

# Former Middlesex Superior Court in Lowell

Request for Qualifications / Project Information Package

Questions and Answers and Supplemental Information

April 10, 2026

Question #1: Will the furniture, equipment, trash, and fixtures be removed prior to the sale?

Answer #1: The property is offered As-Is.

Question #2: Is DCAMM aware of any existing conditions plans that are available for the Middlesex Superior Courthouse building?

Answer #2: Existing conditions plans are included in the PIP. Additional existing conditions plans are attached.

Question #3: Is DCAMM aware of any historic / original building plans for the building?

Answer #3: DCAMM is not aware of any original plans for the building but has old plans that are attached

Question #4: Is there any information that can be shared relevant to environmental toxins, asbestos piping, asbestos plaster, asbestos tile? Are there any quantity measures of this? Or pricing for removal?

Answer #4: Asbestos information is attached.

Question #5: Is there a quantity of PCBs containing transformers or ballasts on the property?

Answer #5: No additional information is available from DCAMM.

Question #6: Are there any exterior environmental reports that can be shared, such as 21E reports, considering the proximity to the gas station across the street?

Answer #6: DCAMM has no additional environmental reports other than the one referenced in the PIP provided here:

<https://jjmanning.com/wp-content/uploads/26-2173-Lowell-Enviro-Report-2002.06.14.pdf>

Question #7: Are there any other known environmental concerns? The documentation refers to a lot of releases regarding this matter.

Answer #7: Please refer to the answer to #6.

Question #8: Is there any clarity you can provide relative to the insurance information within the prospectus. If you're the winning bidder, if there is a fire or issue in advance of the closing, how would that be handled?

Answer #8: Section 15 of the draft Purchase and Sale Agreement states: Buyer acknowledges that Seller does not currently insure the Property, and that Seller shall not insure the Property between the Date of Agreement and the Closing Date.

Question #9: Given the gas station is adjacent to property, are there any known gasoline hazards on site?

Answer #9: Please refer to the answer to #6.

Question #10: I noticed an abundance of Asbestos, I was wondering if an Asbestos survey was performed and if so, could you provide it? Also was there any asbestos removal or abatement performed and associated estimates? If so, can you please furnish.

Answer #10: Please refer to the answer to #4.

Question #11: I also noticed an abundance of peeling paint from woodwork and ceilings; I was wondering if a lead paint survey was performed and if so, could you provide it? Also were there any lead paint/lead removal or abatement cost estimates to remove/abatement? If so, can you please furnish.

Answer #11: No added information is available from DCAMM.

Question #12: In the basement I saw the larger boilers. Are there any or were there any buried oil tanks on site? And if so any estimates to remove and or clean soil? If so, can you send them?

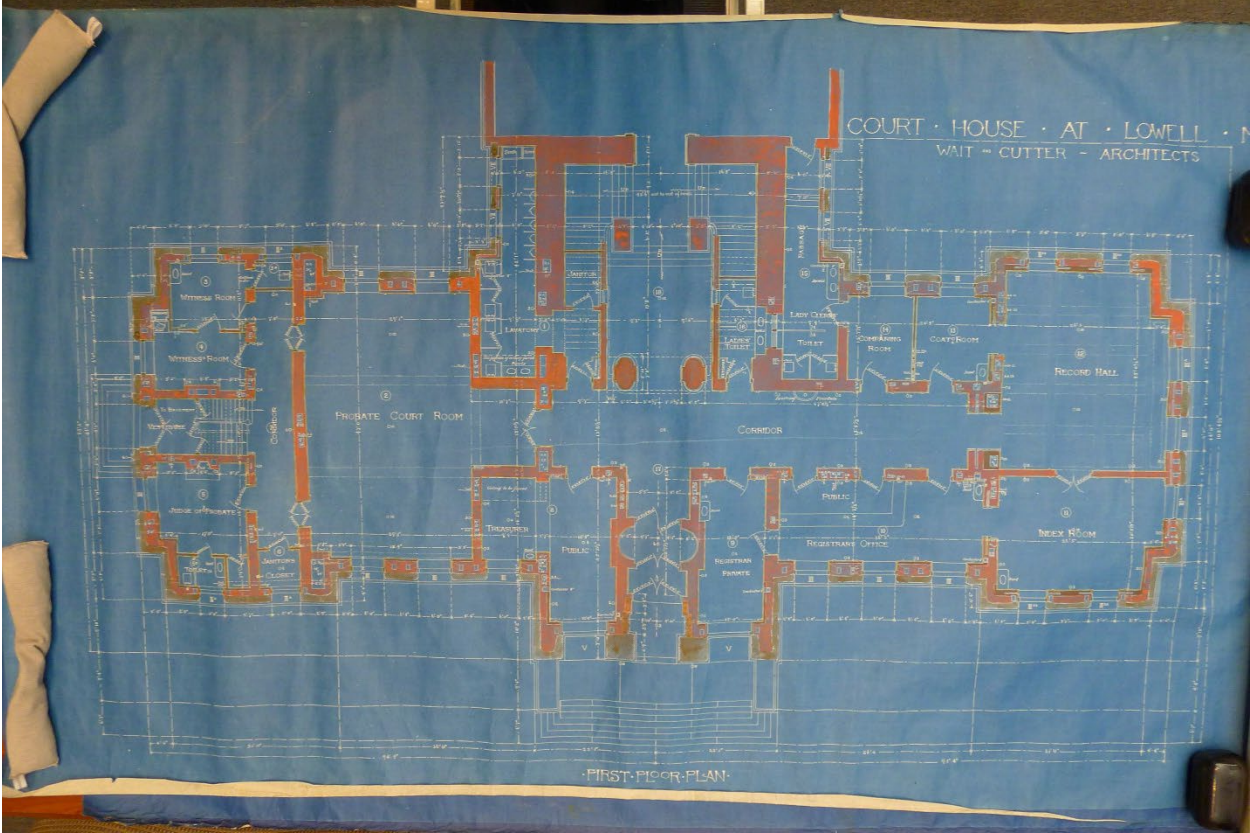
Answer #12: Please refer to the answer to #6.

Question #13: Has a 21 e been performed and if so can I get a copy?

Answer #13: Please refer to the answer to #6.

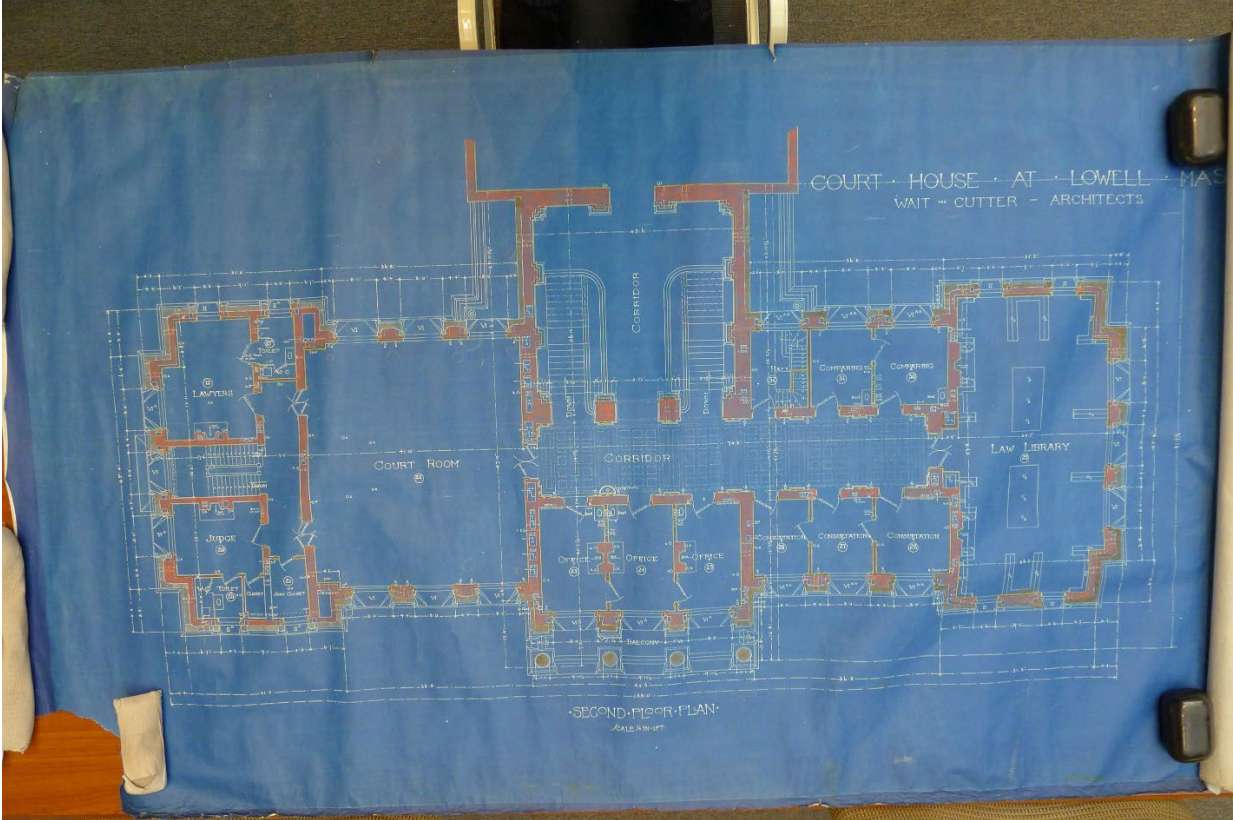
Former Middlesex Superior Court – Lowell

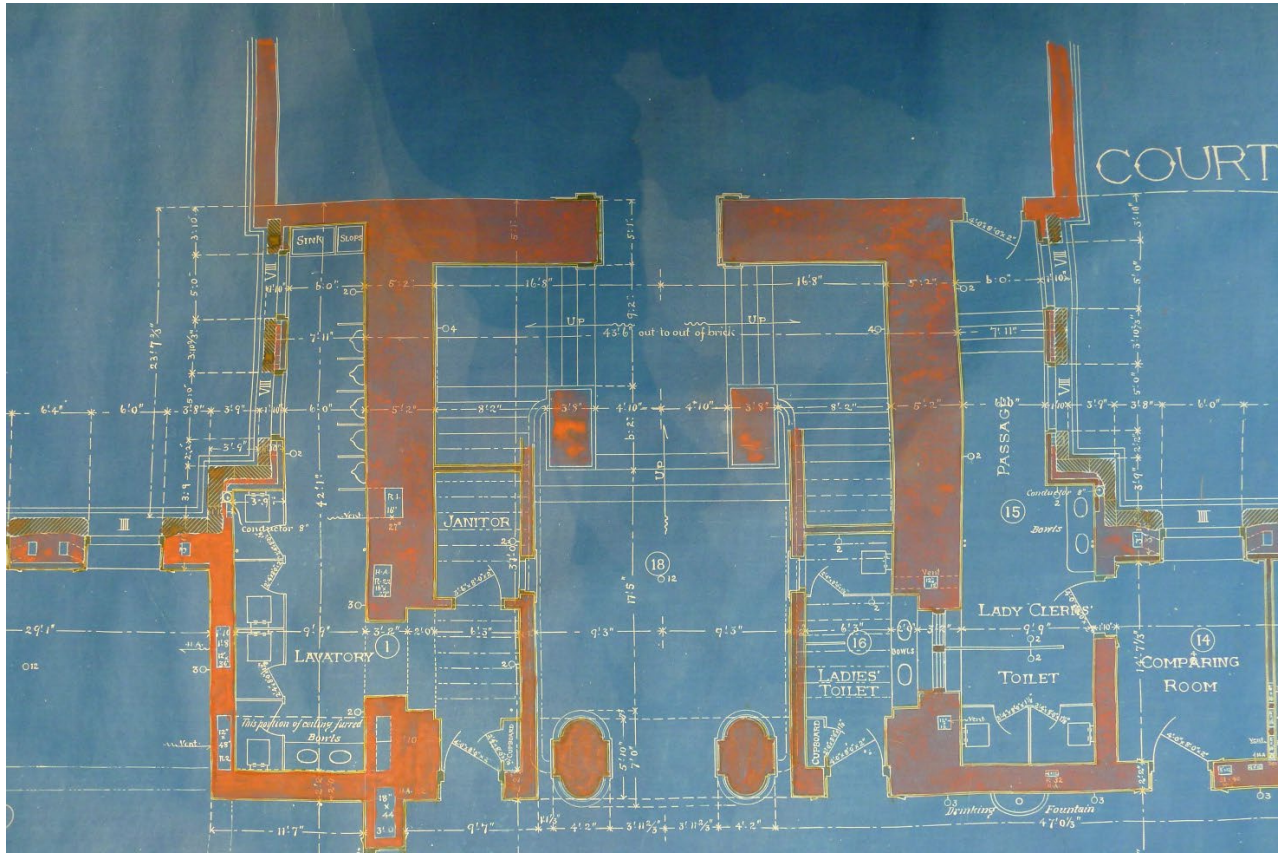
1st Floor Old Plans

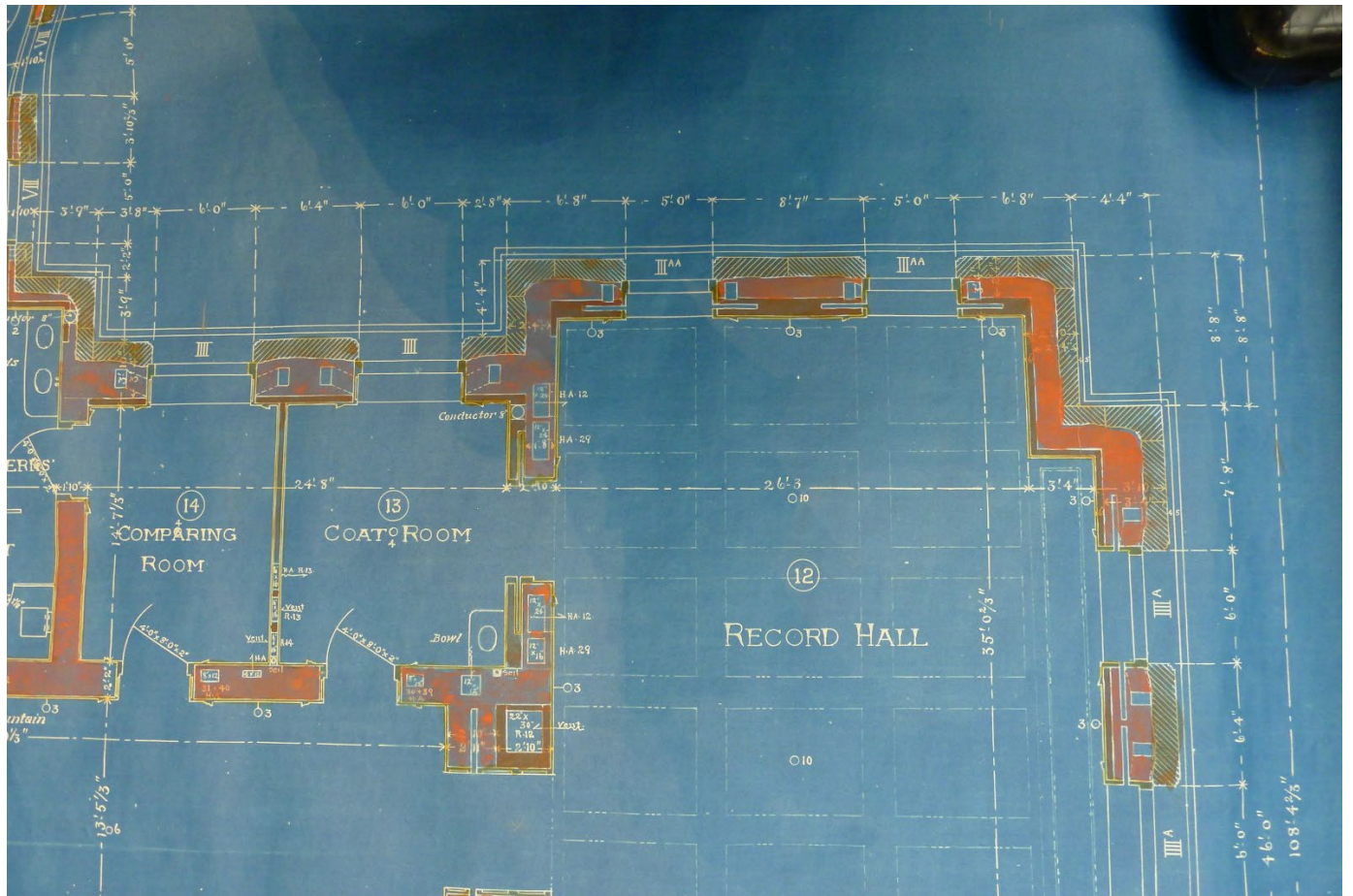


Former Middlesex Superior Court – Lowell

2nd Floor Old Plans









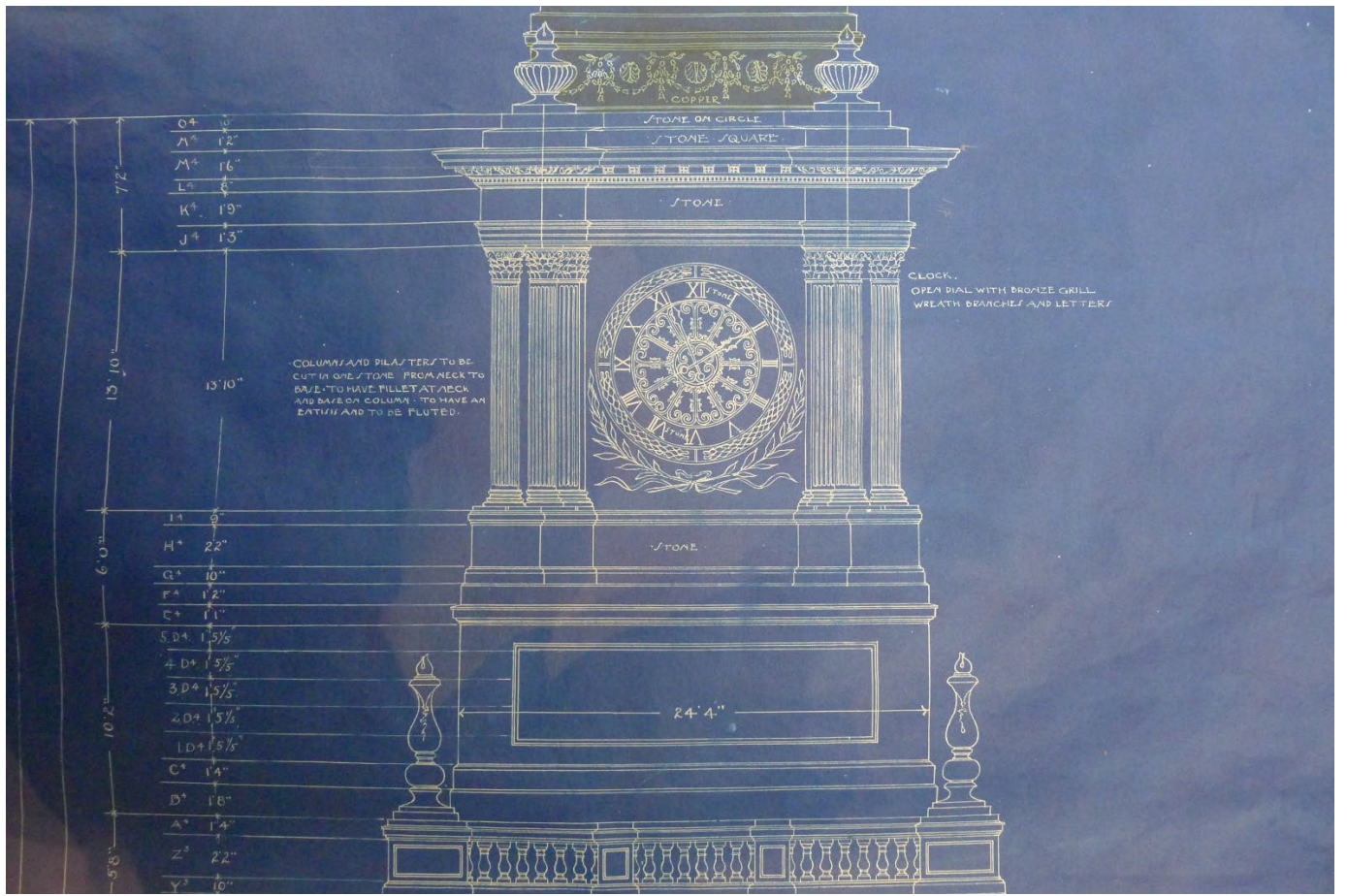




# Former Middlesex Superior Court – Lowell

## Clock Tower- Old Plans









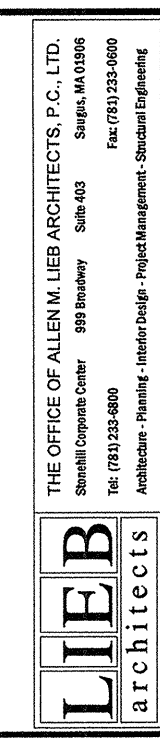


Project Name:  
**ACCESS IMPROVEMENTS**

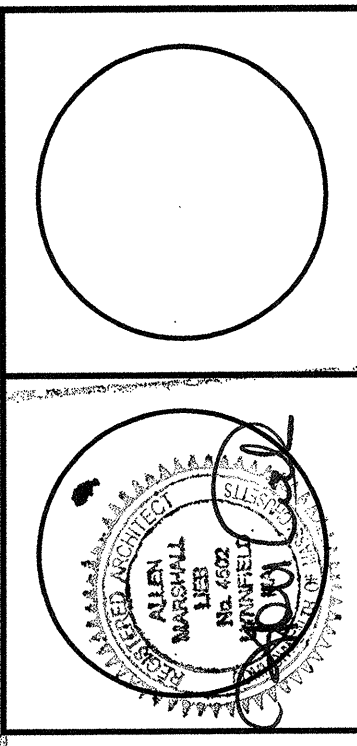
DCAM Project Number  
 TRC0801-HC1

Project Location  
**LOWELL SUPERIOR COURTHOUSE**

Project Architect



Project Consultant



Site Number:  
 CAMIS Number:  
 Building Number:  
 Secretariat:

Original Issue Date  
 09-04-2009

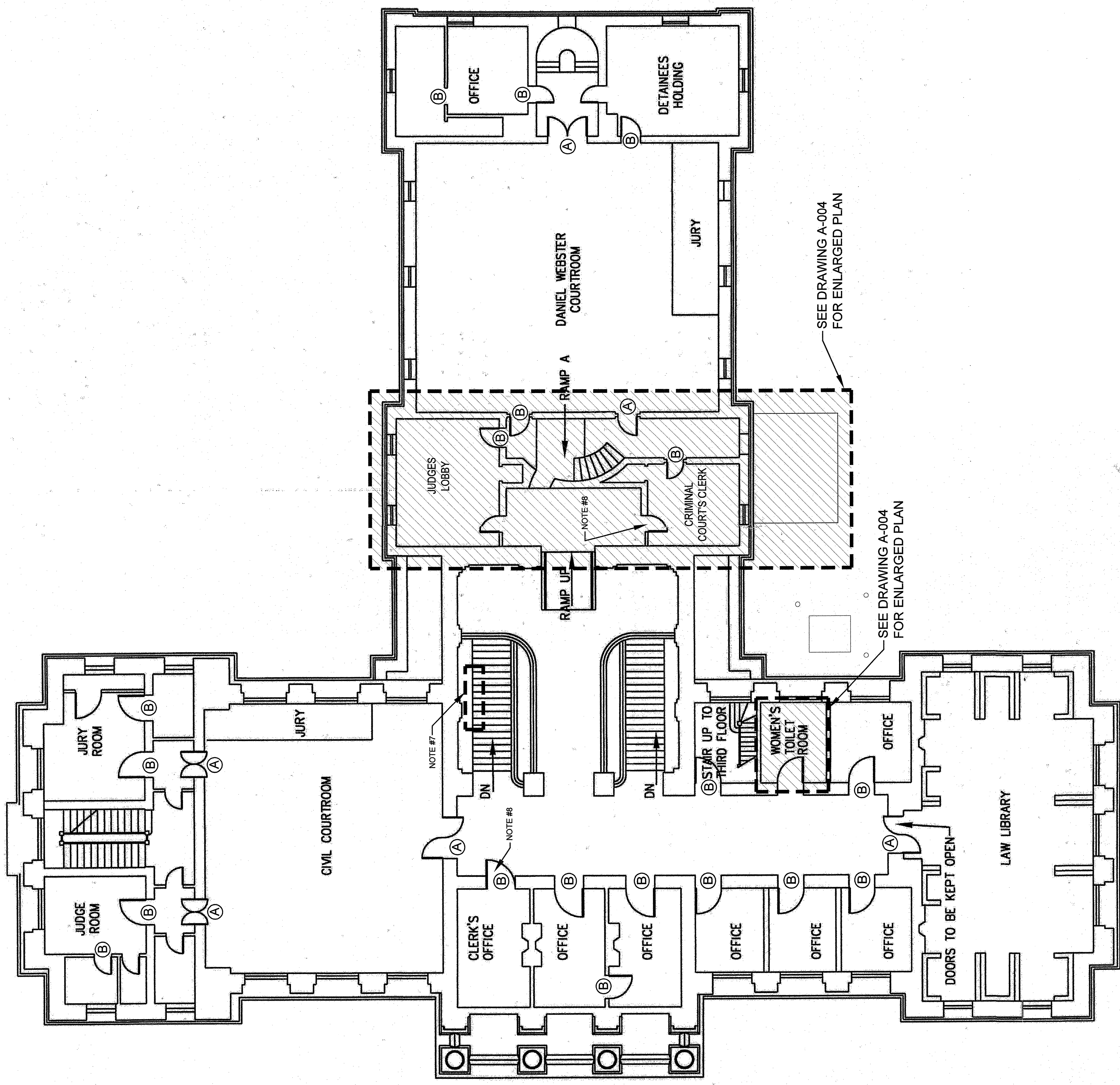
Revisions  
 No. Description Date

Plan Name:  
**RENOVATED SECOND FLOOR PLAN AND NOTES**

Drawing Number:  
**A-003** of Drawing

**RENOVATION NOTES:**

1. **MARBLE THRESHOLDS**  
 MODIFY ALL MARBLE THRESHOLDS INDICATED WITH (B) FOR WHEELCHAIR ACCESS. SEE 1/A-005 FOR DETAIL.
2. **AUTOMATIC DOOR OPENERS:**  
 ADJUST ALL EXISTING AUTOMATIC DOOR OPENERS INDICATED WITH (A) AT TOILET ROOMS AND COURTROOMS, ETC. TO PROVIDE ELECTRIC EYE TO MAINTAIN THE DOOR IN THE OPEN POSITION FOR 30 SECONDS TO PREVENT THE DOORS FROM CLOSING ON WHEELCHAIRS, ELDERLY AND PHYSICALLY HANDICAPPED INDIVIDUALS.
3. **HANDICAP TOILET STALL:**  
 FURNISH AND INSTALL NEW SELF CLOSING AUTOMATIC DOOR CLOSER TYPE HINGES AT ALL TOILET PARTITION DOORS, AT MALE AND FEMALE FACILITIES @ FIRST AND SECOND FLOORS.
4. **FIRST FLOOR WOMENS HP TOILET STALL:**  
 FURNISH AND INSTALL NEW TOILET PARTITION PANELS AS INDICATED ON ENLARGED FIRST FLOOR TOILET ROOM TO MODIFY THE OPENING WIDTH ON PULL SIDE OF THE DOOR FOR IT TO CONFORM WITH THE ACCESS CODE. ALSO PROVIDE A LOCK ON DOOR THAT WILL COMPLY.
5. **ACCESSIBLE SINKS AT MALE AND FEMALE TOILETS:**  
 MODIFY THE EXISTING HP ACCESSIBLE SINKS AND THEIR OVERHANG PROTRUSION TO CONFORM TO THE ACCESS CODE BY INSTALLING NEW STAINLESS STEEL BARRIER UNIT. SEE DETAIL A-005
6. **ACCESSIBLE DRINKING FOUNTAINS:**  
 FURNISH AND INSTALL NEW RAILING BARRIER AT DRINKING FOUNTAINS TO CONFORM TO THE ACCESS CODE. SEE DETAIL 2/A-005
7. **MAIN STAIR-RAIL TO UPPER LEVEL:**  
 FURNISH AND INSTALL NEW HANDRAIL SECTION (WOOD) THAT IS MISSING TO MATCH EXISTING. SEE NOTE #7/A-002 AND A-003
8. **CLERK OF COURTS OFFICE AT CIVIL AND CRIMINAL:**  
 DETERMINE THE FLOOR LEVEL DIFFERENTIAL AT THE OUTSIDE AND INTERIOR FACES OF NEW DUTCH DOOR TO COMPLY WITH ACCESS CODE AS A SERVICE COUNTER. SEE DETAIL 4/A-005
9. **SECOND FLOOR WOMENS TOILET:**  
 FURNISH AND INSTALL SELF-CLOSING HINGE AT DOOR OF ALL METAL TOILET PARTITIONS. REMOVE AND REPLACE EXISTING TAMPON DISPENSER AND MOUNT AT 2'-0" A.F.F. TO THE BOTTOM TO CONFORM TO ACCESS CODE. REMOUNT EXISTING SOAP DISPENSERS AT 4" ABOVE SINK TO CONFORM TO ACCESS CODE.
10. **EXTERIOR RAMP RENOVATION:**  
 REMOVE ALL DECK PANELS. CLEAN ALL STEEL CHANNELS, ANGLES, ETC. COLD ZINC AND PAINT WITH (3) THREE COATS INDUSTRIAL ENAMEL PAINT. INSTALL NEW GALVANIZED STEEL ANGLES, PLATES, ETC. WITH NEW ADA EPOXY GRIT COATED GALVANIZED STEEL PLATES 1/2" THICK, MERRAC (METAL BONDED ANTI-SLIP COATING) ALUMINUM GRIP STRIPS AND FASTEN TO REFINISHED STRUCTURE.
11. **MAIN STAIR HANDICAP STAIR LIFT:**  
 REMOVE IN ITS ENTIRETY. EXISTING HP CHAIR LIFT AT MAIN STAIR, INCLUDING BUT NOT LIMITED TO CHAIR UNIT, CONTROLLER, TUBULAR TRACK AND ALL ASSOCIATED APPURTENANCES AND PROPERLY DISPOSE.
12. **EXISTING WALLS AND CEILING AT NEW CONSTRUCTION:**  
 PATCH AND PAINT ALL EXISTING WALLS AND CEILING TO MATCH WHERE INTERSECTED BY NEW CONSTRUCTION.



**RENOVATED SECOND FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"

- (A) INDICATES EXISTING AUTOMATIC DOOR
- (B) INDICATES MARBLE THRESHOLD TO BE MODIFIED. SEE DRAWING A-005

VERTICAL DATUM - LOWELL CITY BASE

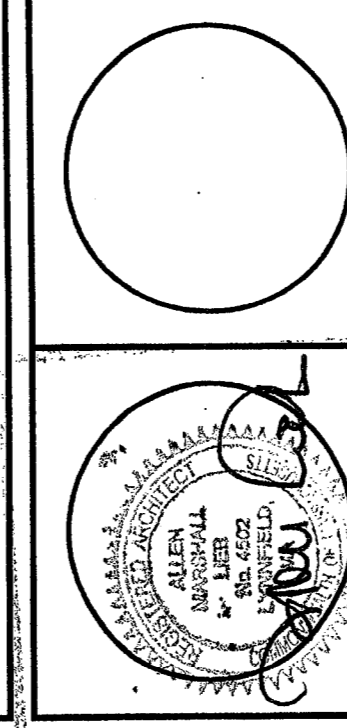
**Project Name:**  
**ACCESS  
 IMPROVEMENTS**

**DCAM Project Number**  
 TRC0801-HC1

**Project Location**  
**LOWELL  
 SUPERIOR  
 COURTHOUSE**

**Project Architect**  
**LITB**  
 THE OFFICE OF CIVIL RIGHTS ARCHITECTS, P.C., LTD.  
 100 STATE STREET, SUITE 1000, BOSTON, MA 02109  
 TEL: 617-552-1111 FAX: 617-552-1112

**Project Consultant**



**Site Number:**  
**CAMIS Number:**  
 Building Number:  
 Secretariat:  
 Original Issue Date  
 09-04-2009

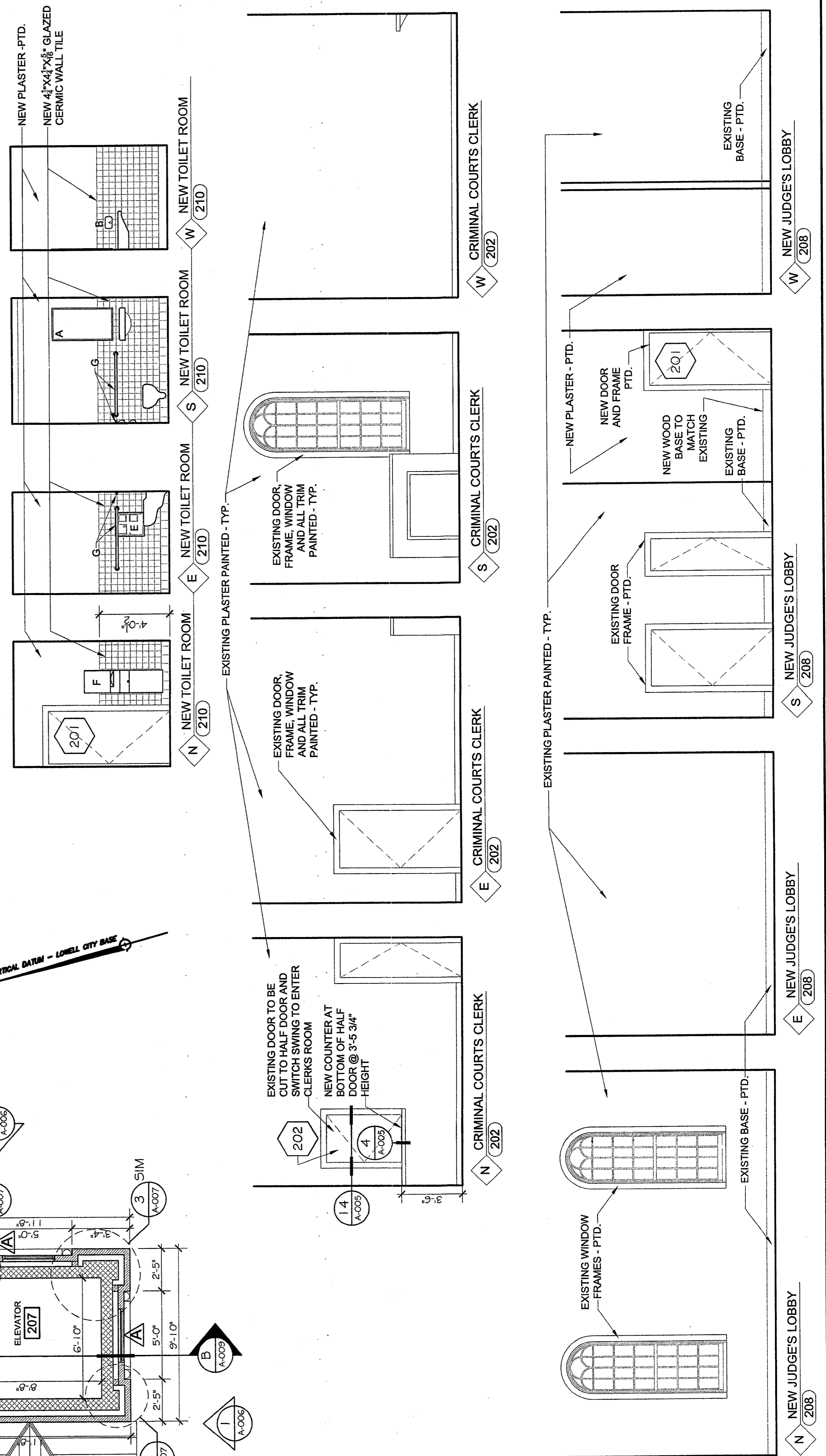
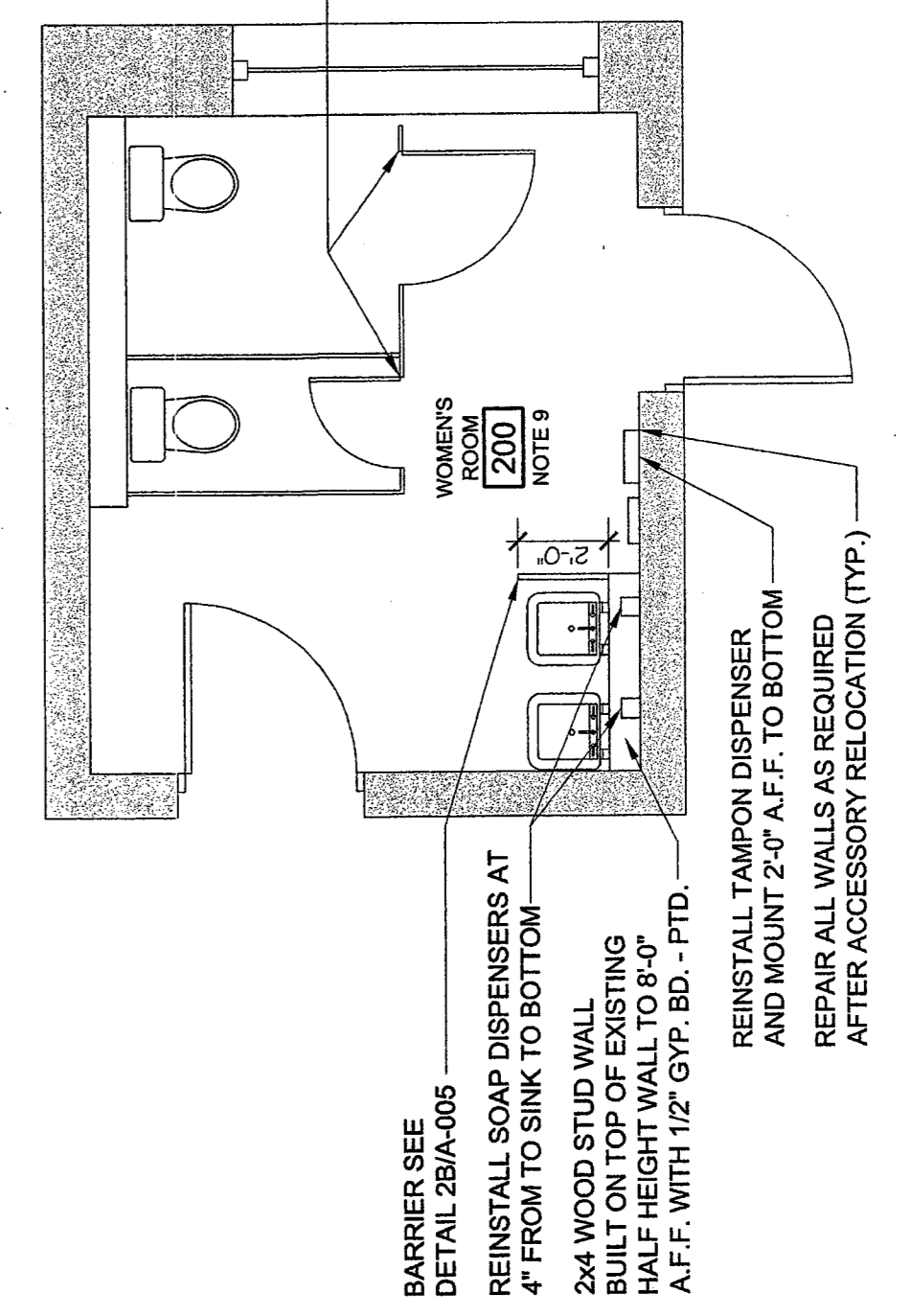
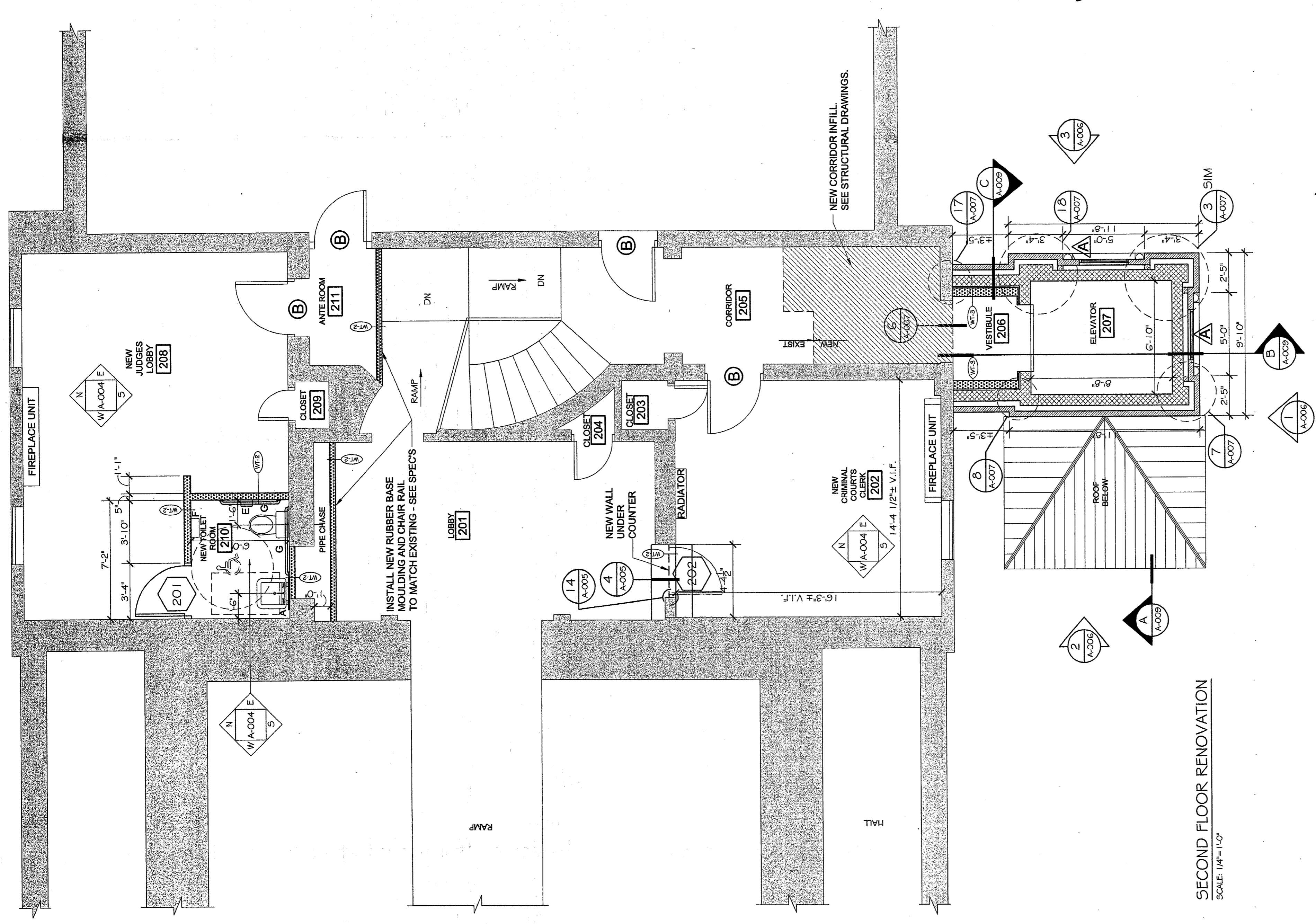
**Revisions**  
 No. Description Date  
 1 As-Built Drawing  
**FOR RECORD**

**Plan Name:**  
**ENLARGED RENOVATED  
 PARTIAL SECOND  
 FLOOR PLANS & ELEVATIONS**

**Drawing Number:**  
**A-004**  
 of  
 Drawing

**RENOVATION NOTES:**

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- SECOND FLOOR WOMEN'S TOILET:**  
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 PATCH AND PAINT ALL EXISTING WALLS AND CEILINGS TO MATCH WHERE INTERSECTED BY NEW CONSTRUCTION.



**BARRIER, SEE DETAIL 2/A-005**  
**REINSTALL SOAP DISPENSERS AT 4' FROM TO SINK TO BOTTOM**  
**2x4 WOOD STUD WALL WITH 1/2" GYP. BD. - PTD. HALF HEIGHT WALL TO 2'-0" A.F.F. WITH 1/2" GYP. BD. - PTD.**  
**REINSTALL TAMPON DISPENSER AND MOUNT 2'-0" A.F.F. TO BOTTOM**  
**REPAIR ALL WALLS AS REQUIRED AFTER ACCESSORY RELOCATION (TYP.)**

**EXISTING DOOR TO BE CUT TO HALF DOOR AND SWITCH SWING TO ENTER CLERKS ROOM AND ALL TRIM PAINTED - TYP.**  
**NEW COUNTER AT CLERKS ROOM HALF DOOR @ 3'-6 3/4" HEIGHT**  
**EXISTING DOOR, FRAME AND ALL TRIM PAINTED - TYP.**  
**EXISTING DOOR, FRAME AND ALL TRIM PAINTED - TYP.**  
**EXISTING DOOR, FRAME AND ALL TRIM PAINTED - TYP.**  
**EXISTING DOOR, FRAME AND ALL TRIM PAINTED - TYP.**

**NEW PLASTER - PTD.**  
**NEW DOOR AND FRAME - PTD.**  
**NEW WOOD BASE FOR EXISTING EXISTING BASE - PTD.**  
**EXISTING PLASTER - PTD.**  
**EXISTING WINDOW FRAMES - PTD.**  
**EXISTING BASE - PTD.**  
**EXISTING BASE - PTD.**

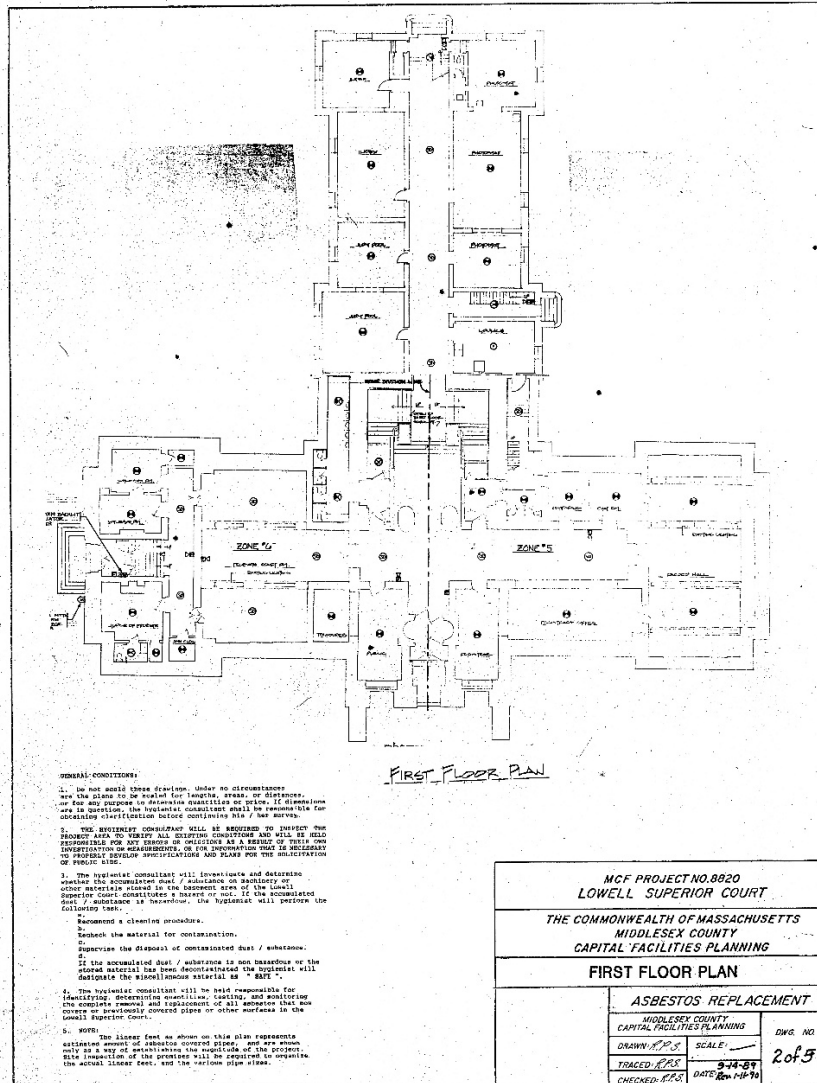
**NEW PLASTER - PTD.**  
**NEW DOOR AND FRAME - PTD.**  
**NEW WOOD BASE FOR EXISTING EXISTING BASE - PTD.**  
**EXISTING PLASTER - PTD.**  
**EXISTING WINDOW FRAMES - PTD.**  
**EXISTING BASE - PTD.**  
**EXISTING BASE - PTD.**

**NEW PLASTER - PTD.**  
**NEW DOOR AND FRAME - PTD.**  
**NEW WOOD BASE FOR EXISTING EXISTING BASE - PTD.**  
**EXISTING PLASTER - PTD.**  
**EXISTING WINDOW FRAMES - PTD.**  
**EXISTING BASE - PTD.**  
**EXISTING BASE - PTD.**



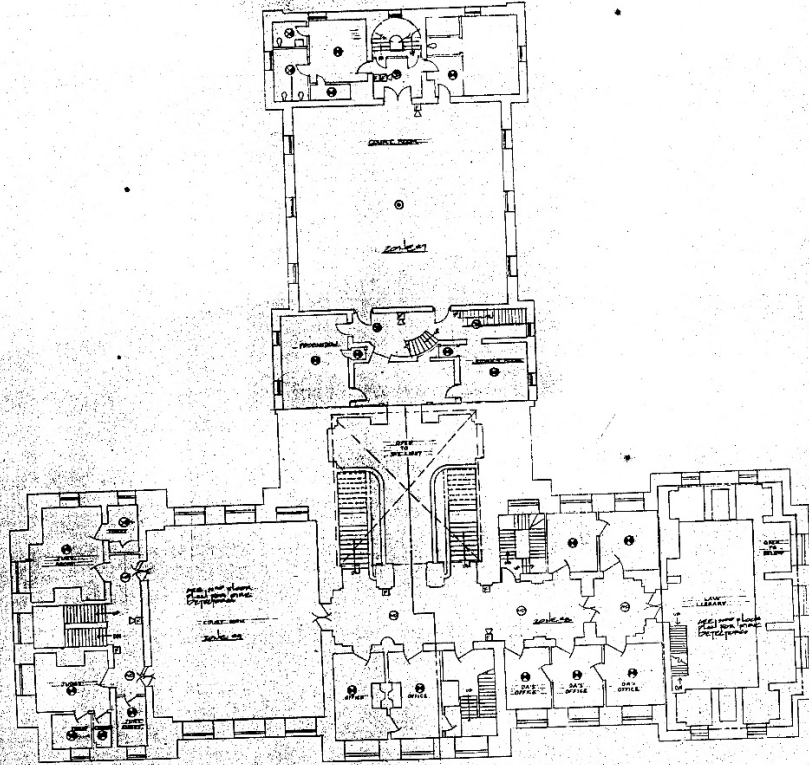
# Former Middlesex Superior Court in Lowell

## Asbestos Abatement



MCF PROJECT NO. 8820 LOWELL SUPERIOR COURT	
THE COMMONWEALTH OF MASSACHUSETTS MIDDLESEX COUNTY CAPITAL FACILITIES PLANNING	
FIRST FLOOR PLAN	
ASBESTOS REPLACEMENT	
MIDDLESEX COUNTY CAPITAL FACILITIES PLANNING	DWG. NO.
DRAWN: <i>ERS</i>	SCALE: <i>1"=10'</i>
TRACED: <i>ERS</i>	DATE: <i>9-24-89</i>
CHECKED: <i>ERS</i>	DATE: <i>10-11-89</i>

2 of 5

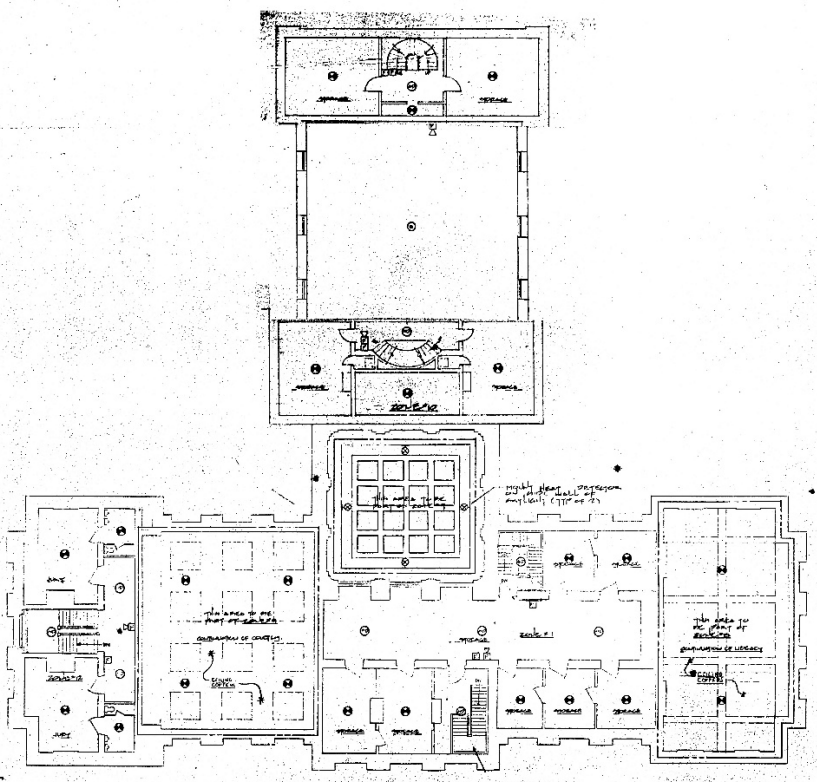


SECOND FLOOR PLAN

**GENERAL CONDITIONS:**

1. Do not scale these drawings. Under no circumstances are the lines to be scaled for lengths, areas, or distances, or for any purpose to determine quantities or prices. If dimensions are in question, the hygienist consultant shall be responsible for obtaining clarification before continuing his / her survey.
2. The hygienist consultant will be required to inspect the project area to verify all existing conditions and will be held responsible for any errors or omissions as a result of their own investigation or misinterpretation, or for information that is necessary to properly develop specifications and plans for the solicitation of public bids.
3. The hygienist consultant will investigate and determine whether the accumulated dust / substance on machinery or other materials stored in the basement area of the Lowell Superior Court constitutes a hazard or not. If the accumulated dust / substance is hazardous, the hygienist will perform the following tasks:
  - a. Recommend a cleaning procedure.
  - b. Remove the material for contamination.
  - c. Supervise the disposal of contaminated dust / substance.
  - d. If the accumulated dust / substance is non hazardous or the stored material has been decontaminated the hygienist will designate the miscellaneous material as "SAFE".
4. The hygienist consultant will be held responsible for identifying, determining quantities, testing, and monitoring the complete removal and replacement of all asbestos that now covers or previously covered pipes or other surfaces in the Lowell Superior Court.
5. **NOTE:** The linear feet as shown on this plan represents assumed amount of asbestos covered pipes, and are shown only as a way of establishing the magnitude of the project. Site inspection of the premises will be required to organize the actual linear feet, and the various pipe sizes.

MCF PROJECT NO.8820 LOWELL SUPERIOR COURT		
THE COMMONWEALTH OF MASSACHUSETTS MIDDLESEX COUNTY CAPITAL FACILITIES PLANNING		
SECOND FLOOR PLAN		
<b>ASBESTOS REPLACEMENT</b>		
MIDDLESEX COUNTY CAPITAL FACILITIES PLANNING		DWG. NO.
DRAWN: <i>R.P.S.</i>	SCALE:	3 of 5
TRACED: <i>R.P.S.</i>	DATE: 8-18-83	
CHECKED: <i>R.P.S.</i>	DATE: REV. 11-79	



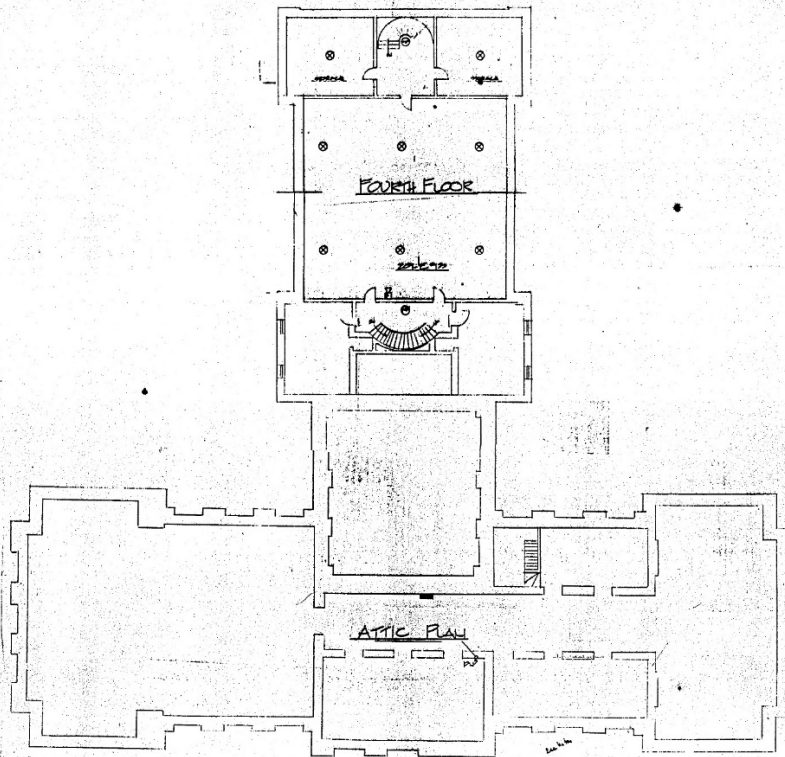
THIRD FLOOR PLAN

**GENERAL CONDITIONS:**

- Do not scale these drawings. Under no circumstances are the plans to be scaled for lengths, areas, or distances, or for any purpose to determine quantities or price. If dimensions are in question, the hygienist consultant shall be responsible for obtaining clarification before continuing his / her survey.
- THE HYGIENIST CONSULTANT WILL BE REQUIRED TO INSPECT THE PROJECT AREA TO VERIFY ALL EXISTING CONDITIONS AND WILL BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS AS A RESULT OF THEIR OWN INVESTIGATION OR MISUNDERSTANDING, OR FOR INFORMATION THAT IS NECESSARY TO PROPERLY DEVELOP SPECIFICATIONS AND PLANS FOR THE SOLICITATION OF PUBLIC BIDS.
- The hygienist consultant will investigate and determine whether the accumulated dust / substance on machinery or other materials stored in the basement area of the Lowell Superior Court constitutes a hazard or not. If the accumulated dust / substance is hazardous, the hygienist will perform the following tasks:
  - Recommend a cleaning procedure.
  - Recheck the material for contamination.
  - Supervise the disposal of contaminated dust / substance.
  - If the accumulated dust / substance is non-hazardous or the stored material has been decontaminated the hygienist will designate the miscellaneous material as "SAFE".
- The hygienist consultant will be held responsible for identifying, determining quantities, testing, and monitoring the complete removal and replacement of all asbestos that now covers or previously covered pipes or other surfaces in the Lowell Superior Court.
- NOTE:** The linear feet as shown on this plan represents estimated amount of asbestos covered pipes, and are shown only as a way of establishing the magnitude of the project. Site inspection of the premises will be required to organize the actual linear feet, and the various pipe sizes.

MCF PROJECT NO.8820 LOWELL SUPERIOR COURT	
THE COMMONWEALTH OF MASSACHUSETTS MIDDLESEX COUNTY CAPITAL FACILITIES PLANNING	
THIRD FLOOR PLAN	
ASBESTOS REPLACEMENT	
MIDDLESEX COUNTY CAPITAL FACILITIES PLANNING	DWG. NO.
DRAWN: K.P.S.	SCALE: 1/8" = 1'-0"
TRACED: R.P.S.	DATE: 9-14-88
CHECKED: K.P.S.	DATE: 10-14-88

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FOURTH FLOOR & ATTIC PLAN

**GENERAL CONDITIONS:**

1. Do not scale these drawings. Under no circumstances are the plans to be scaled for lengths, areas, or distances, or for any purpose to determine quantities or prices. If dimensions are in question, the hygienist consultant shall be responsible for obtaining clarification before continuing his / her survey.
2. THE HYGIENIST CONSULTANT WILL BE ADVISED TO INSPECT THE PROJECT AREA TO VERIFY ALL EXISTING CONDITIONS AND WILL BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS AS A RESULT OF THEIR OWN INVESTIGATION OR MEASUREMENTS, OR FOR INFORMATION THAT IS NECESSARY TO PROPERLY DEVELOP SPECIFICATIONS AND PLANS FOR THE SOLICITATION OF PUBLIC BIDS.
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  - b. recheck the material for contamination.
  - c. supervise the disposal of contaminated dust / substance.
  - d. If the accumulated dust / substance is non hazardous or the stored material has been decontaminated the hygienist will designate the miscellaneous material as "SAFE".
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5. NOTE: The linear feet as shown on this plan represents estimated amount of asbestos covered pipes, and are shown only as a way of establishing the magnitude of the project. Site inspection of the premises will be required to project the actual linear feet, and the various pipe sizes.

MCF PROJECT NO.8820 LOWELL SUPERIOR COURT	
THE COMMONWEALTH OF MASSACHUSETTS MIDDLESEX COUNTY CAPITAL FACILITIES PLANNING	
<b>FOURTH FLOOR &amp; ATTIC PLAN</b>	
<b>ASBESTOS REPLACEMENT</b>	
MIDDLESEX COUNTY CAPITAL FACILITIES PLANNING	DWG. NO.
DRAWN: K.P.S.	SCALE: <input checked="" type="checkbox"/> 1/8" = 1'-0"
TRACED: R.P.S.	DATE: 9-14-83
CHECKED: K.P.S.	DATE: 25-1-84

5 of 5