for a corner; thence running northerly 100 feet for a corner and to the southerly line of Spruce Street, thence running westerly along the southerly line of Spruce Street 100 feet for a corner and to the point of beginning, containing 10,000 square feet of land, more or less.

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Parcel #28 - Hector Desmarais (owner)

The land in said Fall River, with all buildings thereon situated on the southerly side of Hemlock Street and the northerly side of Spruce Street is bounded and described as follows:

Beginning at a point in the southerly line of Hemlock Street 100.34 feet easterly from the southeasterly corner of Chestnut and Hemlock Streets; thence running easterly by said Hemlock Street and an extension of the southerly line thereof 206.92 feet for a corner; thence turning and running southerly 198 feet to the northerly line of Spruce Street for a corner; thence turning and running westerly by said Spruce Street 151.93 feet to a point for a corner; said point being 154 feet easterly from the northeasterly intersection of Chestnut and Spruce Streets; thence running northerly by land now or formerly of Ephraim Allie 99 feet to a point for a corner; thence running westerly by land now or formerly of Ephraim Allie 55 feet to a point for a corner; thence running northerly by other land of said Ephraim Allie 99 feet to the point of beginning.

Parcel #29 - Justin W. Morganstein & George W. Carpenter (owners)

The land in Fall River bounded and described as follows:

Beginning at a point at the southwesterly corner of Oak Grove Avenue and Titus Street and at the northeasterly corner of the parcel to be described; thence running southerly along the westerly line of Oak Grove Avenue seventy-one and 51/100 (71.51) feet for a corner; thence running westerly one hundred twenty-five and 39/100 (125.39) feet for a corner; thence running northerly seventy-one and 77/100 (71.77) feet to Titus Street for a corner; thence running easterly along the southerly line of said Titus Street one hundred and twenty-five and 39/100 (125.39) feet for a corner and the point of beginning, containing 8,983 square feet of land, more or less and being Lot No. 50, Plat P-11 on the Fall River Assessors' plans.

Parcel #29A Justin W. Morganstein and George W. Carpenter (Owners)

The land in Fall River, bounded and described as follows:

Beginning at a point at the southeasterly corner of Oak Grove Avenue and Titus Street and at the northwesterly corner of the parcel to be described; thence running southerly seventy-one and 41/100 (71.41) feet for a corner; thence running easterly two hundred and sixty and 48/100 (260.48) feet for a corner; thence running northerly seventy and 88/100 (70.88) feet to Titus Street for a corner; thence running westerly along the southerly line of said Titus Street two hundred and sixty and 53/100 (260.53) feet for a corner and to the point of beginning. Containing 18,533 square feet of land, more or less, and being Lot No.51, Plat P-11 on Fall River Assessors Plans.

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Parcel #30 Joseph S. Thomas (Owner)

Those certain lots of land numbered 106 to 111 inclusive as shown and delineated on plan of "Highland View" belonging to J. Frederick Beckett, situated in Fall River, Massachusetts, E.M. Corbett, Eng., July 1919, on file in Fall River District Registry of Deeds, in plan book 13 page 5, and bounded and described as follows:

Beginning at a point on the NORTHERLY side of Titus Street, said point being 233.70 feet EASTERLY from the NORTHEAST corner of Chestnut Street and Titus Street, thence running NORTHERLY 80 feet for a corner, thence turning and running EASTERLY 281.70 feet for a corner, thence turning and running SOUTHERLY 80 feet and to the NORTHERLY side of Titus Street, thence turning and running WESTERLY along the NORTHERLY side of Titus Street 281.70 feet and to the point of beginning.

Parcel #31 , Paul Lanzisera and Rosemary Lanzisera (Owners)

The land, with all buildings and improvements thereon, situated on the Southerly side of Weetamoe Street in Fall River Bristol County, Massachusetts, bounded and described as follows:

Beginning at the northeasterly corner of the lot to be described on the Southerly side of Weetamoe Street; thence running westerly by said Weetamoe Street Ninety-nine and 90/100 (99.90) feet to Lot Number 92 on plan hereinafter referred to for a corner; thence running southerly by last named land Eighty (80) feet for a corner; thence running easterly Ninety-nine and 90/100 (99.90) feet to lot Number 95 on said plan for a corner; thence running northerly by last named land Eighty (80) feet to Weetamoe Street and the point of beginning.

However otherwise bounded and described, being Lots Numbered 93 and 94 on plan of Highland View belonging to J. Frederick Beckett, surveyed by E.M. Corbett July 1919, and recorded in Bristol County Fall River District Registry of Deeds, Plan Book 13, Page 5.

Parcel #32 Irene P. Higginson and Virginia L. McWeeney (Owners)

Land situated in said Fall River, bounded and described as follows:

Beginning on Weetamoe Street, about two hundred (200) feet easterly from the corner of Chestnut Street; thence Easterly in the north line of Weetamoe Street, one hundred (100) feet; thence Northerly one hundred (100) feet; thence Westerly one hundred (100) feet; thence Southerly one hundred (100) feet to Weetamoe Street and the point of beginning, containing ten thousand square feet of land, more or less.

1022

Parcel # 33 Henry J. Lemerise (Owner)

The land in Fall River, bounded and described as follows:

1st Lot Beginning on the southerly side of Spruce Street at a point 201.38 feet easterly from the southeasterly corner of Spruce and Chestnut Streets; thence running southerly 100 feet to land formerly of Clarissa C. Flint et al; thence running easterly 192.06 feet for a corner; thence running northerly 115.89 feet to a point on the southerly side of said Spruce Street; thence westerly by said Spruce Street 133.49 feet to the point of beginning, containing about 59.788 square rods.

2nd Lot Beginning at a point at the north side of Weetamoe Street 300 feet easterly from thenorthwesterly corner of Weetamoe and Chestnut Streets; thence running about northerly in a line parallel with said Chestnut Street 100 feet to land described above as first lot, thence easterly by said land 50 feet; thence about southerly 100 feet to the northerly side of Weetamoe Street,thence westerly by said Weetamoe Street, 50 feet to the point of beginning, containing about 18.365 square rods.

Parcel #34 Joanne M. Doherty (Owner)

A parcel of land situated in Fall River on the northerly side of Weetamoe Street, being Lot No. 26, Plan R-12, according to plan on file in Assessors' Office. Said parcel of land according to said plan is further bounded anddescribed as follows:

Beginning at a point in the northerly line of Weetamoe Street 350 feet east of the northeast corner of Chestnut and Weetamoe Streets; thence running northerly 100 feet for a corner; thence running easterly 42.06 feet for a corner; thence running southeasterly 115.88 feet for a corner and to Weetamoe Street; thence running westerly 100.62 feet for a corner and to the point of beginning. Containing 7134 square rods of land, more or less.

Parcel #35 - Joseph E. Hanify, Jr. & Charles I. Tucker,(Trustees)

A certain parcel or tract of land situated on the northerly side of Weetamoe Street in Fall River, Massachusetts and bounded and described as follows:

Beginning at a point in the northerly line of Weetamoe Street, 450.62 feet easterly of Chestnut Street; thence running easterly along the northerly line of Weetamoe Street a distance of 727.06 feet for a corner; thence running northwesterly 689.85 feet for a corner; thence running westerly 757.36 feet for a corner; thence running southeasterly 175.53 feet to the southerly line of Hemlock Street for a corner; thence running easterly along a projected southerly line of Hemlock Street 115.94 feet for a corner; thence running southerly 198 feet to the northerly line of Spruce Street for a corner; thence running southeasterly 289.70 feet to the point of beginning, containing 10 acres, 14.292 square rods, more or less.

1022

Parcel #36 William F. Ready (Owner)

The land in Said Fall River, Massachusetts, bounded and described as follows:

Beginning at the Southwest corner of the intersection of Weetamie Street and Markell Street, formerly Oak Grove Avenue; thence running Southerly by the Westerly line of Markell Street 160 feet for a corner and to the Northerly line of Titus Street for a corner; thence turning and running Westerly by the Northerly line of Titus Street 93.90 feet for a corner; thence turning and running Northerly 80 feet for a corner; thence turning and running Westerly 187.80 feet for a corner; thence turning and running Northerly 80 feet and to the Southerly line of Weetamoe Street for a corner; thence turning and running Easterly by the Southerly line of Weetamoe Street 281.70 feet and to the point of beginning, however otherwise described being Lots # 8,9,10, 11, 12, 13, 28, and 29 on Fall River Assessors Plat P-11.

Parcel #37 - Justin W. Morganstein & George W. Carpenter (owners)

The land situated in Fall River is bounded and described as follows:

Southerly by Hood Street one hundred sixty-six and 53/100 (166.53) ft.; Westerly by Oak Grove Avenue one hundred twenty and 33/100 (120.33) ft.; Northerly by land now or formerly of Elsie Bergeron et al one hundred sixty-six and 53/100 (166.53) feet; and easterly by lot #46 as shown on plan hereinafter referred to one hundred twenty and 45/100 (120.45) feet.

Said parcel is shown as Lots #43-45 inclusive on subdivision Plan #9690B, Sheet 3, filed with Certificate of Title #345, Book 2, Page 259, Fall River District of the Land Court.

Parcel #38 George P. Reilly and Margaret N. Reilly(Owners)

A parcel of land at the northeast corner of Titus Street and Oak Grove Avenue in Fall River more particularly bounded and described as follows:-

Beginning at the northeasterly intersection of Oak Grove Avenue and Titus Street and at the southwesterly corner of the lot to be described; thence running northerly in the easterly side of Oak Grove Avenue 80 feet for a corner; thence running easterly 93.02 feet for a corner; thence running southerly 80 feet to a point in the northerly side of Titus Street for a corner; thence running westerly 93.02 feet on the northerly side of Titus Street to the point of beginning and containing 7,428 square feet of land more or less and being lots #26 and 27 of the Fall River Assessor's Plan P-11.

1022

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Parcel #39 Morris Schneider and Rae Schneider (Owners)

A certain tract or parcel of land situate at the southeasterly corner of Oak Grove Avenue and Weetamoe Street, in said Fall River, bounded and described as follows:

WESTERLY by Oak Grove Avenue, Eighty (80) feet; NORTHERLY by Weetamoe Street, Ninety-three and 2/100 (93.02) feet; EASTERLY by Lot #125 on Plan Hereinafter referred to, Eighty (80) feet; and SOUTHERLY by Lots #130 and #131 on said Plan, Ninety-three and 2/100 (93.02) feet, Containing Twenty-seven and 334/100 (27.334) square rods of land more or less and being Lots #123 and #124 on Plan of Highland View Belonging to J. Frederick Beckett, Situate in Fall River, Mass., E.M. Corbett, Engr., July 1919, recorded in Fall River District Registry of Deeds, Plan Book 13, Page 5, Plan #607, to which referrence is hereby made.

Parcel #40 - Wilbert Friedlander and Irma Friedlander (owners)

A certain parcel of land situated in Fall River, Bristol County, Commonwealth of Massachusetts, bounded and described as follows:

Southerly by Hood Street, 111.02 feet; Westerly by Lot #45 as shown on plan hereinafter referred to 120.45 feet; Northerly by land now or formerly of Elsie Bergeron et ali and of Jessie J. Correira, 109.90 feet; Easterly by Lot #48 on said plan 120.53 feet.

Said parcel is shown on Lots #47 and 48 on Subdivision Plan #9690B, Sheet 3, filed with Certificate of Title #345, Book 2, Page 259, Fall River District of the Land Court.

Parcel #41 - Joseph S. Thomas (owner)

The land in Fall River with all improvements thereon is bounded and described as follows:

Beginning at a point in the northerly line of Titus Street, said point being 93.02 feet easterly from the northeasterly corner of Titus Street and Markell Street (formerly called Oak Grove Avenue); thence running easterly by said Titus Street 233.24 feet for a corner; thence turning and running northerly 80 feet for a corner; thence turning and running westerly 232.92 feet for a corner; thence turning and running southerly 80 feet to the northerly line of Titus Street and the point of beginning.

Being lots 132 and 136 inclusive as shown and delineated on "Plan of Highland View belonging to J. Frederick Beckett situated in Fall River, Massachusetts, E. M. Corbett, Engineers, July, 1919" on file in the Fall River District Registry of Deeds, Plan Book 13, Page 5.

1022

Parcel #42 Joseph Vilela and Mary C. Vilela (Owners)

The land in said Fall River, Massachusetts, bounded and described as follows:

Beginning at a point Ninety Three and 02/100 (93.02) feet east of the South East corner of Weetamoe Street and Oak Grove Avenue; and Thence running Southerly Eighty (80) feet to a corner; thence running Easterly Ninety Three and 02/100 (93.02) feet to a corner; thence running Northerly Eighty (80) feet to a corner; thence running Westerly Ninety Three and 02/100 (93.02) feet to the point of beginning.

Bounded on the West by land now owned by Morris Schneider; on the South by land owned by Joseph S. Thomas, and known as lots #132-333 On the East by land owned by Joseph S. Thomas, and known as lot #127. On the North by Weetamoe Street, and containing 7441.6 square feet more or less.

Being two (2) lots known as lots #125 and 126, as shown and delineated on plan of "Highland View", situated in Fall River, Massachusetts, E.M.Corbett, Engineer, dated July 1919, on file in the Fall River District Registry of Deeds, Plan Book #13, Page 5, to which reference is hereby directed for a more particular description thereof.

Parcel #43 Arthur S. Domingoes and Isabelle Domingoes (Owners)

The land in said Fall River, Massachusetts, bounded and described as follows:

Beginning at a point 181.76 feet from the South West corner of Elsbree and Weetamoe Streets, to the South East corner of the land to be bounded and described:

Running Southerly by land of Lucien H. Michaud and Lottie Michaud, Eighty (80) feet to a corner; thence running Westerly by land of Joseph S. Thomas, One Hundred Thirty-nine and 90/100 (139.90) feet to a corner; thence running Northerly by land of Joseph Vilela and Mary C. Vilela, Eighty (80) feet to a corner; Thence running Easterly by South side of Weetamoe Street, One Hundred Thirty-nine and 58/100 (139.58) feet to the point of beginning.

Bounded on the East by land of Lucien H. Michaud and Lottie Michaud; On the South side by land of Joseph S. Thomas One Hundred Thirty nine and 90/100 (139.90) feet; On the West by land of Joseph Vilela and Mary C. Vilela Eighty feet; On the North by South side of Weetamoe Street, One Hundred Thirty-nine and 58/100 (139.58) feet, and containing 11,179.02 square feet of land, more or less.

Being three (3) lots known as lots #127-128-129, as shown and delineated on plan of "Highland View" situated in Fall River Massachusetts, E.M. Corbett, Engineer, dated July 1919, on file in the Fall River District Registry of Deeds, Plan Book #13, Page 5.

1022

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Parcel # 44 - Irene Cabeceiros (owner)

A parcel of land situated in Fall River on the southwesterly corner of Elsbree and Weetamoe Streets, being Lot #25, Plan R-11, according to plan on file in the Assessors' Office. Said parcel of land, according to said plan is further bounded and described as follows:

Beginning at the westerly end of a curved line in the northerly line of Weetamoe Street; thence running northwesterly 225.11 feet for a corner; thence running easterly 152.75 feet for a corner and to the beginning of a curved line; thence following said curved line to another point at the end of said curved line in the westerly line of Elsbree Street; thence running southerly along the westerly line of said Elsbree Street 181.69 feet for a corner and to the northerly end of another curved line; thence following said curved line in a southerly and westerly direction for a corner and to the point of beginning, containing 17,439 square feet of land, more or less.

Parcel #45 Margaret Cordeiro Cabeceiras (Owner)

The land in said Fall River, with all improvements thereon, bounded and described as follows:

Beginning at a point in the WESTERLY side of Elsbree Street, said point being 841, more or less, feet SOUTHERLY from the end of an arc located at the SOUTHWEST corner of Langley Street and Elsbree Street; thence running SOUTHERLY in the Westerly line of Elsbree Street 288, more or less, feet for a corner; thence running NORTHWESTERLY and WESTERLY along the curve of an arc to a point for a corner; thence running WESTERLY 152.75 feet for a corner; thence turning and running NORTHWESTERLY 195.54 feet for a corner; thence turning and running NORTHEASTERLY 345 feet and to the point of beginning, however otherwise described being Lot #28 on Fall River Assessor's Plat R-11

Parcel #46 Franklin D. Hoy and Margaret B. Hoy (Owners)

The land in Said Fall River, bounded and described as follows:

Beginning at a point in the Westerly line of Markell Street, formerly Oak Grove Avenue, said point being 120 feet Southerly from the Southwest corner of Markell Street and Langley Street; thence running Easterly 461.11 feet for a corner; thence turning and running Southerly 597.70 feet for a corner; thence turning and running Westerly 292.62 feet to a point for a corner; thence turning a slight angle and continuing Westerly 594.15 feet for a corner; thence turning and running Northerly 598.14 feet for a corner; thence turning and running Easterly 293.91 feet for a corner thence turning and running Southerly 20 feet for a corner; thence turning and running Easterly again 60 feet for a corner; thence turning and running Northerly 20 feet and to the point of beginning and however otherwise described being Lot #2 on Fall River Assessors Plat R-14.

1022

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Parcel #47 Joseph E. Hanify, Jr. and Charles I. Tucker (Owners)

That certain parcel of land situated in Fall River, Mass., bounded and described as follows:

Beginning at a point in the Westerly line of Elsbree Street; said point being 64 feet Southerly from the end of an arc located at the Southwest corner of Langley Street and Elsbree Street; thence running Southerly 777 feet,more or less, for a corner; thence turning and running Southwesterly 345 feet for a corner; thence turning and running Northwesterly 268.39 feet for a corner; thence turning and running Easterly 292.62 feet for a corner; thence turning and running Northerly 597.70 feet for a corner; thence turning and running Easterly 471.67 feet and to the point of beginning, however otherwise described being lots #29 & 19 on Fall River Assessor's Plat R-11.

REC'D DEC 2 1971 AT 4-01 PM AND RECORDED

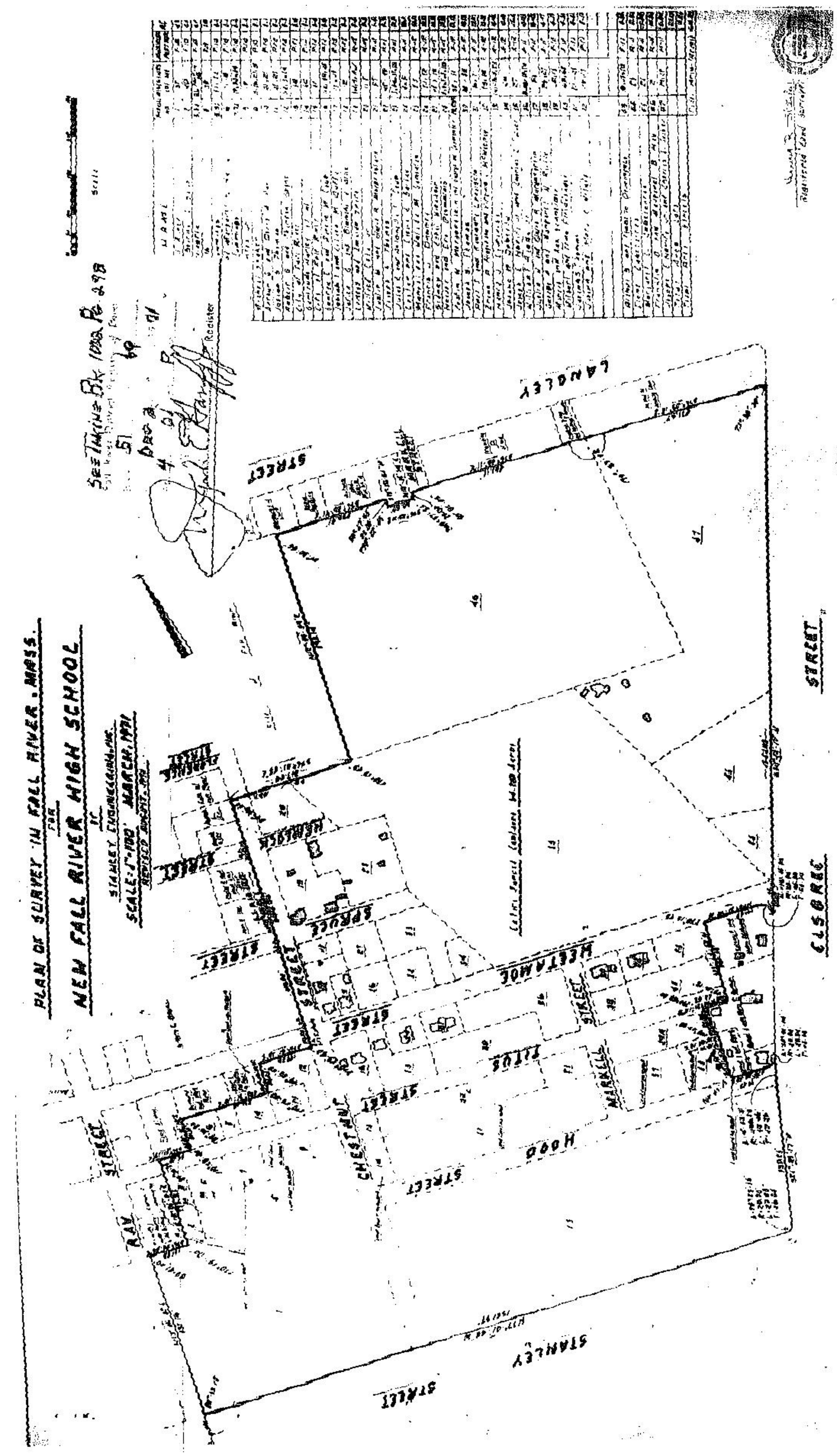
NOTICE OF LEASE

LESSORS: Leonard R. Sousa, John B. Sousa, Clotelde E. Sousa, a/k/a Clotelde E. Sousa Halloran, Richard Sousa, and James M. Sousa, Trustees of the Sousa Family Trust Estate, under a Declaration of Trust dated July 16, 1971, and recorded with Fall River District Registry of Deeds, Book 1010, Page 274.

LESSEE: Pleasant Drug Co., Inc. 1258 Pleasant Street, Fall River, Massachusetts.

TERM OF LEASE: Ten (10) years from the "Rent Commencement Date", which phrase shall mean the earlier of (a) sixty days from the first day said premises are completed ready for occupancy by tenant or (b) the opening by tenant of its business in the demised premises.

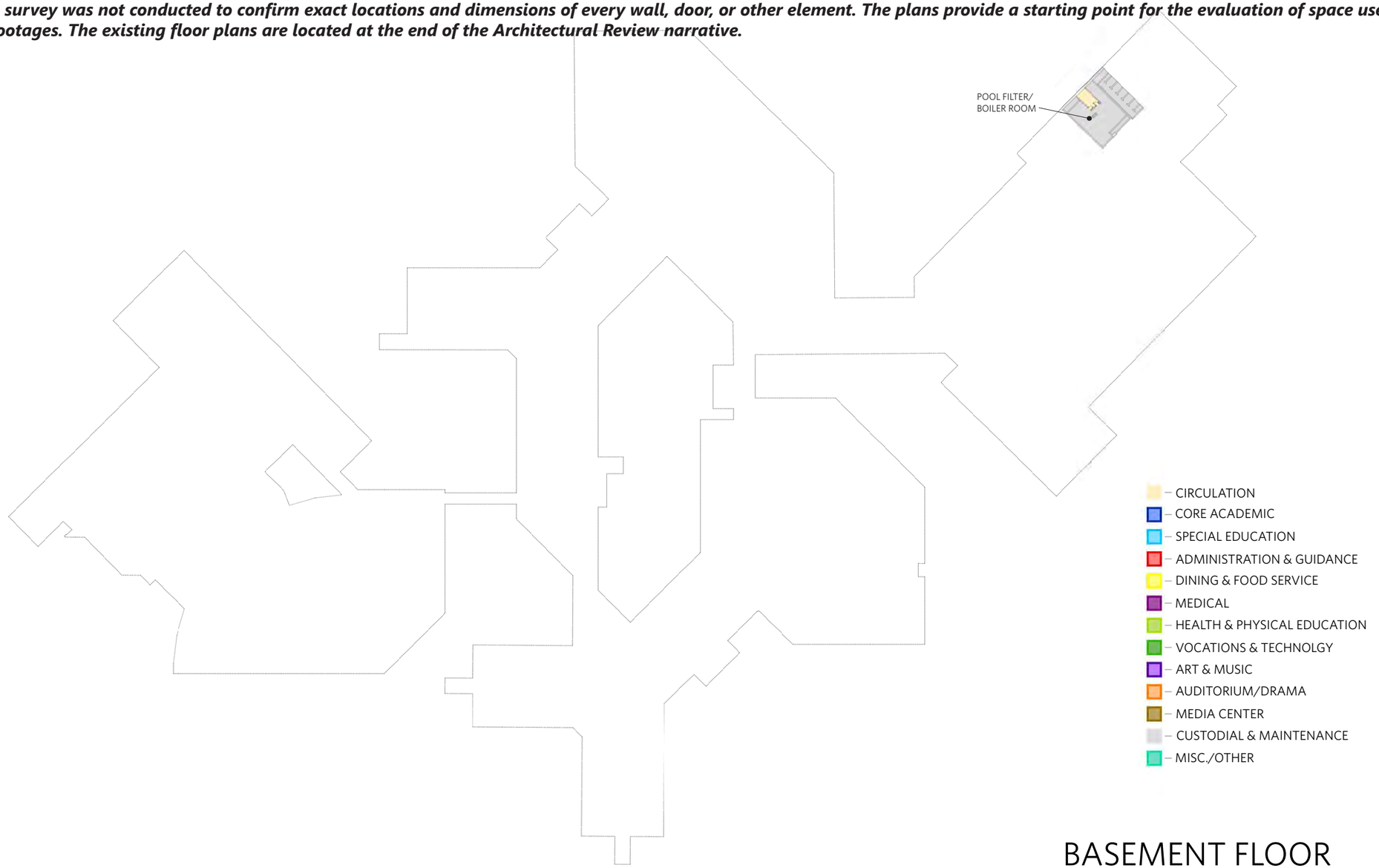
DESCRIPTION: That certain store in the Indian Spring Plaza Shopping Center, located on County Street (Route 138) Somerset, Massachusetts. Said store measures approximately 90' x 112', shown on GROUND PLAN OF THE SHOPPING CENTER ATTACHED TO SAID LEASE AS EXHIBIT A.


PLAN OF SURVEY IN FALL RIVER, MASS.
FOR
NEW FALL RIVER HIGH SCHOOL
LANGLEY STREET
ELSBREE STREET
STANLEY STREET
HOOD STREET
CHESTNUT STREET
SPRUCE STREET
MARKELL STREET
TITUS STREET
WEETAMOE STREET

EXISTING FLOOR PLANS

Evaluation of Existing Conditions

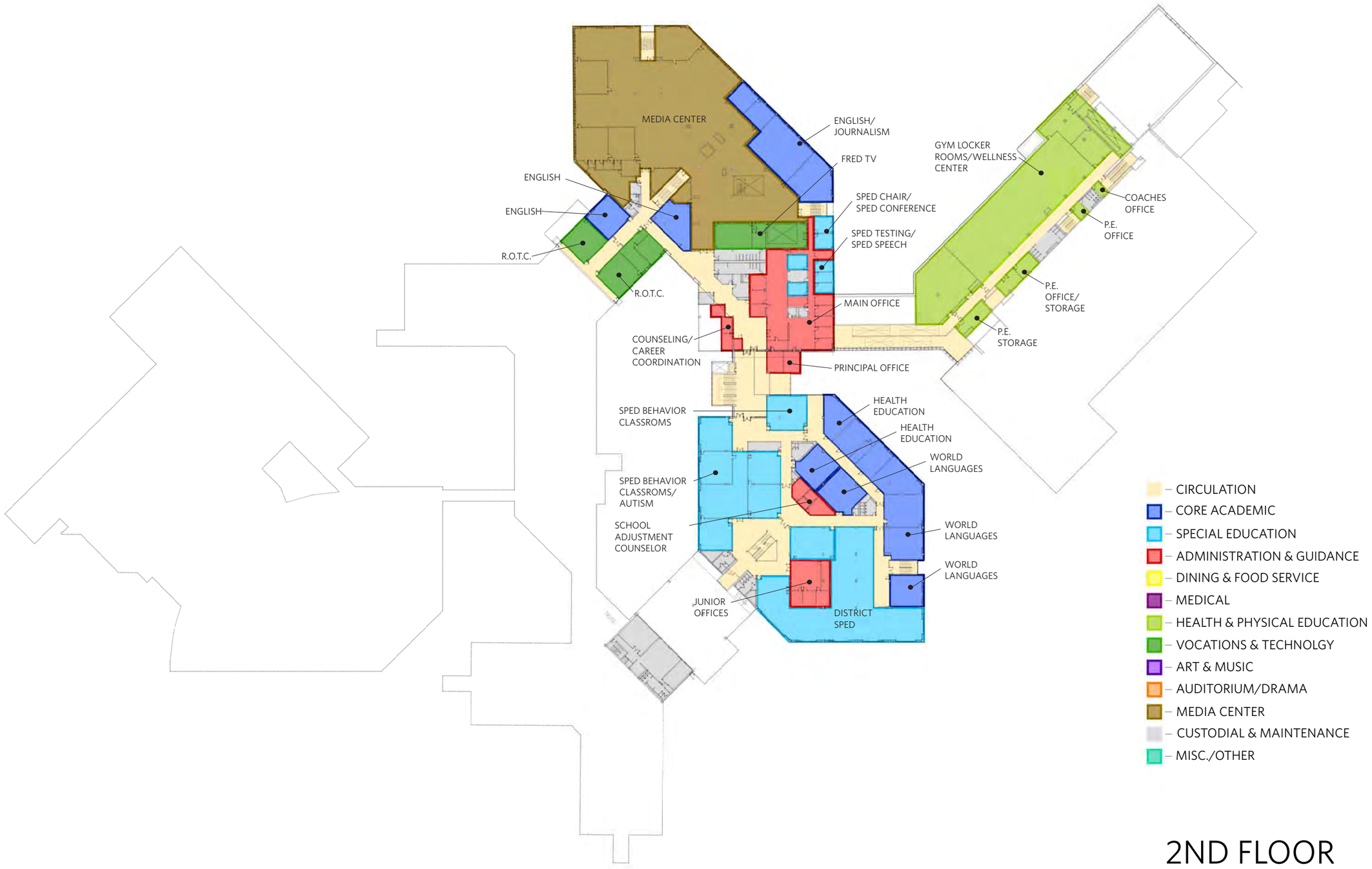
For purposes of this report, the building's existing condition floor plans were generated. While we strive to ensure that the existing conditions drawings are complete and whole, for the purposes of the feasibility study, a full on-site existing conditions survey was not conducted to confirm exact locations and dimensions of every wall, door, or other element. The plans provide a starting point for the evaluation of space uses and adjacencies and existing program square footages. The existing floor plans are located at the end of the Architectural Review narrative.



BASEMENT FLOOR


SPED CLASSROOM/ OFFICE
HEALTH ASSISTING
CULINARY/ TRADEWINDS RESTAURANT
SPED SELF-CONTAINED
COSMETOLOGY
CULINARY
EARLY CHILDHOOD EDUCATION
IT
SPED OFFICES
REGISTRAR
MEDICAL
HEALTH ASSISTING
SPED SEVERE DISIBILITIES
SECURITY OFFICE
CAMPUS STORE
CAFETERIA
KITCHEN
DISTRICT IT
SPED CLASSROOM
KITCHEN STORAGE
POOL
GYM STORAGE
BOYS LOCKER ROOM
GYMNAISUM
FITNESS/ WEIGHT ROOM/ WRESTLING
SPED CLASSROOMS/ EARLY CHILDHOOD
CIRCULATION
CORE ACADEMIC
SPECIAL EDUCATION
ADMINISTRATION & GUIDANCE
DINING & FOOD SERVICE
MEDICAL
HEALTH & PHYSICAL EDUCATION
VOCATIONS & TECHNOLGY
ART & MUSIC
AUDITORIUM/DRAMA
MEDIA CENTER
CUSTODIAL & MAINTENANCE
MISC./OTHER

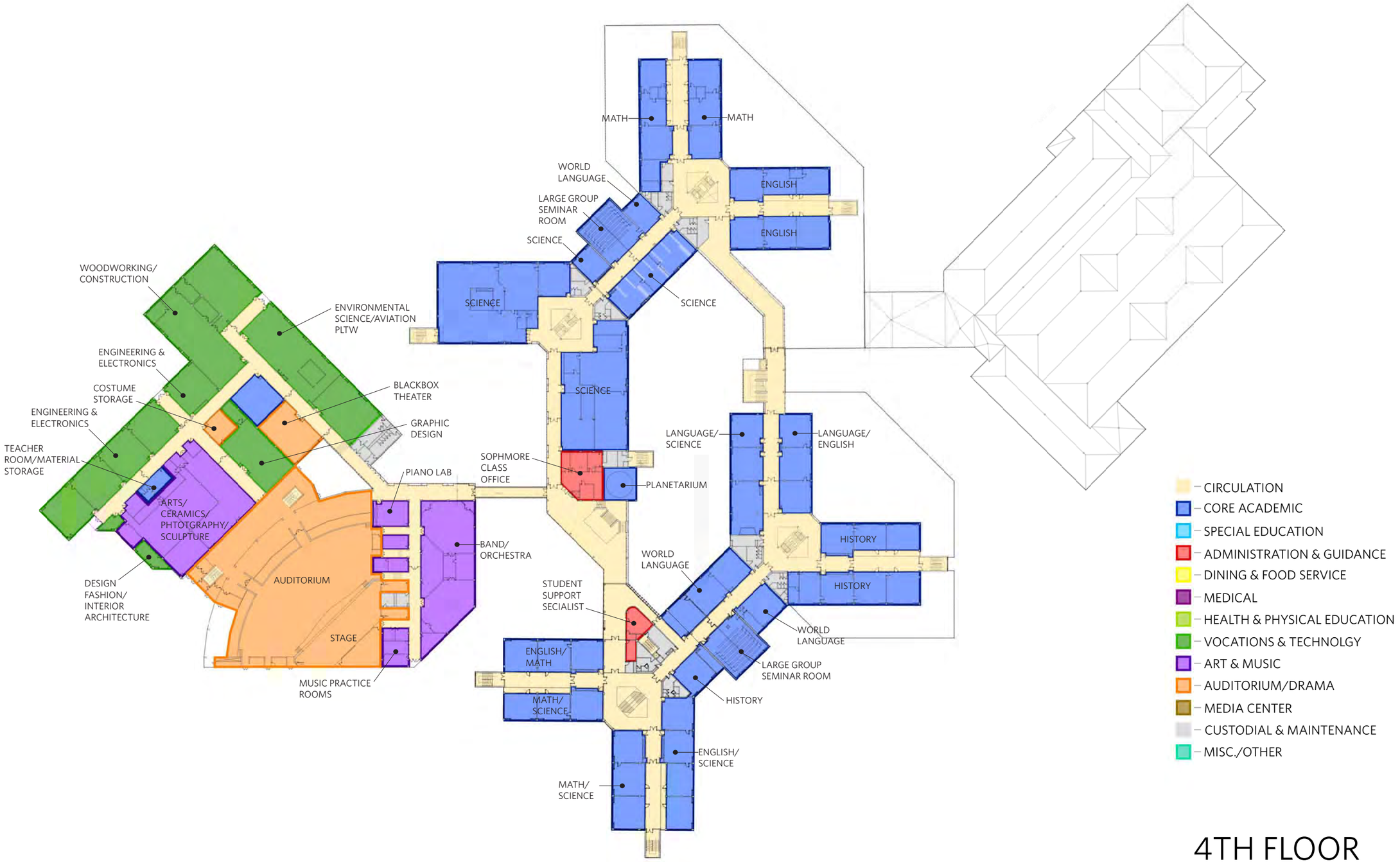
1ST FLOOR


MEDIA CENTER
ENGLISH/
JOURNALISM
FRED TV
ENGLISH
ENGLISH
R.O.T.C.
R.O.T.C.
SPED CHAIR/
SPED CONFERENCE
SPED TESTING/
SPED SPEECH
MAIN OFFICE
COUNSELING/
CAREER
COORDINATION
PRINCIPAL OFFICE
GYM LOCKER
ROOMS/WELLNESS
CENTER
COACHES
OFFICE
P.E.
OFFICE
P.E.
OFFICE/
STORAGE
P.E.
STORAGE
SPED BEHAVIOR
CLASSROMS
HEALTH
EDUCATION
HEALTH
EDUCATION
WORLD
LANGUAGES
SPED BEHAVIOR
CLASSROMS/
AUTISM
SCHOOL
ADJUSTMENT
COUNSELOR
WORLD
LANGUAGES
WORLD
LANGUAGES
JUNIOR
OFFICES
DISTRICT
SPED
CIRCULATION
CORE ACADEMIC
SPECIAL EDUCATION
ADMINISTRATION & GUIDANCE
DINING & FOOD SERVICE
MEDICAL
HEALTH & PHYSICAL EDUCATION
VOCATIONS & TECHNOLGY
ART & MUSIC
AUDITORIUM/DRAMA
MEDIA CENTER
CUSTODIAL & MAINTENANCE
MISC./OTHER

2ND FLOOR

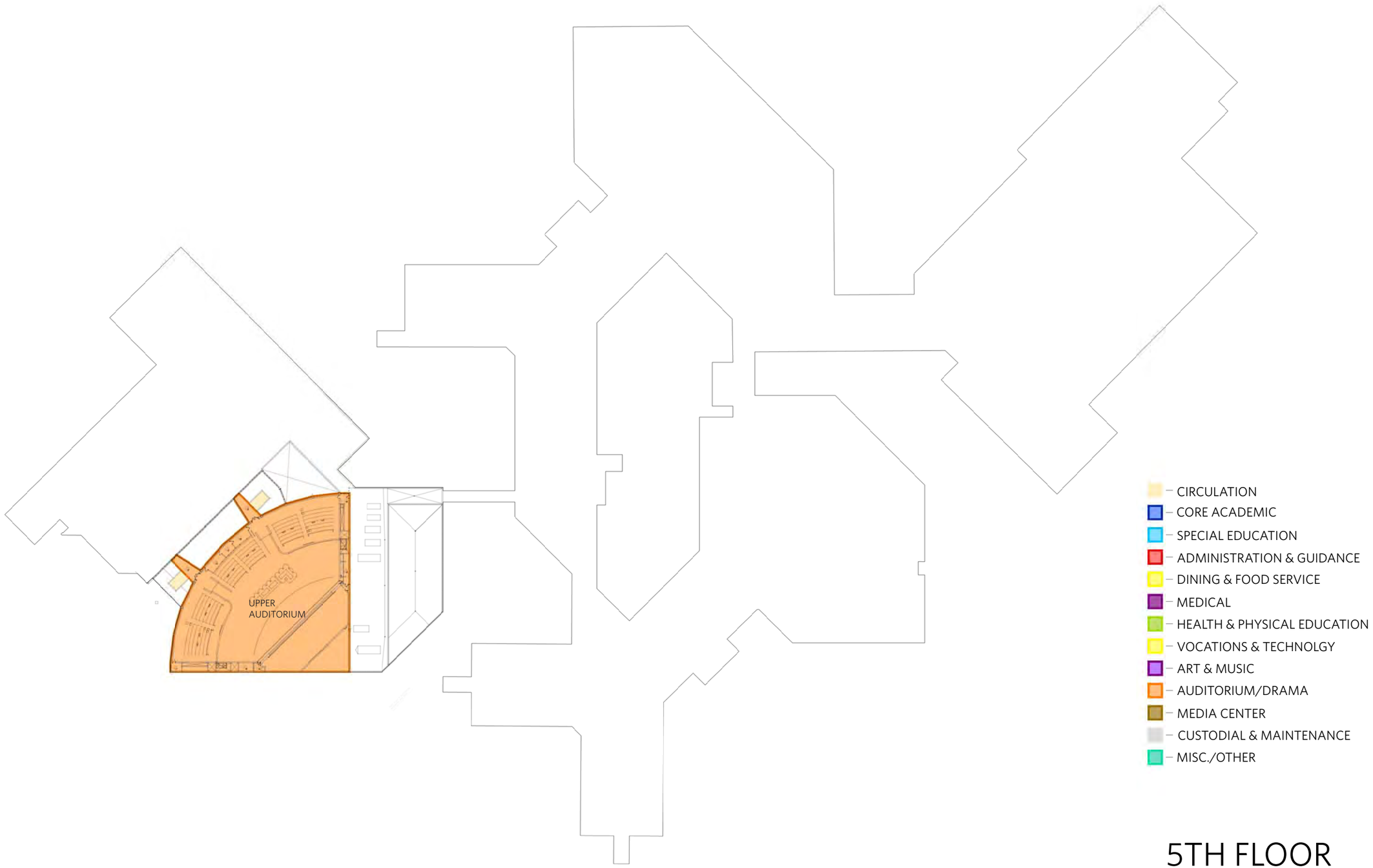
- CIRCULATION
- CORE ACADEMIC
- SPECIAL EDUCATION
- ADMINISTRATION & GUIDANCE
- DINING & FOOD SERVICE
- MEDICAL
- HEALTH & PHYSICAL EDUCATION
- VOCATIONS & TECHNOLGY
- ART & MUSIC
- AUDITORIUM/DRAMA
- MEDIA CENTER
- CUSTODIAL & MAINTENANCE
- MISC./OTHER

3RD FLOOR



- CIRCULATION
- CORE ACADEMIC
- SPECIAL EDUCATION
- ADMINISTRATION & GUIDANCE
- DINING & FOOD SERVICE
- MEDICAL
- HEALTH & PHYSICAL EDUCATION
- VOCATIONS & TECHNOLGY
- ART & MUSIC
- AUDITORIUM/DRAMA
- MEDIA CENTER
- CUSTODIAL & MAINTENANCE
- MISC./OTHER

4TH FLOOR


UPPER
AUDITORIUM
CIRCULATION
CORE ACADEMIC
SPECIAL EDUCATION
ADMINISTRATION & GUIDANCE
DINING & FOOD SERVICE
MEDICAL
HEALTH & PHYSICAL EDUCATION
VOCATIONS & TECHNOLGY
ART & MUSIC
AUDITORIUM/DRAMA
MEDIA CENTER
CUSTODIAL & MAINTENANCE
MISC./OTHER

5TH FLOOR

ARCHITECTURAL REVIEW

Existing Conditions Assessment

ARCHITECTURAL REVIEW

The existing BMC Durfee High School is located on a 63.86-acre site and is surrounded by property which is restricted from future development. This includes dense privately owned property and roadways. The school site is located at 360 Elsbree Street, Fall River, Massachusetts and contains the existing 573,210 square foot building, parking areas, playfields, football stadium, football practice field, and tennis courts. The school was constructed in 1978, with most of the 38-year-old building, layout, infrastructure, and features remaining nearly identical to the way they were in 1978. The building is comprised of five levels and a small lower level below the pool that contains a small mechanical room for the pool pumping and filtration system. The building is very poorly sited, without consideration for proper onsite pedestrian and vehicular circulation, site and building approach (clear identification of the main entrance), wayfinding, and site security and safety via natural surveillance. Upon approach to the site, the building is hidden behind the residential properties along Elsbree Street. The building is "tired" but is one that has been well maintained. Minimal capital expenditures at this facility have allowed it to exist in a usable condition for many years. However, the organization (vertical and horizontal) and layout of the building's core academic space do not easily lend itself to conversion to a 21st Century high school.

It is important to understand that the current building represents a 40-year-old approach to vocational education and its infrastructure systems are now well beyond their intended life expectancy and are failing. The poor condition of these systems is detailed in the included heating, ventilation, plumbing, electrical, and structural analyses. The school was designed and constructed at a time when there was much less known about: (1) vocational and comprehensive educational plan organization; (2) exterior envelope and wall construction; (3) energy conservation; (4) environmental quality factors such as ventilation, lighting, acoustics, etc.; and (5) ideal comprehensive high school learning environments. Many of the existing classrooms are undersized as they were designed at a time when crowding many small desks into tightly formed orthogonal rows facing a single teacher was the norm. Many of the classrooms lack natural light and ventilation. Today, high school students work in groups and teams, completing projects and utilizing technology that could have never been imagined in 1978. Unfortunately, the classrooms first occupied in 1978 are now extremely inadequate in providing the necessary space, flexibility, amenities, technology, acoustics, lighting, and security found in modern high school classrooms.

In order to continue utilizing the building, comprehensive renovations of all building systems and components would be required. Such renovations are significant enough in both cost and magnitude to trigger full handicap accessibility requirements throughout the building. The required comprehensive renovations of the existing building systems and components is a significant project and would dictate major modifications to the building configuration and structural systems. This type of project would extend well beyond a series of capital improvements or renovations.

The BMC Durfee High School is a 573,210 square foot, five-story facility serving grades 9-12. The physical size and available number of classrooms allow the school to be occupied by its current enrollment of approximately 2,200 students without overcrowding. However, it does lack many of the necessary program spaces, and many of the key spaces (like classrooms) are undersized based on the current educational guidelines and requirements.

The following are examples of the current deficiencies:

One of the key components of any modern high school educational environment is the incorporation of spaces for student exhibits.

This is particularly important in school environments which promote the creation of projects as part of a hands-on learning experience, like Durfee. The existing building provides very little opportunity for the display, presentation, and exhibit of student work. The staff and students have worked creatively to try to exhibit as much student work as possible, but the building presents many challenges to this important goal.

In order for the teachers and administrators to be able to collaborate on cross-discipline instructions (STEAM), it is necessary to have appropriate teacher collaboration and work areas. The modern high school environment includes appropriately-sized and strategically located teacher collaboration and work areas for this purpose. The existing BMC Durfee High School lacks these key planning, collaboration, and work areas.

The Cafeteria is a large, single-story volume space located directly adjacent to the main lobby on the first floor. As a result of its proximity to the main lobby, a significant number of students have to regularly travel through the main lobby and co-mingle with visitors arriving at the school, creating an increasing difficult safety and security situation. The space is very institutional in organization and appearance with very little acoustic treatment. This was a common approach, even just 38 years ago, when the Cafeteria was viewed as a loud space where students were "herded" in and out as quickly as possible for daily meals. Today, student dining areas serve a much more comprehensive educational and social purpose and are often made an integral and central part of dining, presentations, performances, parent and volunteer activities, social events, and numerous other school and City activities. These spaces require an appropriate location, natural day-lighting, acoustics, multi-media presentation systems, and numerous other amenities so that they can be effectively utilized for multiple functions throughout the day, evening, and weekends.

The Library Media Center is located on the second floor, located within the academic classrooms on that floor on the building's north wing. Today's Library Media Center seeks an even more central and convenient location for use by students, educators, parents, and the general public. Forty years ago, the "Library" included several thousand volumes of hardcopy books and a card catalogue reference system. Today, it is a technology driven, data based, media retrieval center that promotes inquiry and research by teachers, students, parents, and the general public, with no limitations on subject matter or breadth of information. It is also a media and data distribution center where students create, direct, and broadcast information, presentations, and performances. A newly proposed Media Center should be able to accommodate the variety of activities and information delivery approach and include appropriately sized spaces (i.e., two story volume, single story volume, media café, etc.) to most effectively complete the related activity and approach.

In addition to the building being very poorly organized (horizontally and vertically), the following conditions exist:

Main Office / Entrance

The Main Office currently sits on the second floor and is positioned away from view and physical proximity to the main lobby. A security "desk" located within the main lobby is positioned to greet visitors as they enter the school. There is no connection to the Main Office. This condition, created out of necessity, creates a cold, uninviting and unwelcoming first impression and interaction for visitors and students.

Library Media Center

The Library Media Center is located on the second floor and is not centrally located due to the sprawling nature of the existing high school building layout. The space is oversized based on MSBA space standards, a single-story volume, and lacks the modern amenities associated with a 21st Century education resource.

Technology Labs and Applied "Shops"

The existing technology labs and applied shops are located in an isolated "wing" of the school. This segregation inhibits cross discipline instruction between math and science. The BMC Durfee High School is divided into multiple floors where classrooms cannot be grouped in teams and limited space is available for team projects and independent study. These insurmountable challenges severely impact the delivery of a comprehensive high school educational program.

Special Education

The current Special Education Program

is undersized and is utilizing inadequate space for instructional, tutorial, and testing areas. The program and associated spaces do not meet current state recommendations and guidelines.

General Classrooms
The current instructional classrooms vary considerably in size. Many are undersized (approximately 625-750sf) compared to current educational space standards.

Science Classrooms
Similar to most of the educational space in the existing building, the science classrooms were designed with an "open concept" with a central storage and prep room. This has become very problematic as a learning environment and is also a very inefficient use of valuable educational space. The science equipment and lab stations are antiquated and do not provide the necessary modern amenities required in a 21st Century science program.

Gymnasium
The existing gymnasium and quantity of teaching stations, collectively, are undersized for the student population, physical education curriculum offerings, and athletic programs. The spaces are also poorly ventilated and in need of building system replacement.

Specialized Instruction (Art/Music)
The building was designed in the 1970s with "open classrooms" for the arts. The space has since been marginally defined by the construction of partial wall systems (without doors). As a result, acoustically speaking, the spaces are still considered "open classrooms". The existing ceramics room does not have a dedicated kiln room with integral storage for works in progress. The spaces are not configured appropriately (with visual connection and physical separation) to appropriately provide working space for 2-D drawing, painting, sculpture, wet area, and storage for materials.

Music spaces are currently not configured to provide the most efficient use of space.

Planning Space
The current planning space is inadequately sized as well as inconveniently located and isolated from the department classroom clusters. The isolated location inhibits the faculty's ability for effective and efficient cross-discipline collaboration. It also does not allow them to more closely monitor and foster student development.

Planetarium
A fully functioning, two-story, 55-seat planetarium is located in the west wing of the existing building. The planetarium is where the popular science elective courses such as Astronomy and Stars, Galaxies & The Universe courses are delivered.

Observatory
The BMC Durfee High School is home to a historic Warner & Swasey Company telescope that was originally installed within the historic 1887 BMC Durfee High School located on Rock Street. It appears the 130-year-old telescope has been reconditioned twice, previously in 1944 and most recently in 2014 (restoration began in 2009). It is currently located in a rooftop observatory (Robert Violate Observatory) above the planetarium, in the west wing of the building. This historic piece of equipment will need to be thoughtfully incorporated within the proposed project.

Receiving and Storage
The receiving area for the school is serviced by a loading dock directly accessible to the school and district kitchen on one side and a second loading dock on the opposite side of the access roadway directly accessible to the school and district food storage spaces.

EXTERIOR ENVELOPE
(Foundations, Walls, Roof, Windows, and Doors)

Foundation:
The exterior poured concrete foundation walls appear to be in fair condition with cracking, spalling in many locations. In some locations, the steel reinforcing is exposed due to concrete spalling. The school does not have a basement. That said, the athletic building does have a small lower level (approx. 1700sf) beneath the pool that houses mechanical and filtration systems for the pool and locker rooms. This area has flooded numerous times and, as a result, the steel (structural steel columns and steel stair risers) has corroded and rusted. (Refer to the structural evaluation

for additional information.)

Exterior Wall System:

The exterior envelope of the building consists of a 3" thick (2'-0" wide) prefabricated cementitious asbestos panels, 2" rigid insulation, and 2 layers of ½" gypsum board to make up the interior finish. The cementitious asbestos panels are secured to the existing cast in place concrete structure at the top and bottom with steel z-clip anchors and channels.

The exterior panel is in extremely poor condition. Many of the panels are damaged, exposing either the back-up insulation, concrete masonry unit (CMU) at the atheltic building, or the inner core layer of the panel. The panels have been anchored to the exposed concrete structure without the installation of counter flashing at the sill (foundation wall) or head of the wall system.

The exposed cast in place concrete structure is in good condition. There are varying size cracks, surface failure (spalling) due to freeze-thaw cycling that has exposed steel reinforcing in some locations, evidence of water staining throughout the building, likely a result of moisture run-off from the adjacent window metals, and organic matter (moss or algae) growing on surface areas of the building where continuous contact with moisture and the surface does not dry frequently (ie. North facing elevations adjacent to trees and vines). Refer to the structural evaluation for additional information.

Existing exterior waffle slab ceilings / soffits and concrete floor slab for the spaces above were not insulated as part of the original construction (based on review of the original construction documents). It is our understanding the exposed insulation material was applied subsequent to the buildings completion in an attempt to mitigate the effect of cold air penetration into the floor slab. The insulation has failed in many locations over time and, as a result, the product has minimal thermal value.

The existence of non-continuous insulation within the exterior building envelope creates an inefficient exterior wall. For the temperate climate of Massachusetts, continuous insulation within the exterior envelope should be at least three inches thick to achieve a suitable and energy code compliant R-value. This level of insulation in the exterior wall significantly increases the building's ability to remain warm in the winter and also helps the building to remain cooler in the late spring, summer, and early fall creating a more comfortable building environment. Under the current building code, all areas of the building envelope will need to be addressed as part of any proposed comprehensive renovation

of the existing building. Reference the energy efficiency analysis contained within this document for additional information.

Roof:

The original asphalt built-up ballasted roofing system at the BMC Durfee High School was replaced in the early 1990's (approx.. 25 years old) with a fully adhered, un-reinforced black rubber membrane system (EPDM - ethylene propylene diene monomer) over the entire roof area. Though the replacement may be considered a recent capital project, the life expectancy of a rubber membrane roof is approximately 20 years, which means the existing roof will need to be addressed again within the next two to five years. The roof system has many significant failures and deficiencies, as described below:

1. Standing water and sub-surface moisture:
   Standing water on any roof system, is, by industry-standards, considered a defect. Positive drainage is vital to the long-term success of any roofing system. Standing water can

substantially reduce the life of a membrane roof system. At BMC Durfee, there is evidence of water ponding with large mineral stains marking the extent of the water edges on the roof above all major areas of the building, including; the pool, gymnasium, classroom wings, administration spaces, auditorium, art classrooms, CTVE spaces, and lobbies. This standing water (and ice during the cold winter months) often results in early deterioration of any joints, seams, flashings, etc. Organic debris (grasses, lichen and moss) is growing in many areas throughout the roof surface as a result of the long-term standing water and location relative to solar exposure. This growth will hold moisture against the roof, create a freeze/thaw condition, and as a result, reduce the life of the roof covering. In some cases, the grasses may root eventually penetrate the roof covering.

There is also evidence of sub-surface moisture on the roof areas above the classroom wing, auditorium, art classrooms and engineering classrooms. The underlayment (recovery board)

beneath the rubber membrane is warping and deforming as a result of absorbing a significant amount of moisture. In some cases, above the art and engineering classrooms, the underlayment has warped to a point where the seams in the roofing membrane has stretched and pulled apart and compromised, further exacerbating the water infiltration issue.

2. Rooftop debris:
Rooftop debris has collected on the roof for many years. Not only is this unsightly, it can reduce the

life of the roofing system as a result of wear and tear, punctures, etc. Example of debris include, chairs, paint cans, bolts and brackets, piled up walkway pads (both rubber and pre-cast concrete), excess rubber membrane material, aluminum flashing, lumber and plywood, and excess steel heat/cooling mechanical piping and insulation that was not removed following system upgrades many years ago.

3. Tree Coverage:

Deciduous and evergreen trees and vines have overtaken the center courtyard area. In many locations, the tree trunks are within a few feet of the building, limbs touching the building, and the canopy is touching and/or projecting over the roof. This condition has many inherent issues, including; retaining moisture close to or on the building (visible with the moss growing on the concrete structure), roots deteriorating the foundation system or compromise underground piping, leaves and tree limbs clogging the roof drainage system, old-damaged-weak trees may fall and damage the building, and may be used by insects or rodents to gain access to the building.

4. Metal fascia and counterflashing, EPDM membrane seams and roof penetration flashing:
   Much of the existing roof edge metal fascia at the roof perimeter

   appears to be in fair condition. The existing metal counterflashing and termination bars have deteriorated and pulled from the adjacent vertical wall reglet. In other locations, the reglet counterflashing has pulled away from the wall system or is missing all together. The sealant at the termination bar and reglet is also weathered over time and separating, creating an open condition for water infiltration. The metal counterflashing at the roof transition from the two-story auditorium to the lower roof is only a few inches above the adjacent EPDM roof system. This is inconsistent with current industry standards (min 8"-12" above adjacent surface). Overlapping rubber membrane sheet seams (seam tape) have weathered and are in poor condition and the EPDM cover tape at areas previously patched has delaminated in many locations. Roof penetrations have been compromised. Silicone caulking for EPDM installations is either significantly deteriorated or non-existent at inside corners, outside corners, penetrations, or patch locations.

5. Roof Drains:
   Protective roof drain strainers have been removed, are filled with debris, or not allowing water to drain freely. The missing strainers allow debris to enter and potentially clog the internal drain system.

6. Skylights and roof monitors:
   The existing skylights located over the primary interior circulation stairs and the roof monitors located above the art classrooms are both deteriorating, including; rusting and corroding flashing, un-insulated fiberglass panels (skylights), thermally compromised glass panels (roof monitors) with failed thermal seals, delaminating membrane roof counterflashing, and deteriorated rubber gaskets and seals.

   There is evidence of water ponding and several active leaks throughout the building, which often results in early deterioration of any joints or seams. A comprehensive renovation in the future should include complete replacement of the existing roof systems and an analysis of the benefits associated with adding insulation to the roof should be performed to ensure it complies with current energy code requirements. This may require some removal of the existing roofing system (down to the structural deck) in order to

expose a substrate which is appropriate for attachment of the new insulation. This removal would also assist in removing prior roofing layers which add unnecessary weight to the roof and lower its snow-load carrying capacity.

Exterior Windows and Storefront Systems:

The original window system consists of a 5 ½" deep extruded aluminum window frame with 1" insulated glass or insulated panel (or in some rare cases, a ¼" tempered glass). The system is shimmed (1/4") and anchored to the adjacent cast in place concrete structural frame. The only thermal and moisture barrier between the exterior and interior space is a ¼" bead of sealant. The window system is set back from the face of the concrete panels and structural frame, allowing for moisture to pool and potentially migrate into the building. The lack of sill counter flashing (and relying on the sealant as the only thermal and moisture barrier) has resulted in moisture infiltration at numerous locations, with water damage evident on the interior surface of the exterior wall within most spaces in the building.

It is evident that the thermal seal of the insulated glass panel has failed in numerous locations and, as a result, the panel has become fogged or condensation has collected over time. As the condensation dries many times over, mineral deposits remain on the interior surface of the glass (between the two layers of glass), resulting in a window that appears constantly dirty, as can be seen in the photo.

In some cases (exterior windows at the pool), the window system anchors have failed and the window system is leaning into the building as seen in the attached photo. The building maintenance personnel immediately

assessed and addressed this condition (temporary fix) once identified.

Although the original windows included insulted panes in most locations, it is important to note that recent focus on energy conservation has since resulted in the Commonwealth's adoption of significantly higher energy code standards. These standards yielded much higher performing windows and glass within the industry. The potential benefits and requirements for new windows should be evaluated as part of any comprehensive renovation to the current facility. The window system would be over 40 years old at that time and would certainly not meet current standards. Additionally, improvements required by the energy code continue to evolve and it is possible that replacement might be a requirement at that time.

Exterior Doors:

The original doors are constructed of 1 ¾" thick hollow metal and have vision panels inserted within metal frames. Overall, the door systems are

in extremely poor condition. In many instances, the frames have rusted, and in some cases, daylight can be seen through the rusted frame.

INTERIOR

(Floors, Walls, Doors, and Ceilings)

Flooring:

There are numerous floor materials throughout the building. These finishes include the following:

- Vinyl Composition Tile (VCT): Corridors, classrooms, cafeteria, offices and storage rooms.
- Painted concrete: Classrooms, art classrooms, egress stairways, set-design construction room, and storage rooms.
- Carpet: Classrooms, main office, library media center, teacher workrooms, storage rooms, auditorium, auditorium lobby, lecture rooms.

- Linoleum (Asbestos Containing Material): Classrooms, science classrooms, toilet rooms, and storage rooms.
- Ceramic Tile: Toilet rooms and showers.
- Athletic rubber flooring: fieldhouse
- Wood flooring: Auditorium stage, construction classrooms (butcher block flooring)
- Quarry Tile: Tradewinds Restaurant Kitchen

All of the floor materials are showing significant signs of wear and tear as a result of many years of service. The VCT is in fair to poor condition, delaminating in many locations. The carpet is frayed and warn through the outer pile and backing layer in most areas and, as a result, in extremely poor condition. The concrete floors have been painted on numerous occasions and wearing to bare concrete. The sheet linoleum material is ripped, torn, delaminating from the substrate and/or worn through to the substrate in many locations and in poor condition.

All flooring materials will need to be removed and replaced with new finishes as part of a major renovation.

Walls:

The interior walls within the classroom wings are a combination of concrete masonry units (CMU), painted or non-painted, along the interior surface (corridor or demising wall) and painted drywall on all exterior wall surfaces. The CMU walls are generally in good condition. However, there is evidence of moisture infiltration along the base of the exterior wall in most classrooms, which should be further explored to determine its full extents. The "open classroom" concept was prevalent in the 1970's so there is two academic wings (two floors) in the building that were renovated in the 1990's to create separated classroom spaces. The separation included the construction of metal and drywall partitions between classrooms and corridor. In most cases, the wall system does not extend to the underside of the existing concrete floor slab.

Numerous retrofitted systems had to be installed in exposed conduit and piping as opportunities to conceal these systems within the existing walls were limited. Exposed systems include wiring for fire alarms, power, light switches, and smart boards. These systems would typically be fully encased within the walls.

The walls within the corridors are painted CMU at the classroom entries, concrete/CMU pilasters, and drywall above the long sections of continuous banks of 6" lockers (low) and two rows of 12"x15" lockers (above). It has been reported that the majority of the lockers within the building are

not used. The lockers are damaged with dents, scratches, missing doors, missing hardware, etc.

The walls within the band and choral classrooms are painted drywall with two bands of 2'-0" high perforated metal acoustical panels for sound absorption within the space. The drywall is in fair condition with damage existing throughout the spaces.

The walls within the cafeteria are painted stack bond CMU and are in good condition. They currently incorporate one band of 4'-0" high acoustical panels for sound absorption in the space.

The walls in the fieldhouse and pool

are painted stack bond CMU with wood bleachers. The walls of the space do not have any acoustical treatment for absorbing or reflecting sound in the space. The adjacent locker rooms, corridors and lobby also are painted CMU walls. Exposed conduit and electrical back boxes exist within the space as a result of the installation of retrofit systems that had to be exposed in lieu of concealed within the CMU wall.

The walls in the auditorium, construction laborer, engineering classrooms and art classrooms are painted stack bond CMU.

Doors:

The interior painted hollow metal doors with hollow metal frames throughout the school are original and are in poor condition. Many of them show significant signs of wear, damage, denting, and chipped paint. The current door hardware lacks many of the modern safety and security feature and is difficult to operate. In various locations, the door hardware is non-existent and a rope

or fabric is used to operate the door. The classroom doors vary in style, but all have some amount of glass within the door or as part of a transom panel above the door. Over time, most of the glass transom panels have been replaced with a solid opaque panel. These older doors provide very little acoustical separation between the corridor and classroom when compared to modern doors, construction standards, and code requirements. The doors from the corridor to the egress stairs lack compliance with modern codes, regulations, and standards and do not provide the necessary fire ratings for protection of the egress stairways. The double doors located within corridors conflict (when open) with adjacent lockers, are not tied into a fire alarm system, do not provide the necessary fire rated separation, and include antiquated egress hardware that lacks proper function and operation.

In some cases, the exterior door hardware does not function and/or lock properly. As a result, a steel bar has been installed to prevent unwanted access from the exterior.

Most of the original door hardware still exists and has not been replaced and, as a result, much of the door hardware remains non-compliant and is further discussed in the handicap accessibility portion of this report.

Ceilings:

There are a variety of ceiling systems throughout the building, including; 12x12 and 2x4 suspended acoustical ceiling tile (ACT), exposed concrete waffle slab, exposed tectum acoustic decking, and plaster applied to drywall. The most prevalent ceiling system is a the 12x12 suspended acoustic ceiling tile (ACT) located in general academic classrooms, band classrooms, set design, teacher workrooms, library media center, main office, culinary classrooms, offices, Tradewinds restaurant, gymnasium corridor link to the main building, bakery, health assisting classrooms,

offices, etc. Many past and currently active roof leaks has resulted in many missing, stained and/or damaged ceiling tiles. The system requires complete removal and replacement as part of any renovation project. The 2x4 suspended acoustic ceiling tile (ACT)

is located in the choral classrooms, auditorium lobby, corridors throughout the building, kitchen, cafeteria and culinary classrooms. The system also requires complete removal and replacement as part of any renovation project.

The exposed concrete waffle slab (painted or unpainted concrete) is located in the main entrance lobby, central core academic circulation stairs, engineering classrooms, construction craft classrooms, art classrooms, black box theater, and various storage spaces throughout the building. There are locations that are water stained as a result of past roof leaks. That said, the ceiling surfaces are generally in good condition. The exposed tectum acoustic decking is located in the fieldhouse, pool, and weight rooms and are generally in good condition.

The plaster ceiling systems located in the gymnasium/pool lobby, locker rooms, showers, and storage areas show signs of staining as a result of water infiltration from the roof.

Any upgrades to the building's mechanical, electrical, plumbing, or installation of a fire suppression system, will require that all of the lay-in and hard plaster ceilings be removed and replaced and will also likely require new lay-in ceiling with grid in all areas that do not currently have such.

Environmental Quality:

In the past fifteen years, there have been tremendous advancements in the understanding of the various environmental factors that influence building occupants. These factors have been proven to be extremely important in high school buildings where students may spend most their day in a single 600-800 sq. ft. classroom. Factors such as natural lighting, quality artificial lighting, fresh air ventilation levels, evenly distributed heating and cooling temperatures, and acoustical performance all work to enhance the educational environment. The BMC Durfee High School classrooms include limited implementation of these key factors. Though natural light is present in some of the south facing upper level spaces, they are undersized and lack modern ventilation and lighting levels.

STRUCTURAL REVIEW

Existing Conditions Assessment

PURPOSE

The purpose of this report is to describe, in broad terms, the structure of the existing building; to comment on the condition of the existing building; and on the feasibility of renovation and expansion of the school.

SCOPE

1. Description of existing structure.
2. Comments on the existing condition.
3. Comments on the feasibility of renovation and expansion.

BASIS OF THE REPORT

This report is based on our visual observations during our site visit on January 9, 2017 and a review of the existing drawings of the school structure dated May 4, 1973, prepared by Robert Charles Associates, Inc., Architects and Engineers and Engineers Design Group, Inc.

During our site visit, we did not remove any finishes or take measurements, so our understanding of the structure is limited to the available drawings and observations of the exposed structure and the exterior facade.

BUILDING DESCRIPTION

The school is located on Elsbree Street in Fall River, Massachusetts. The school was constructed in 1975 and has not had any major renovations or additions since the time of the original construction. The school structure is a complex of academic wings connected by way of corridors with the Auditorium and associated spaces to the west, and the Gymnasium, Pool and associated spaces to its east. The school is essentially a four-story concrete structure with a partial basement under its footprint. The roofs above the Auditorium, Gymnasium and the Pool are framed with structural steel members.

The academic wings are two to four-story concrete structures. The number of stories varies due to the topography of the site. The lowest level slab is a concrete slab-on-grade. The typical floor and roof are one-way, cast-in-place, concrete rib slabs supported on cast-in-place concrete beams and columns. The foundations supporting the columns and façade are traditional reinforced concrete spread footings and continuous strip footings. At changes in grade, the grade is retained by cantilevered reinforced concrete retaining walls.

The Auditorium is a cast-in-place concrete structure. The main Auditorium floor is constructed as a cast-in-place slab-on-grade in the shape of a bowl. The tiered seating is made up of cast-in-place concrete elements supported on cast-in-place concrete beams and columns. The floors around the Auditorium are typical cast-in-place concrete rib slabs. The roof of the Auditorium Wing is a metal deck supported on long span open web steel joists.

The Pool is constructed as a cast-in-place concrete box. The floor above the partial basement adjacent to the pool is a metal deck reinforced concrete slab supported on steel beams and columns. The roof above the Pool and the Gymnasium is a metal deck roof supported on long span open web joists, steel beams and columns.

EXISTING CONDITIONS

Based on our observations, there are numerous issues with the school structure. We observed signs of water leaks at numerous locations. We observed the water leaks through the building façade consistently all around the school. We observed cracks and damage in the precast panels that compose the façade; at some locations, segments of the panel have broken off, exposing the insulation and the cavity. The water infiltration into the building is through the cracks in the façade and through damaged joints between the exterior windows and the façade. We observed severe distress to the windows around the pool that require immediate attention. We also observed signs of moisture infiltration in the ceilings at the top level at numerous locations.

We observed cracks in the interior masonry walls at numerous locations. We did not observe connections bracing the top of the masonry walls typically, even though these details are shown on the original design drawings.

We observed distress at nearly all expansion joints separating segments of the existing building. We observed unevenness of the floors on each side of the joint which could be a tripping hazard. We observed cracks in the slabs-on-grade at a number of locations. We observed areas of the slabs that have been patched and repaired in the past.

We observed a constant flow of water from the pool into the adjacent basement. The metal deck that was used as a form for the first floor slab above the basement has deteriorated significantly along the wall separating the pool from the basement. Two steel columns in the basement have significant rust and have significant section loss. These columns need immediate attention and are a structural hazard. The exterior windows of the pool building are a concern and require immediate attention.

We observed spalled concrete at the exterior stairs. We did not observe or perceive any undue vibration due to footfall on the supported floor slabs. We did not observe any obvious signs of foundation settlement.

FEASIBILITY OF RENOVATION AND EXPANSION OF THE STRUCTURE

The existing structure is essentially a concrete structure. It would be extremely complicated to modify the existing structure if required, to expand or reorganize the existing classrooms or other spaces. Due to the limitations posed by the existing structure to modify it easily, the existing structure is not well suited for vertical distribution for HVAC systems as renovations of these systems would require penetration through the floors to create new shafts.

We noted that the existing school is not fully handicap accessible. The structure would have to be modified or altered to comply with the requirements of the ADA.

Based on the condition of the existing façade, any proposed renovations may require replacement of the entire façade.

PRIMARY STRUCTURAL CODE ISSUES RELATED TO THE EXISTING STRUCTURE

If any repairs, renovations, additions or change of occupancy or use are made to the existing structures, a check for compliance with 780 CMR, Chapter 34 "Existing Structures" (Massachusetts Amendments to The International Existing Building Code 2009) of the Massachusetts Amendments to the International Building Code 2009 (IBC 2009) and reference code "International Existing Building Code 2009" (IEBC 2009) is required. The intent of the IEBC and the related Massachusetts

Amendments to IEBC is to provide alternative approaches to alterations, repairs, additions and/or a change of occupancy or use without requiring full compliance with the code requirements for new construction.

The IEBC provides three compliance methods for the repair, alteration, change of use or additions to an existing structure. Compliance is required with only one of the three compliance alternatives. Once the compliance alternative is selected, the project will have to comply with all requirements of that particular method. The requirements from the three compliance alternatives cannot be applied in combination with each other.

The three compliance methods are as follows:

1. Prescription Compliance Method.
2. Work Area Compliance Method.
3. Performance Compliance Method.

Comment

The approach is to evaluate the compliance requirements for each of the three methods and select the method that would yield the most cost effective solution for the structural scope of the project. The selection of the compliance method may have to be re-evaluated after the impact of the selected method is understood and after analyzing the compliance requirements of the other disciplines, Architectural, Mechanical, Fire Protection, Electrical and Plumbing.

Since the existing building contains un-reinforced masonry wall structures, the anchorage of the walls to the floor and roof structure will have to be evaluated if the work area of the project exceeds 50 percent of the aggregate floor and roof area of the building.

Prescriptive Compliance Method

In this method, compliance with Chapter 3 of the IEBC is required. As part of the scope of this report, the extent of the compliance requirements identified are limited to the structural requirements of this chapter.

Additions

Based on the project scope, the following structural issues have to be addressed:

- All additions should comply with the code requirements for new construction in the IBC.
- For additions that are not structurally independent of an existing structure, the existing structure and its addition, acting as a single structure, shall meet the requirements of the code for new construction for resisting lateral loads, except for the existing lateral load carrying structural elements whose demand-capacity ratio is not increased by more than 10 percent, these elements can remain unaltered.
- Any existing gravity, load-carrying structural element for which an addition or its related alterations causes an increase in the design gravity load of more than 5 percent shall be strengthened, supplemented or replaced.