

City of Salem
RFQ No. 19-57-200
Qualification of Development Entity in the Reuse of:
32 Federal Street (County Commissioners Building) and 34 Federal Street (Superior Court Building)
with Option to Include 252 Bridge Street (public parking lot)
Salem, MA

Addendum #2

All proposers shall acknowledge Addendum No. 1 and No. 2 with their proposal submittal.

Q: Can the bricked-up windows in the 1891 Superior Courthouse building be unblocked and used again?

A: What appears to be bricked-in windows on the Bridge Street façade were never actual windows. The building was designed this way. Since the buildings are more than 50 years old; the SRA will review final proposals against the standards for review as listed in the [Downtown Renewal Plan](#); the Salem Historical Commission's Guideline Notebook and the Secretary of the Interior's Standards for the Treatment of Historic Properties, Appendices V and VII, respectively.

Q: Does the elevator work and what needs to be done to it to get back to top condition? Does it work to the 3rd floor? Seems to be a decommissioned note on the 3rd floor plan.

A: The elevator goes to the third floor.
The following text is from page 126 of the Perry Dean Rogers, February 2013, *Salem Superior Court & County Commissioners Buildings Existing Conditions Report*. A copy of the full report may be found at the following link: <https://tinyurl.com/y2ymeuko>.

An accessible elevator is required per MAAB Section 28.1. An existing elevator cab is required to be a minimum of 48 inches by 48 inches (MAAB 28.7 Exception). All floor buttons shall be no higher than 54 inches above the finish floor for side approach and 48 inches for front approach. Emergency controls, including the emergency alarm and emergency stop, should be grouped at the bottom of the panel and should have their centerlines no less than 35 inches above the finish floor (MAAB 28.8.2).

The Superior Court Building and the County Commissioners Building are currently both served by a single elevator in the connector. The elevator cab does not meet the minimum dimensional requirements for MAAB 28.7. It is recommended that the elevator be upgraded to meet the requirements of MAAB Section 28.0. Otherwise, a MAAB variance should be sought to allow the existing elevator to remain as-is.

Q: How much headroom is in the attic of the 1841 County Commissioners Building?

A: The following text is taken from page 4 of the GLC Development Resources with Bruner/Cott, 2012 Update to the Salem Superior Courthouse & County Commissioners Building Feasibility of Real Estate Options:

The ridge height is approximately seven feet above the wood floor and an additional two to three feet to the top of the wood joists below.

Q: Have the two buildings been heated during cold weather?

A: Yes, the two buildings have been heated throughout the winter seasons.

Q: Will there be any restrictions on removing concrete paved parking areas, to create rose and other gardens?

A: We do not anticipate restrictions above and beyond access requirements as determined by Salem's public safety departments.

Q: Can air-rights be created above the two buildings to the maximum allowed height for the B2 District?

A: The SRA will consider complementary new construction.

Q: Has storm water, or the water table affected the basements of the two buildings?

A: Staff believes that to the best of our knowledge there has been no water infiltration in the basement of the buildings.

Q: Can solar panels be installed on the roofs?

A: While the City encourages the use of solar energy systems in accordance with G.L. c.40C, Sect. 7, there is no representation as to whether the roof structures can accommodate solar panels. In addition, it is expected that existing slate roofs will be preserved. Since the buildings are more than 50 years old; the SRA will review solar panel proposals against the standards for review as listed in the [Downtown Renewal Plan](#); the Salem Historical Commission's Design Guidelines Notebook and the Secretary of the Interior's Standards for the Treatment of Historic Properties, Appendices V and VII, respectively.

Q: Will there be restrictions on signage and exterior lighting?

A: Signage: Signage shall comply with the City's [Sign Code](#) and the Salem Redevelopment Authority's ('SRA') [Sign Manual](#), and be reviewed by the SRA and the Design Review Board.

Lighting: Since the buildings are more than 50 years old; the SRA will review exterior lighting proposals against the standards for review as listed in the [Downtown Renewal Plan](#); the Salem Historical Commission's Guideline Notebook and the Secretary of the Interior's Standards for the Treatment of Historic Properties, Appendices V and VII, respectively.

Q: Are the buildings grounded in the event of a lightning strike?

A: We are not able to state whether there are grounding rods at the building.