

**MUNICIPAL COUNCIL AGENDA ADDENDUM
APRIL 9, 2013
7:00 PM**

**CHESTER R. MARTIN MUNICIPAL COUNCIL CHAMBERS
TEMPORARY CITY HALL
141 OAK STREET, TAUNTON, MA 02780**

Pg. 1-28

Com. from John Cabral, Assistant Superintendent for Finance and Operations,
Taunton Public Schools – Massachusetts School Building Authority (MSBA)
Statement of Interest (SOI) for Mulcahey Elementary School

RECEIVED
CITY CLERK'S OFFICE

2013 APR -8 A 9:38

TAUNTON, MA

CITY CLERK

Respectfully submitted,



Rose Marie Blackwell
City Clerk

Massachusetts School Building Authority

Next Steps to Finalize Submission of your FY 2013 Statement of Interest

Thank you for submitting your FY 2013 Statement of Interest (SOI) to the MSBA electronically. **Please note, the District's submission is not yet complete.** The District is required to print and mail a hard copy of the SOI to the MSBA along with the required supporting documentation, which is described below.

Each SOI has two Certification pages that must be signed by the Superintendent, the School Committee Chair, and the Chief Executive Officer*. Please make sure that **both** certifications contained in the SOI have been signed and dated by each of the specified parties and that the hardcopy SOI is submitted to the MSBA with **original signatures**.

SIGNATURES: Each SOI has two (2) Certification pages that must be signed by the District.

In some Districts, two of the required signatures may be that of the same person. If this is the case, please have that person sign in both locations. Please do not leave any of the signature lines blank or submit photocopied signatures, as your SOI will be incomplete.

**Local chief executive officer: In a city or town with a manager form of government, the manager of the municipality; in other cities, the mayor; and in other towns, the board of selectmen unless, in a city or town, some other municipal office is designated as the chief executive office under the provisions of a local charter.*

VOTES: Each SOI must be submitted with the proper vote documentation. This means that (1) the required governing bodies have voted to submit each SOI, (2) the specific vote language required by the MSBA has been used, and (3) the District has submitted a record of the vote in the format required by the MSBA.

- **School Committee Vote:** Submittal of all SOIs must be approved by a vote of the School Committee.
 - For documentation of the vote of the School Committee, Minutes of the School Committee meeting at which the vote was taken must be submitted with the original signature of the Committee Chairperson. The Minutes must contain the actual text of the vote taken which should be substantially the same as the MSBA's SOI vote language.
- **Municipal Body Vote:** SOIs that are submitted by cities and towns must be approved by a vote of the appropriate municipal body (e.g., City Council/ Aldermen/Board of Selectmen) in addition to a vote of the School Committee.
 - Regional School Districts do not need to submit a vote of the municipal body.
 - For the vote of the municipal governing body, a copy of the text of the vote, which shall be substantially the same as the MSBA's SOI vote language, must be submitted with a certification of the City/Town Clerk that the vote was taken and duly recorded, and the date of the vote must be provided.

CLOSED SCHOOLS: Districts that have reported closed school information must download the report from the "Closed School" tab, which can be found on the District Main page. Please print this report, which then must be signed by the Superintendent, the School Committee Chair, and the Chief Executive Officer. A signed report, with original signatures must be included with the District's hard copy SOI submittal. **If a District submits multiple SOIs, only one copy of the Closed School information is required.**

ADDITIONAL DOCUMENTATION FOR SOI PRIORITIES #1 AND #3: If a District selects Priority #1 and/or Priority #3, the District is required to submit additional documentation with its SOI.

- If a District selects Priority #1, Replacement or renovation of a building which is structurally unsound or otherwise in

a condition seriously jeopardizing the health and safety of the school children, where no alternative exists, the MSBA requires a hard copy of the engineering or other report detailing the nature and severity of the problem and a written professional opinion of how imminent the system failure is likely to manifest itself. The District also must submit photographs of the problematic building area or system to the MSBA.

- If a District selects Priority #3, Prevention of a loss of accreditation, the MSBA requires the full accreditation report (s) and any supporting correspondence between the District and the accrediting entity.

ADDITIONAL INFORMATION: In addition to the information required with the SOI hard copy submittal, the District may also provide any reports, pictures, or other information they feel will give the MSBA a better understanding of the issues identified at a facility.

If you have any questions about the SOI process please contact Brian McLaughlin at 617-720-4466 or Brian.McLaughlin@massschoolbuildings.org.

Massachusetts School Building Authority

School District Taunton

District Contact Julie Hackett TEL: (508) 821-1171

Name of School Mulcahey Elementary School

Submission Date 4/4/2013

SOI CERTIFICATION

To be eligible to submit a Statement of Interest (SOI), a district must certify the following:

- The district hereby acknowledges and agrees that this SOI is NOT an application for funding and that submission of this SOI in no way commits the MSBA to accept an application, approve an application, provide a grant or any other type of funding, or places any other obligation on the MSBA.
- The district hereby acknowledges that no district shall have any entitlement to funds from the MSBA, pursuant to M.G.L. c. 70B or the provisions of 963 CMR 2.00.
- The district hereby acknowledges that the provisions of 963 CMR 2.00 shall apply to the district and all projects for which the district is seeking and/or receiving funds for any portion of a municipally-owned or regionally-owned school facility from the MSBA pursuant to M.G.L. c. 70B.
- The district hereby acknowledges that this SOI is for one existing municipally-owned or regionally-owned public school facility in the district that is currently used or will be used to educate public PreK-12 students and that the facility for which the SOI is being submitted does not serve a solely early childhood or Pre-K student population.
- After the district completes and submits this SOI electronically, the district must sign the required certifications and submit one signed original hard copy of the SOI to the MSBA, with all of the required documentation described under the "Vote" tab, on or before the deadline.
- The district will schedule and hold a meeting at which the School Committee will vote, using the specific language contained in the "Vote" tab, to authorize the submission of this SOI. This is required for cities, towns, and regional school districts.
- Prior to the submission of the hard copy of the SOI, the district will schedule and hold a meeting at which the City Council/Board of Aldermen or Board of Selectmen/equivalent governing body will vote, using the specific language contained in the "Vote" tab, to authorize the submission of this SOI. This is not required for regional school districts.
- On or before the SOI deadline, the district will submit the minutes of the meeting at which the School Committee votes to authorize the Superintendent to submit this SOI. The District will use the MSBA's vote template and the vote will specifically reference the school and the priorities for which the SOI is being submitted. The minutes will be signed by the School Committee Chair. This is required for cities, towns, and regional school districts.
- The district has arranged with the City/Town Clerk to certify the vote of the City Council/Board of Aldermen or Board of Selectmen/equivalent governing body to authorize the Superintendent to submit this SOI. The district will use the MSBA's vote template and submit the full text of this vote, which will specifically reference the school and the priorities for which the SOI is being submitted, to the MSBA on or before the SOI deadline. This is not required for regional school districts.
- The district hereby acknowledges that this SOI submission will not be complete until the MSBA has received all of the required vote documentation and certification signatures in a format acceptable to the MSBA.

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and below the windows. This had led to recent concerns by staff that mold exists between the interior and exterior walls. Attempts to remediate this issue have been futile as the steel wall curtain does not provide contractors with a sturdy frame to resecure windows. Bystanders can easily see areas along the steel wall curtain that have rusted away to the point that it does not provide much of a barrier to the weather that is common to our area. Rooftop leaks around the building perimeter are exacerbating the problem. It is not uncommon to enter the school and find barrels or buckets collecting rain that has entered the school. In many cases, tiles have been removed as well. Frequent leaks have resulted in moisture becoming trapped between the interior and exterior wall. This is a constant problem and one that can be clearly viewed throughout many parts of the school. Additionally, indoor air quality is now an issue due to curtain wall leaks that we are unable to stop. Reconstruction of the curtain wall system will be required by the building code and energy code. To accomplish this, asbestos containing materials cover the walls and ceilings. We cannot improve the situation inhouse. Major work is needed. Replace all heating controls, air handlers, and unit ventilators in the old section of the building. A senior study is needed to examine all code related issues.

District's Proposed Schedule: What is the District's proposed schedule to achieve the goal(s) stated above?

The School Committee voted unanimously (8-0) on Wednesday, February 20, 2013 to move forward with the Mulcahey Elementary School as the district's primary statement of interest. This will be followed by a City Council vote during the month of April and we anticipate City Council approval. Immediately following MSBA approval, the Superintendent of Buildings, the Superintendent of Schools and the Mayor will meet to discuss a funding plan. Work will begin on this project as soon as possible.

Is this part of a larger facilities plan? YES

If "YES", please provide the following:

Facilities Plan Date: 2/8/2012
Planning Firm: Taunton School Department

Please provide an overview of the plan including as much detail as necessary to describe the plan, its goals and how the school facility that is the subject of this SOI fits into that plan:

During the 2011-2012 school year, the Assistant Superintendent for Finance and Operations was charged with the task of developing a Capital Improvement Plan (CIP) for the thirteen facilities utilized by the school department. The CIP developed by the Assistant Superintendent for Finance and Operations provides a summary of each facility which includes year constructed, total square footage, total acres, total students/staff housed in each building and number of custodians assigned to each school. The CIP also provides an overview of the age of the infrastructure of the school. Included in the CIP are the ages of the roof, windows, boilers, HVAC systems and electrical systems. The report also notes the dates of any replacements or renovations to these systems.

Please provide the current student to teacher ratios at the school facility that is the subject of this SOI: 29 students per teacher

Please provide the originally planned student to teacher ratios at the school facility that is the subject of this SOI: 25 students per teacher

Does the District have a Master Educational Plan that includes facility goals for this building and all school buildings in District? YES

If "YES", please provide the author and date of the District's Master Educational Plan.

The District's Capital Improvement Plan (CIP) (created by John J. Cabral, the Assistant Superintendent for Finance and Operations) lists the capital improvement needs for each school by priority. This is also true for the Mulcahey Elementary School. The CIP and the needs of the Mulcahey Elementary School have been presented publically to the Taunton School Committee and the Taunton Municipal Council. The CIP was presented to the Taunton School Committee during the Spring of 2012 and the City Council.

Is there overcrowding at the school facility? NO

If "YES", please describe in detail, including specific examples of the overcrowding.

Has the district had any recent teacher layoffs or reductions? NO

If "YES", how many teaching positions were affected? 0

At which schools in the district?

Please describe the types of teacher positions that were eliminated (e.g., art, math, science, physical education, etc.).

Has the district had any recent staff layoffs or reductions? NO

If "YES", how many staff positions were affected? 0

At which schools in the district?

Please describe the types of staff positions that were eliminated (e.g., guidance, administrative, maintenance, etc.).

Please provide a description of the program modifications as a consequence of these teacher and/or staff reductions, including the impact on district class sizes and curriculum.

The 2009/2010 school year, the Taunton Public Schools initiated a comprehensive plan to maximise space at the high school. The plan called for relocating 8th grade students to the high school, converting a middle school to an elementary school. The TPS redistricted elementary school students from several schools, a majority of which were redistricted to the newly formed Mulcahey Elementary School. The TPS in conjunction with the City of Taunton Building Department performed minor modifications to the space to make it better suited to elementary aged students. For example, metal student lockers were replaced with wooden "cubby" lockers. School enrollment has declined slightly, and the reduction in staff was minor. Also, during this process several schools were closed, the Walker Elementary School, Maxham Elementary School and Elizabeth Pole Elementary School.

Please provide a detailed description of your most recent budget approval process including a description of any budget reductions and the impact of those reductions on the district's school facilities, class sizes, and educational program.

The Taunton Public Schools FY13 Budget was approved by the School Committee at a public meeting held on June 6, 2012. During the budget development process an emphasis was placed on allocating funds to perform various improvements to our facilities as prioritized in the Taunton Public Schools Capital Improvement Plan (CIP). The Taunton Public Schools has made it a priority to protect class sizes, educational programs and to maintain and improve our facilities. A comprehensive Capital Improvement Plan has been developed and shared with both the School Committee and City Council at several joint meetings. The Taunton Public Schools has also added a groundskeeper. This clearly demonstrates an effort by the School Department to maintain its grounds. The Assistant Superintendent for Finance and Operations and the Taunton Building Superintendent meet regularly to discuss facility issues and generate a list which the Building Department staff prioritize repairs that are needed throughout the district.

General Description

BRIEF BUILDING HISTORY: Please provide a detailed description of when the original building was built, and the date(s) and project scopes(s) of any additions and renovations (maximum of 5000 characters).

Mulcahey School is a two (2) story , brick/masonry structure constructed in 1954. A two story (2) addition was constructed in the 1980's. (more research is needed to complete the building history for the addition, records for the addition have been archived and must be located)

TOTAL BUILDING SQUARE FOOTAGE: Please provide the original building square footage PLUS the square footage of any additions.

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SITE DESCRIPTION: Please provide a detailed description of the current site and any known existing conditions that would impact a potential project at the site. Please note whether there are any other buildings, public or private, that share this current site with the school facility. What is the use(s) of this building(s)? (maximum of 5000 characters).

The facility sits on a flat open 24.4 acre lot (1,064,171 square foot) in a residential area of the city. There are softball, baseball, soccer fields, and non-operational tennis courts on this site. There is some parking at the front entrance side of the building. Most of the parking space had been playground space in the past. The paved areas are in poor condition. The site is somewhat rundown in appearance.

ADDRESS OF FACILITY: Please type address, including number, street name and city/town, if available, or describe the location of the site. (Maximum of 300 characters)

28 Clifford Street, Taunton, MA 02780. The school is located near a thickly settled neighborhood just outside the center of the City. Many of the home as single family with a few tenement apartments scattered about. The area will receive a much needed facelift with the Hope VI Project is completed.

BUILDING ENVELOPE: Please provide a detailed description of the building envelope, types of construction materials used, and any known problems or existing conditions (maximum of 5000 characters).

Type 2B construction concrete block interior / exterior walls. Poured concrete foundation walls and slabs. Structural steel roof structure.

Has there been a Major Repair or Replacement of the EXTERIOR WALLS ? NO

Year of Last Major Repair or Replacement: 1954

Description of Last Major Repair or Replacement:

Original construction. Addition walls 1980's. More research is needed in order to complete this section.

Has there been a Major Repair or Replacement of the ROOF? YES

Year of Last Major Repair or Replacement: 1983

Type Of ROOF: EDPM Rubber membrane/ballast system over tar and gravel system. Installed nearly 30 years ago.

Description of Last Major Repair or Replacement:

Rubber membrane roof overlay.

Has there been a Major Repair or Replacement of the WINDOWS? NO

Year of Last Major Repair or Replacement: 1954

Type Of WINDOWS: Single pane

Description of Last Major Repair or Replacement:

Original construction with the addition windows 1980's.

MECHANICAL and ELECTRICAL SYSTEMS: Please provide a detailed description of the current mechanical and electrical systems and any known problems or existing conditions (maximum of 5000 characters).

MECHANICAL: The heating system is steam to unit ventilators. There are two (2) full size gas fired boilers. One was rebuilt in 2001-2002. The temperature controls are pneumatic.

ELECTRICAL: The service is 480V from an onsite pad mounted transformer. The system is maxed out. AC units have been added, further straining the system due to computer lab conversions. The panels are obsolete and some of the switch gear has been replaced. The building is protected by fire and intrusion alarm systems.

Has there been a Major Repair or Replacement of the BOILERS? YES

Year of Last Major Repair or Replacement: 2001

Description of Last Major Repair or Replacement:

Partial repair/replacement in 2001-2002, nearly 12 years ago.

Has there been a Major Repair or Replacement of the HVAC SYSTEM ? NO

Year of Last Major Repair or Replacement: 1954

Description of Last Major Repair or Replacement:

Original construction.

Has there been a Major Repair or Replacement of the ELECTRICAL SERVICES AND DISTRIBUTION SYSTEM? NO

Year of Last Major Repair or Replacement: 1954

Description of Last Major Repair or Replacement:

Original construction.

BUILDING INTERIOR: Please provide a detailed description of the current building interior including a description of the flooring systems, finishes, ceilings, lighting, etc. (maximum of 5000 characters).

ENTRANCE: Stone floor, glazed block walls, suspended tectum ceiling. Area is a safety hazzard durng times of rain and has resulted in many faculty and student accidents.

CORRIDORS (ORIG): Tile floors, glazed block walls, suspended tectum ceiling

CORRIDORS (ADDITION): Tile floors, painted block walls, suspended tectum ceiling

CLASSROOMS: Tile floors, drywall/acoustical tile walls and ceilings

LIBRARY: Carpet floor, painted block walls, suspended ceiling

CAFE: Tile floor, painted block walls, drywall/acoustical ceiling. Tiles are visibly saturated, not uncommon to see buckets on cafe tables collecting water.

GYM: Wood floor, painted block walls, structural tectum ceiling. Bleachers have been condemed and are no longer in use.

OFFICES: Carpet floor, drywall walls, suspended tectum ceilin. Many staff have complained of mold as carpets are stained from moisture that has entered the school.

RESTROOMS: Quarry tile floors, glazed block walls, suspended tectum ceilings. Restrooms are dated and is inappropriate for elementary aged children.

NOTE: Some windows have recently been replaced. Ongoing ceiling repairs are being made after temporary roof top repairs.

PROGRAMS and OPERATIONS: Please provide a detailed description of the current programs offered and indicate whether there are program components that cannot be offered due to facility constraints, operational constraints, etc. (maximum of 5000 characters).

Grade:K Grade:1 Grade:2 Grade:3 Grade:4 TOTAL

Regular Education Classrooms 0 0 2 0 0 2

Inclusive Classrooms 4 4 2 4 3 17

Special Education Classrooms 1 0 0 0 0 1

of Students 103 86 86 96 87 458

Special Areas # of classrooms

Art 1
Music 1
Library 1
Cafetorium 1
Gymnasium 1
TOTAL 5

CORE EDUCATIONAL SPACES: Please provide a detailed description of the Core Educational Spaces within the facility, a description of the number and sizes (in square feet) of classrooms, a description of science rooms/labs including ages and most recent updates, and a description of the media center/library (maximum of 5000 characters).

STANDARD CLASSROOMS: 23 @ 852 sq ft = 19600 sq ft
ARTS AND CRAFTS: 1 @ 1200 sq ft
MUSIC: 1 @ 1200 sq ft
SPECIAL EDUCATION: 1 total = 700 sq ft
PHYSICAL EDUCATION: 1 @ 7700 sq ft
LIBRARY/MEDIA CENTER: 1 @ 3600 sq ft

TOTAL BASIC EDUCATIONAL SPACE: 45000 sq ft

CAFETORIUM/STAGE: 1 @ 3500 sq ft
KITCHEN: 1 @ 1200 sq ft
ADMIN (INSTRUCTIONAL): 1 @ 900 sq ft
TEACHER AREAS: 2 @ 450 sq ft = 900 sq ft
PHYS. ED. LOCKERS/SHOWERS: 2 @ 900 sq ft = 1,800 sq ft

SUB TOTAL MISC. EDUCATIONAL SPACE: 9,250 sq ft

GRAND TOTAL EDUCATIONAL SPACE - BLDG: 54,250 sq ft

CAPACITY and UTILIZATION: Please provide a detailed description of the current capacity and utilization of the school facility. If the school is overcrowded, please describe steps taken by the administration to address capacity issues. Please also describe in detail any spaces that have been converted from their intended use to be used as classroom space (maximum of 5000 characters).

The gymnasium is in fairly good condition; however, the locker room areas and bleachers are in dire need of improvements. The bleachers are a danger and need to be repaired frequently. The functionality of the locker rooms is marginal at best.

The Cafeteria/Auditorium is functional but does not lend itself to the best situation for auditorium type events. The acoustics are poor; the sound and lighting systems are virtually non-existent; the stage curtains are an embarrassing display. In addition, barrels are frequently placed on the cafeteria tables to collect water from leaks located throughout the cafeteria.

Since we lack an appropriate space it is necessary for instrumental music to practice behind the curtains on the stage in the cafetorium. This is difficult during lunch times as the noise level is intrusive. The space behind the stage curtains serves as learning space during the school day, which causes many issues with after school events as the area has to be constantly broken down for evening

MAINTENANCE and CAPITAL REPAIR: Please provide a detailed description of the district's current maintenance practices, its capital repair program, and the maintenance program in place at the facility that is the subject of this SOI. Please include specific examples of capital repair projects undertaken in the past, including any override or debt exclusion votes that were necessary (maximum of 5000 characters).

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The current City of Taunton Building Department oversees the maintenance and repairs of all school buildings. The Building Department has a staff of electricians, plumbers, HVAC technicians and electronic technicians who oversee all of the maintenance and repair issues. Repairs and maintenance are ongoing and life-safety issues are given top priority. Roof-top and weather-tightness are given second priority. Given severe fiscal constraints, we have limited funds for capital improvement.

The Taunton High School/Parker Middle School project is the major capital improvement project underway in the City. This project is approximately 100% complete, and was funded with the assistance of a \$104 million debt exclusion with MSBA support.

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Priority 1

Question 1: Please provide a detailed description of the perceived health and safety problem(s) below. Attach copies of orders or citations from state and/or local building and/or health officials.

At present there are perceived issues with indoor air quality. Air quality testing was performed at the Mulcahey Elementary School during the Fall of 2012, a report is available detailing the results for the environmental sampling conducted for Carbon Dioxide, Carbon Monoxide, Volatile Organic Compounds (VOCs), Microbial Volatile Organic Compounds (MVOCs), Humidity, Airborne Particulate, Ozone, Nitrogen Oxides, Ammonia, Hydrogen Sulfide, Temperature, Thermal Image, Moisture and Visible Mold. The testing is described in detail with specific reasons and methods explained. Numerical Results are available for review upon request. The agency performed an environmental and air quality inspection to determine issues that could potentially affect the building structure and the occupant's health. The tests conducted combined with previous air sampling performed by a separate firm indicate that air quality in this school is not hazardous, but the order creates an extreme nuisance for staff and students throughout the school day. It is not uncommon for staff and students to complain of headaches and in some cases nausea. Testing results have determined that at the time of the inspection, visual results and sampling indicated the following. Mold odor was identified in many areas of the school due to a common leak found at the upper perimeter wall due to a faulty exterior wall connection located above the window headers. Moisture is allowed to enter the building through this penetration and is causing moisture and mold damage to porous materials (tack boards, bulletin boards, etc..) attached to the wall. The types of molds identified in the reports do not pose an immediate threat; however, they are cause for concern and one of the reasons why approval if this project merits serious consideration. General gas levels reported in some of the classrooms are low and were normal in all areas. As stated earlier, a comprehensive report along with air quality testing is available for review upon request.

Priority 1

Question 2: Please describe the measures the district has taken to mitigate the problem(s) described above.

Under the direction of the Superintendent of Buildings and the Superintendent of Schools, the City has performed IAQ testing and has complied with all of the mitigation strategies outlined in the report.

- Immediately remove all porous materials located above the window headers as soon as possible and dispose of them.
- Keep classroom doors closed at all times while classes are in session. This will assure that the air ventilators are working properly.
- Remove all blockages (teaching materials and furniture) within three feet of the classroom negative air vent grates. Ensure that all negative air ventilation ducts are functioning properly in all classrooms while classes are in session by performing routine checks on the airflow (this can be done by placing a piece of paper on the duct and determining if the paper gets sucked into the exhaust draft).
- Discontinue Expo marker usage and switch over to "low odor" brand markers.
- Do not pile items on top of unit ventilators or within 1 foot of the unit ventilator supply and return grate.
- Standardize all cleaning products throughout the school and do not allow any cleaning product inside the school without written consent from the facilities department. Staff are asked to not bring in cleaning materials from home (wipes, aerosols, etc..).
- Open windows as often as possible to allow for better exchange of fresh air.
- Do not allow buses to idle outside the school
- Close all classroom windows prior to arrival of buses at the school.
- Immediately remove all porous materials located above the window headers as soon as possible and dispose of them.
- Hire a firm to determine if re-welding of the exterior perimeter wall joint above the window headers can be done to effectively stop the moisture intrusion.
- If re-welding the building joint cannot solve the problem, Envirotest suggests that a polyurea spray be applied onto the interior walls to stop water migration into the building.
- Spray an antimicrobial onto the window headers as soon as possible by hiring a mold remediation firm. Clean exhaust grills on a semi-monthly basis.

The City is limited in its ability to remediate the problem long term without financial assistance for reconstruction. The issues are widespread and the problem is simply too big.

Priority 1

Question 3: Please provide a detailed explanation of the impact of the problem described in this priority on your district's educational program. Please include specific examples of how the problem prevents the district from delivering the educational program it is required to deliver and how students and/or teachers are directly affected by the problem identified.

Since the planning horizon of reconstruction projects takes many months, if not years to complete, it is the opinion of the Superintendent of Buildings that the district faces serious challenges to smooth and safe operation of the facility in the not too distant future. Necessary repairs that cannot be undertaken now will certainly force discomfort to students and staff as we attempt to sink money into temporary repairs to a problem in need of a permanent solution. There simply is no way to deal with the problem at this point without reconstruction, which will almost certainly require a pre-demolition survey and remediation. The sealants used a generation ago that protect the windows may contain PCBs and must be tested for those compounds. Asbestos containing materials that were used in the ceilings and the exterior perimeter curtain walls, prevent the City from performing all but the most minimal of maintenance. Several of the windows which were beginning to fall out of their frames two months ago are covered with plastic in order to keep out some of the cold drafts and moisture which makes the problem worse. Furthermore, the poor condition of the ground level windows has led to breakins and vandalism.

Please also provide the following:

In the space below, please tell us about the report from an independent source that is not under the direct control of the school district or the city/town, stating that the facility is structurally unsound or jeopardizes the health and safety of the students. The entirety of this report should be submitted in hard copy along with the hard copy of the district's SOI.

Please note that the MSBA will accept an official report from a city or town department/employee, if the person preparing the report is a licensed building inspector, architect, or engineer. For example, a report from the district, city, or town maintenance or janitorial department would not meet this requirement.

Name of Firm that performed the Study/Report (maximum of 50 characters):

Wayne Walkden

Date of Study/Report: 8/17/2009

Synopsis of Study/Report (maximum of 1500 characters):

Wayne Walkden performed detailed walkthrough of the facility

Is the perceived Health and Safety problem related to asbestos?: YES

If "YES", please describe the location in the facility, if it is currently friable, and the mitigation efforts that the district has undertaken to date (maximum of 2000 characters):

If the City should undergo repairs, remediation is required prior. The presence of PCBs in the window sealants is a possibility because of the age of the units which coincides with the years that such materials were in high use.

Is the perceived Health and Safety problem related to an electrical condition?: YES

If "YES", please describe the electrical condition, any imminent threat, and the mitigation efforts that the district has undertaken to date (maximum of 2000 characters):

Roofs leaks have caused serious electrical concerns as water has entered the school and entered areas of the school that house electrical breakers and panels.

Is the perceived Health and Safety problem related to a structural condition?: YES

If "YES", please describe the structural condition, any imminent threat, and the mitigation efforts that the district has undertaken to date (maximum of 2000 characters):

Steel wall curtain wall is in extremely poor condition. Wall is visibly rusted and does not protect the schools from the environment. When it rains, moisture enters the school and becomes trapped between the interior and exterior walls. This has raised many concerns by staff regarding the existence of mold throughout the school. These concerns ultimately led to

the School Department and Building Department conducting air quality testing throughout the facility.

Is the perceived Health and Safety problem related to the building envelope?: YES

If "YES", please describe the building envelope condition, any imminent threat, and the mitigation efforts that the district has undertaken to date (maximum of 2000 characters):

The hollow metal frames in the exterior curtain walls have deteriorated to the point that water is infiltrating the building at the perimeter above the window headers. Asbestos containing materials and the possibility of PCBs prevent the City from taking any meaningful measures to deal with repair.

Is the perceived Health and Safety problem related to the roof?: YES

If "YES", please describe the roof condition, any imminent threat, and the mitigation efforts that the district has undertaken to date (maximum of 2000 characters):

The condition of a 30 year old roof top plays a role in the condition of the curtain walls throughout the older section of the facility and the gymnasium. The rubber perimeter flashing is deteriorating. Some areas of the roof allow for ponding and need to be re-pitched. A new roof top is critical.

Is the perceived Health and Safety problem related to accessibility?: YES

If "YES", please describe the areas that lack accessibility and the mitigation efforts that the district has undertaken to date. In addition, please submit to the MSBA copies of any federally-required ADA Self-Evaluation Plan and Transition Plan (maximum of 2000 characters):

Reports of mold from teachers have been shared with the School Administration. From these concerns, the School Department and Building Department conducted air quality testing. Parts of the school remain inaccessible door to the overall poor air quality and there is a lack of circulation. Air units/ventilators do not function properly and do not pull fresh air into classrooms from the outside.

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Priority 3

Question 1: Please provide a detailed description of the "facility-related" issues that are threatening accreditation. Please include in this description details related to the program or facility resources (i.e. Media Center/Library, Science Rooms/Labs, general classroom space, etc.) whose condition or state directly threatens the facility's accreditation status.

Priority 3

Question 2: Please describe the measures the district has taken to mitigate the problem(s) described above.

Priority 3

Question 3: Please provide a detailed explanation of the impact of the problem described in this priority on your district's educational program. Please include specific examples of how the problem prevents the district from delivering the educational program it is required to deliver and how students and/or teachers are directly affected by the problem(s) identified.

Please also provide the following:

Name of accrediting entity (maximum of 100 characters)::

Current Accreditation Status: Please provide appropriate number as 1=Passed, 2=Probation, 3=Warning, 4=Lost:

If "WARNING", indicate the date accreditation may be switched to Probation or lost::

If "PROBATION", indicate the date accreditation may be lost::

Please provide the date of the first accreditation visit that resulted in your current accreditation status.:

Please provide the date of the follow-up accreditation visit::

Are facility-related issues related to Media Center/Library? If yes, please describe in detail in Question 1 below.:

NO

Are facility-related issues related to Science Rooms/Labs? If yes, please describe in detail in Question 1 below.:

NO

Are facility-related issues related to general classroom spaces? If yes, please describe in detail in Question 1 below.:

NO

Are facility-related issues related to SPED? If yes, please describe in detail in Question 1 below: NO

Are facility-related issues related to support spaces? If yes, please describe in detail in Question 1 below.: NO

Are facility-related issues related to "Other"? If yes, please identify the other area below and describe in detail in Question 1 below.: NO

Please describe (maximum of 100 characters).:

Priority 5

Question 1: Please provide a detailed description of the issues surrounding the school facility systems (e.g., roof, windows, boilers, HVAC system, and/or electrical service and distribution system) that you are indicating require repair or replacement. Please describe all deficiencies to all systems in sufficient detail to explain the problem.

Upgraded unit ventilators: Ventilators no longer function properly and are not replenishing air throughout facility. This has resulted in substandard air quality.

New window flashing and windows: Exterior wall curtain has deteriorated beyond repair and is easily visible from the outside with the naked eye. Exterior wall no longer protects school from elements and poses safety concerns to inhabitants of school.

Weather stripping on windows: School is not energy efficient. There is a tremendous amount of heat loss.

Vestibule for front entrance: During inclement weather, there are many reports of students and staff tripping as area becomes very slippery. Entrance is paved with stone pavers that become very slippery when wet.

Chemical flush of boilers: Boiler are not energy efficient and require annual flushing to ensure they are operating at a maximum efficiency.

Roof repairs: Ponding is highly visible throughout the roof. Roof is also incorrectly pitched which has worsened the condition.

Replace window curtains/blinds: Windows no longer close and or keep elements from entering school. Water that does enter gets trapped between interior and exterior walls.

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Priority 5

Question 2: Please describe the measures the district has already taken to mitigate the problem/issues described in Question 1 above.

The current City of Taunton Building Department oversees the maintenance and repairs of all school buildings. The Building Department has a staff of electricians, plumbers, HVAC technicians and electronic technicians who oversee all of the maintenance and repair issues. Repairs and maintenance are ongoing and life-safety issues are given top priority. Roof-top and weather-tightness are given second priority. Given severe fiscal constraints, we have limited funds for capital improvement. Many of the items mentioned above have been captured in the Taunton Public Schools Capital Improvement Plan by the Assistant Superintendent for Finance and Operations.

Priority 5

Question 3: Please provide a detailed explanation of the impact of the problem/issues described in Question 1 above on your district's educational program. Please include specific examples of how the problem prevents the district from delivering the educational program it is required to deliver and how students and/or teachers are directly affected by the problem identified.

Since the planning horizon of reconstruction projects takes many months, if not years to complete, it is the opinion of the Superintendent of Buildings that the district faces serious challenges to smooth and safe operation of the facility in the not too distant future. Necessary repairs that cannot be undertaken now will certainly force discomfort to students and staff as we attempt to sink money into temporary repairs to a problem in need of a permanent solution. There simply is no way to deal with the problem at this point without reconstruction, which will almost certainly require a pre-demolition survey and remediation. The sealants used a generation ago that protect the windows may contain PCBs and must be tested for those compounds. Asbestos containing materials that were used in the ceilings and the exterior perimeter curtain walls, prevent the City from performing all but the most minimal of maintenance. Several of the windows which were beginning to fall out of their frames two months ago are covered with plastic in order to keep out some of the cold drafts and moisture which makes the problem worse. Furthermore, the poor condition of the ground level windows has led to breakins and vandalism.

Priority 5

Question 4: Please describe how addressing the school facility systems you identified in Question 1 above will extend the useful life of the facility that is the subject of this SOI and how it will improve your district's educational program.

The building envelope is in decay and upgrades to the facility are no longer a viable option. The existing rubber membrane has exceeded its projected service life by 10+ years. The exterior walls contain hollow metal steel framework, exposed to the weather, which encase all of the single pane window sash in the oldest section of the building. The metal frames are beginning to rot. The windows and the frames need modernization as soon as possible as the inability to close windows presents safety issues. This is a large project. A project of this scope would be well beyond our ability to take on in house. If the envelope can be repaired with additional replacement of exterior doors and eventually a new roof. Ongoing spot repairs are performed as needed keep the building operational; however the entire roof top system should be replaced. The service life of the facility could be extended another 50+ years.

Please also provide the following:

Have the systems identified above been examined by an engineer or other trained building professional?: YES

If "YES", please provide the name of the individual and his/her professional affiliation (maximum of 250 characters)::

Wayne Walkden, Superintendent of Buildings

The date of the inspection:: 8/17/2009

A summary of the findings (maximum of 5000 characters)::

The hollow metal frames that encase many of the windows in the older section have deteriorated to the point that windows are beginning to fall out with no way to refasten them. In many cases, windows cannot be closed and as a result remain open. This causes potential health risks as moisture enters the school and gets absorbed by the porous material that has been placed above and below the windows. This has led to recent concerns by staff that mold exists between the interior and exterior walls. Attempts to remediate this issue have been futile as the steel wall curtain does not provide contractors with a sturdy frame to resecure windows. Bystanders can easily see areas along the steel wall curtain that have rusted away to the point that it does not provide much of a barrier to the weather that is common to our area. Rooftop leaks around the building perimeter are exacerbating the problem. It is not uncommon to enter the school and find barrels or buckets collecting rain that has entered the school. In many cases, tiles have been removed as well. Frequent leaks have resulted in moisture becoming trapped between the interior and exterior wall. This is a constant problem and one that can be clearly viewed throughout many parts of the school. Additionally, indoor air quality is now an issue due to curtain wall leaks that we are unable to stop. Reconstruction of the curtain wall system will be required by the building code and energy code. To accomplish this, asbestos containing materials cover the walls and ceilings. We cannot improve the situation in house. Major work is needed. Replace all heating controls, air handlers, and unit ventilators in the old section of the building. A senior study is needed to examine all code related issues.

Priority 7

Question 1: Please provide a detailed description of the programs not currently available due to facility constraints, the state or local requirement for such programs, and the facility limitations precluding the programs from being offered.

Due to the condition of the facility we are limited as to what programs can be housed in the school. Several portions of the school remain closed to students and staff due to the poor air quality that exists in the identified areas. Unit ventilators and air handling units are not functioning as designed. Also, frequent leaks throughout the school has limited access to what can be held in the gym, cafeteria and library. These areas are the heart and soul of a school and at various times throughout the school year they must remain off limits to students and staff and the Building Department makes repairs. What is also of concern is the potential for moisture that may be trapped between the interior and exterior walls. Lastly, after school programs have to be housed in various parts of the school on weekdays and weekends. This is not very efficient as utilities must remain on throughout the school. The school is not able to block off a wing of the school due to the poor condition of the windows and exterior curtain wall.

Priority 7

Question 2: Please describe the measures the district has taken or is planning to take in the immediate future to mitigate the problem(s) described above.

During the 2011-2012 school year, the Assistant Superintendent for Finance and Operations was charged with the task of developing a Capital Improvement Plan (CIP) for the thirteen facilities utilized by the school department. The CIP developed by the Assistant Superintendent for Finance and Operations provides a summary of each facility which includes year constructed, total square footage, total acres, total students/staff housed in each building and number of custodians assigned to each school. The CIP also provides an overview of the age of the infrastructure of the school. Included in the CIP are the ages of the roof, windows, boilers, HVAC systems and electrical systems. The report also notes the dates of any replacements or renovations to these systems. During the budget process, the administration and School Committee work together to prioritize immediate repairs and those that fall under life/safety.

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Priority 7

Question 3: Please provide a detailed explanation of the impact of the problem described in this priority on your district's educational program. Please include specific examples of how the problem prevents the district from delivering the educational program it is required to deliver and how students and/or teachers are directly affected by the problem identified.

Due to the condition of the facility we are limited as to what programs can be housed in the school. Several portions of the school remain closed to students and staff due to the poor air quality that exists in the identified areas. Unit ventilators and air handling units are not functioning as designed. Also, frequent leaks throughout the school has limited access to what can be held in the gym, cafeteria and library. These areas are the heart and soul of a school and at various times throughout the school year they must remain off limits to students and staff and the Building Department makes repairs. What is also of concern is the potential for moisture that may be trapped between the interior and exterior walls. Lastly, after school programs have to be housed in various parts of the school on weekdays and weekends. This is not very efficient as utilities must remain on throughout the school. The school is not able to block off a wing of the school due to the poor condition of the windows and exterior curtain wall.

The hollow metal frames that encase many of the windows in the older section have deteriorated to the point that windows are beginning to fall out with no way to refasten them. In many cases, windows cannot be closed and as a result remain open. This causes potential health risks as moisture enters the school and gets absorbed by the porous material that has been placed above and below the windows. This has led to recent concerns by staff that mold exists between the interior and exterior walls. Attempts to remediate this issue have been futile as the steel wall curtain does not provide contractors with a sturdy frame to resecure windows. Bystanders can easily see areas along the steel wall curtain that have rusted away to the point that it does not provide much of a barrier to the weather that is common to our area. Rooftop leaks around the building perimeter are exacerbating the problem. It is not uncommon to enter the school and find barrels or buckets collecting rain that has entered the school. In many cases, tiles have been removed as well. Frequent leaks have resulted in moisture becoming trapped between the interior and exterior wall. This is a constant problem and one that can be clearly viewed throughout many parts of the school. Additionally, indoor air quality is now an issue due to curtain wall leaks that we are unable to stop. Reconstruction of the curtain wall system will be required by the building code and energy code. To accomplish this, asbestos containing materials cover the walls and ceilings. We cannot improve the situation inhouse. Major work is needed. Replace all heating controls, air handlers, and unit ventilators in the old section of the building. A senior study is needed to examine all code related issues.

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Name of School ----- SAMPLE SCHOOL [DRAFT] -----

Vote

Vote of Municipal Governing Body YES: 8 NO: 0 Date: 2/4/2013

Vote of School Committee YES: 8 NO: 0 Date: 2/20/2013

Vote of Regional School Committee YES: NO: Date:

REQUIRED FORM OF VOTE TO SUBMIT AN SOI

REQUIRED VOTES

If a City or Town, a vote in the following form is required from both the City Council/Board of Aldermen OR the Board of Selectmen/equivalent governing body AND the School Committee.

If a regional school district, a vote in the following form is required from the Regional School Committee only. FORM OF VOTE Please use the text below to prepare your City's, Town's or District's required vote(s).

FORM OF VOTE

Please use the text below to prepare your City's, Town's or District's required vote(s).

Resolved: Having convened in an open meeting on _____, the _____ [City Council/Board of Aldermen, Board of Selectmen/Equivalent Governing Body/School Committee] of _____ [City/Town], in accordance with its charter, by-laws, and ordinances, has voted to authorize the Superintendent to submit to the Massachusetts School Building Authority the Statement of Interest dated _____ for the _____ [Name of School] located at _____ [Address] which describes and explains the following deficiencies and the priority category(s) for which an application may be submitted to the Massachusetts School Building Authority in the future

_____ ; [Insert a description of the priority(s) checked off on the Statement of Interest Form and a brief description of the deficiency described therein for each priority]; and hereby further specifically acknowledges that by submitting this Statement of Interest Form, the Massachusetts School Building Authority in no way guarantees the acceptance or the approval of an application, the awarding of a grant or any other funding commitment from the Massachusetts School Building Authority, or commits the City/Town/Regional School District to filing an application for funding with the Massachusetts School Building Authority.

