

Request for Expressions of Interest (EOI)

Municipal Reuse of the Coffin School



EOI RESPONSE DEADLINE IS SEPTEMBER 26, 2025

EOI should be submitted to the Department of Community Development & Planning



TOWN OF MARBLEHEAD

CEMETERY DEPARTMENT

294 West Shore Drive

Marblehead, MA 01945



WATERSIDE CEMETERY

PHONE: (781) 631-1182

FAX: (781) 639-3423

SUPERINTENDENT

Catherine M. Kobialka

cemetery@marblehead.org

April 8, 2025



Town of Marblehead
Select Board
188 Washington Street
Marblehead, MA 01945

Dear Select Board,

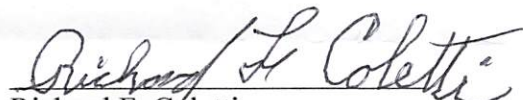
This letter is regarding Article 31 in this year's Town Warrant.

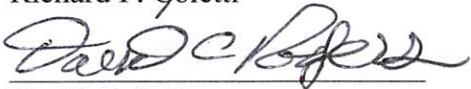
For the past 12 years this Department has made the Town Administration aware of the need for land for future burial space. Both John McGinn and Thatcher are aware of this Department's interest in the Coffin School property.

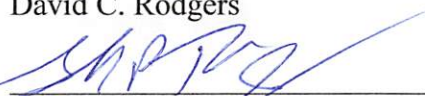
We ask that you please consider this request in any future plans regarding this property. The property's close proximity to Waterside Cemetery makes it an ideal candidate for future burial space.

Thank you for your time and consideration.

Respectfully,


Richard F. Coletti


David C. Rodgers


Gerald P. Tucker



Cathy Hoog, Executive Director

Erin Noonan, Chair of Select Board

Town of Marblehead

Marblehead, Massachusetts

May 27, 2025

Dear Chair Noonan,

On behalf of the Marblehead Housing Authority (MHA) Board of Commissioners, I wanted to take this opportunity to reach out to the Town of Marblehead with regard to the vacant Coffin School property.

The MHA Board is looking toward our future and exploring all feasible opportunities to increase affordable housing units in our portfolio and for the Town. We are open to explore potential development via existing land/buildings in the town and we are also exploring redevelopment of existing MHA properties.

We want to let you know of our interest in the Coffin School should the Select Board decide at some point to consider the building for housing opportunities. MHA would strongly pursue use of the building through the proper channels for housing creation opportunities. Although many possibilities could be considered, our primary vision would include a partnership with a developer to make a property like this come to fruition as affordable housing.

Please accept this letter as one of interest to include for thought in future discussions amongst the Select Board about the Coffin School.

I am available for any further discussion or questions at your convenience.

Warm Regards,


Cathy Hoog
Executive Director

Cc Thatcher Kezer, Marblehead Town Administrator

Cc Jennifer Schaeffner, Chair MHA Board of Commissioners

Terri Tauro, Vice Chair MHA Board of Commissioners

Kristin duBay Horton, Member MHA Board of Commissioners

Cc Jean Eldridge, Assistant Treasurer MHA Board of Commissioners

Cc Bill Kuker, Treasurer/Tenant Representative MHA Board of Commissioners



26 Rowland Street • Marblehead MA 01945
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Town of Marblehead

Expression of Interest (EOI) – Municipal Reuse of Coffin School

1 Turner Road, Marblehead, MA

****Submission Deadline:**** September 26, 2025 – 12:00 PM

Submit to: Department of Community Development & Planning

Overview

The Town of Marblehead is seeking proposals from municipal departments for the reuse of the former Coffin School property at 1 Turner Road. This Expression of Interest (EOI) is intended to gather concepts that describe proposed uses, costs, community benefits, and feasibility. Submissions will help inform decisions by the Select Board and guide next steps for potential reuse or disposition of the site. Departments are encouraged to be innovative while also realistic in terms of costs and operations.

Application Form

Department Information

Department Name: Recreation and Parks Department

Primary Contact: Jaime Bloch with Commissioner Karin Ernst

Title/Role: Superintendent of Recreation

Email: blochj@marbleheadma.gov Phone: 781-631-3350

Project Proposal

Proposed use of the building/site (2–3 sentences):

The Commission and Department would like to see the side yard (Shepard Street Ext) and parking lot as a temp to perm dog park.

The town has over 3000 dogs and since Tioga Way closed off the access, maintaining this dog park is challenging.

The current dog park is not ADA compliant and getting to be compliant is not an option because of access.

How does this reuse align with the Town's strategic goals or community priorities?

We continue to look for solutions that allow us to keep green space and make it usable for the community, this includes dogs.

Making any town park that services people with dogs that is also ADA compliant, is a community priority.

Key features or programs proposed as part of this reuse:

Open Dawn (?) to dusk for dogs of all ages and breeds prived they are vacinated and non aggressive.

Financial Considerations

Estimated redevelopment cost: \$ estimated cost \$30,000

Potential funding source(s): ☒ Dept. budget ☐ Capital Request ☐ Grant ☒
Partnerships/Donations ☒ Other dog park group

Estimated annual operating cost: \$ \$3000

Who will be responsible for utilities, maintenance, and repairs? Recreation and Parks department as well as private donatons.

Operations & Staffing

Who would manage day-to-day operations of the property?
self managed

Additional staffing needed (number and type): N/A

Proposed hours of operation: Dawn(?) to dusk

Shared use by other departments or community groups? ☐ Yes ☒ No

If yes, how would scheduling and access be coordinated?

Community Benefit

Who would primarily benefit from this reuse (target audience)?
Residents with dogs

What specific community needs would this project address?
Lack of space and choices for dogs to run around.

Community feedback/support gathered? ☐ Yes ☐ No

If yes, please summarize key feedback or support:

If this property is an option for us, we will gather community support.

Compliance & Safety

Are there known regulatory requirements for this use? ☐ Yes ☒ No

If yes, list requirements:

Are there potential safety or environmental concerns (asbestos, ADA compliance, fire safety, etc.)? ☐ Yes ☒ No

If yes, explain: _____

Long-Term Considerations

Proposed length of use: ☐ 1-3 yrs ☒ 3-7 yrs ☐ 7+ yrs

How will the building/site be maintained over time?

yearly grading of the ground cover, fence and gate repair.

If departmental needs change, what contingency plan would you propose?

Preliminary Budget Estimate

Preliminary Budget/Cost Estimate: \$ 30,000.00

Signature: Karl Gust Date: 9/24/25

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Application Form

Department Information

Department Name: Marblehead Municipal Light Department

Primary Contact: Jon Blair, (Chris Dunbar or Michael Hall alternate)

Title/Role: General Manager, IT Manager

Email: jblair@mhdld.com, cdunbar@mhdld.com; mhall@mhdld.com

Project Proposal

Proposed use of the building/site (2–3 sentences):

Marblehead Municipal Light Department (MMLD) is proposing the seasonal use of outdoor parking areas to host temporary, mobile Battery Energy Storage Systems (BESS). These trailer-mounted batteries are readily available and, if deployed during summer peak demand periods, could generate substantial cost savings for Marblehead ratepayers.

Summer critical peaks create serious local and regional challenges, including grid instability, heightened outage risk, increased carbon emissions, and sharply elevated energy costs driven by market conditions. By strategically deploying mobile battery storage, this project would help mitigate these risks, improve grid reliability, reduce emissions, and lower overall energy costs for the community.

How does this reuse align with the Town's strategic goals or community priorities?

This initiative aligns with the Town's strategic priority of achieving carbon neutrality by 2040. By reducing emissions during critical peak periods and supporting a more resilient local grid, the project advances both environmental and energy sustainability goals.

Key features or programs proposed as part of this reuse:

The key features include:

- Seasonal Deployment of Mobile Batteries – Trailer-mounted Battery Energy Storage Systems (BESS) would be placed in designated outdoor parking areas during the summer peak season.
- Peak Shaving for Cost Savings – Stored energy would be discharged during high-demand periods, reducing costly wholesale purchases and lowering overall rates for Marblehead customers.
- Carbon Reduction Benefits – By offsetting peak generation, the project would reduce reliance on fossil-fuel-based “peaker plants,” helping the Town progress toward its 2040 carbon-neutral goal.
- Grid Reliability and Resilience – Batteries would stabilize voltage and mitigate local and regional risks associated with demand spikes, reducing the chance of outages.
- Scalable and Flexible Design – The mobile systems allow MMLD to scale storage capacity up or down and redeploy assets as community needs evolve.

Financial Considerations

Estimated redevelopment cost: \$ 200,000 paving, grid connection, security.

Potential funding source(s): ☐ Dept. budget ☐ Capital Request ☒ **Grant** ☐

Partnerships/Donations ☐ Other

Who will be responsible for utilities, maintenance, and repairs?

MMLD will manage all utilities, maintenance and repairs to all exterior areas dedicated to the project.

Estimated annual operating cost: \$ \$500,000

Operations & Staffing

Who would manage day-to-day operations of the property?

MMLD will oversee the designated project area, while the mobile battery units themselves will be managed under a power purchase agreement with the selected vendor. The Massachusetts Municipal Wholesale Electric Company (MMWEC) will coordinate battery dispatch, determining when energy is charged and discharged to maximize cost savings and grid reliability.

Additional staffing needed (number and type): MMLD: 0.5 Full-Time Equivalent (FTE) staff position to oversee project coordination and site management.

Battery Contractor: 2-3 Full-Time Employees dedicated to installation, operations, and maintenance of the mobile battery systems.

Proposed hours of operation: 24-7, May through October

Shared use by other departments or community groups? ☒ Yes ☐ No

If yes, how would scheduling and access be coordinated?

Scheduling and site access would be coordinated through MMLD in collaboration with the Town, ensuring that project operations remain the priority while allowing other departments or community groups to use the space during non-operational periods.

Community Benefit

Who would primarily benefit from this reuse (target audience)?

All Marblehead electric ratepayers will benefit directly through lower energy costs. In addition, reduced regional demand on the grid will help decrease carbon emissions, supporting broader environmental and community sustainability goals.

What specific community needs would this project address?

This project supports the community's stated goal of achieving carbon neutrality by 2040 by reducing peak-period emissions and reliance on fossil-fuel generation. It also addresses the need for affordable, reliable electricity by lowering energy costs and strengthening local grid resilience.

Community feedback/support gathered? ☐ Yes ☒ No

If yes, please summarize key feedback or support: We plan outreach to Sustainable Marblehead,

Compliance & Safety

Are there known regulatory requirements for this use? ☒ Yes ☐ No

If yes, list requirements: NFPA

Are there potential safety or environmental concerns (asbestos, ADA compliance, fire safety, etc.)? ☒ **Yes** ☐ No

If yes, explain:

Battery Energy Storage Systems (BESS) carry a potential fire risk; however, as deployment has expanded globally, safety performance has improved significantly. Industry standards, advanced fire suppression technology, and proven best practices now make these systems far safer, with incident rates continuing to decline in recent years.

Long-Term Considerations

Proposed length of use: ☐ 1-3 yrs ☐ 3-7 yrs ☒ **7+ yrs**

How will the building/site be maintained over time?

MMLD will ensure that the parking areas used for the project are properly maintained through routine inspections, seasonal upkeep, and coordination with Town departments as needed. While the building itself is outside the scope of this initiative, MMLD will continue to monitor the project area to ensure it remains safe, accessible, and well-managed over time.

If departmental needs change, what contingency plan would you propose?

If departmental needs change, MMLD will vacate the site promptly and ensure it is restored to a clean, orderly, and fully functional condition. All equipment would be removed, and the area returned to its prior use without disruption to other Town operations.

Preliminary Budget Estimate

Preliminary Budget/Cost Estimate: \$ 1,000,000

Signature: _____

 Blair

Town of Marblehead

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Application Form

Department Information

Department Name: Community Development & Planning

Primary Contact: Brendan Callahan

Title/Role: Director

Email: callahanb@marblehadma.gov Phone: 617-693-1601 x4121

Project Proposal

Proposed use of the building/site (2–3 sentences):

Utilize the paved parking lot for temporary boat storage during the site disposition process to generate interim revenue while the property remains town-owned. Seek funding to demolish the annex building, expanding storage area and improving site utility. Conduct cost-benefit analysis to assess demolition feasibility, with the goal of offsetting costs in a future developer proposal while maximizing short-term use of an underutilized site.

How does this reuse align with the Town’s strategic goals or community priorities?

This reuse supports Marblehead’s priorities by:

- Meeting the boating community’s need for additional storage
- Generating interim revenue during the disposition process

- Preserving flexibility for future municipal use, including potential boat storage for the Municipal Boatyard Resiliency Project (tentatively scheduled for FY28 if the site remains town-owned)

Key features or programs proposed as part of this reuse:

Activate an underutilized town-owned site to generate interim revenue through temporary boat storage. Extend the reuse planning process to support informed decision-making and identify the highest and best use for long-term community benefit.

- Temporary boat storage in the paved lot areas
- Expand storage area through potential annex demolition in FY27
- Revenue generation during the disposition process
- Flexibility to support future municipal needs (e.g. Boatyard Resiliency Project FY29)
- Improved site readiness for redevelopment

Financial Considerations

Estimated redevelopment cost:

FY26: Coordinate with Harbors and Waters for winter storage, estimated revenue \$70,000

FY27: Pending HBMS report, demolish annex and prepare grass area for expanded storage; estimate revenue: \$100,000

Demolition costs (including abatement and disposal) will be evaluated for offset through future developer proposals.

Offset sale-related costs by removing barriers tied to existing structures and hazardous materials, as well as improving site marketability.

Potential funding source(s): ☐ Dept. budget ☐ Capital Request ☐ Grant X

Partnerships/Donations X Other MassDevelopment Site Readiness Program

Estimated annual operating cost: Need coordinate with Harbors & Water Board

Who will be responsible for utilities, maintenance, and repairs? Either Select Board or Harbors and Water.

Operations & Staffing

Who would manage day-to-day operations of the property?

Waters and Harbor Commission, Harbormaster.

Additional staffing needed (number and type): None

Proposed hours of operation: Dawn to Dusk

Shared use by other departments or community groups? X Yes ☐ No

If yes, how would scheduling and access be coordinated?

With Harbors & Water Commission and Harbormaster.

Community Benefit

Who would primarily benefit from this reuse (target audience)?

This reuse supports Marblehead's boating community by providing much-needed seasonal storage. It generates revenue that can be reinvested in town services, while improving site readiness for future redevelopment. By seeking external funding for annex demolition and abatement, the Town enhances property value- ensuring that the future reuse reflects the highest benefit to the community.

What specific community needs should this project address?

- Seasonal boat storage capacity for Marblehead's boating community, which faces limited space during winter months.
- Revenue generation to support municipal services
- Efficient use of underutilized town-owned land, ensuring the site contributes value during the disposition process
- Site readiness for future redevelopment, aligning with long-term planning and community-driven outcomes.

Community feedback/support gathered? X Yes ☐ No

If yes, please summarize key feedback or support:

The department met with Harbormaster to discuss potential and logistics if possible. Harbormaster felt there may be a viable reuse option while the town goes through the disposition process, meet a community need for the boating community, and potential to generate revenue for underutilized town-owned site.

Compliance & Safety

Are there known regulatory requirements for this use? ☐ Yes ☐ No

If yes, list requirements: _____

Are there potential safety or environmental concerns (asbestos, ADA compliance, fire safety, etc.)? X Yes ☐ No

If yes, explain: If the town determines to demo annex on our own, then town would be responsible for abatement, waste disposal, and demolition. The Department would pursue available grant programs to fund work associated with the demolition and abatement.

Long-Term Considerations

Proposed length of use: X 1-3 yrs ☐ 3-7 yrs ☐ 7+ yrs

How will the building/site be maintained over time?

Department proposes to demo the annex building while town goes through the disposition process. Harbors and Water would maintain the boat storage areas.

If departmental needs change, what contingency plan would you propose?

Harbors & Water to manage the site.

Preliminary Budget Estimate

Preliminary Budget/Cost Estimate: Seeking Harbormaster input.

Signature: Brendan Callahan Date: 11/12/25