

Massachusetts School Building Authority

School District Clinton

District Contact Steven C Meyer TEL: (978) 365-4200

Name of School Clinton Middle School

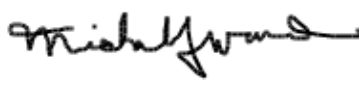
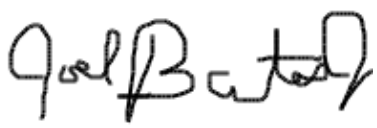
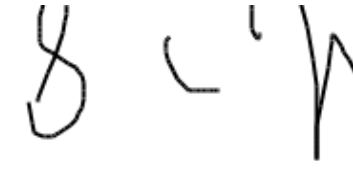
Submission Date 5/1/2020

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 mail hard copies 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 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 in a format acceptable to the MSBA. If Priority 1 is selected, your SOI will not be considered complete unless and until you provide the required engineering (or other) report, a professional opinion regarding the problem, and photographs of the problematic area or system. If Priority 3 is selected, your SOI will not be considered complete unless and until you provide a summary of the accreditation report focused on the deficiency as stated in this SOI.

**LOCAL CHIEF EXECUTIVE OFFICER/DISTRICT SUPERINTENDENT/SCHOOL COMMITTEE CHAIR
(E.g., Mayor, Town Manager, Board of Selectmen)**

| Chief Executive Officer * | School Committee Chair | Superintendent of Schools |
|--|---|--|
| Michael Ward Town Administrator | Joel Bates | Steven C. Meyer, Ed.D. |
|  |  |  |
| (signature) | (signature) | (signature) |
| Date | Date | Date |
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* 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 to the chief executive office under the provisions of a local charter. Please note, in districts where the Superintendent is also the Local Chief Executive Officer, it is required for the same person to sign the Statement of Interest Certifications twice.

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Name of School Clinton Middle School

Submission Date 5/1/2020

Note

The following Priorities have been included in the Statement of Interest:

1. Replacement or renovation of a building which is structurally unsound or otherwise in a condition seriously jeopardizing the health and safety of school children, where no alternative exists.
2. Elimination of existing severe overcrowding.
3. Prevention of the loss of accreditation.
4. Prevention of severe overcrowding expected to result from increased enrollments.
5. Replacement, renovation or modernization of school facility systems, such as roofs, windows, boilers, heating and ventilation systems, to increase energy conservation and decrease energy related costs in a school facility.
6. Short term enrollment growth.
7. Replacement of or addition to obsolete buildings in order to provide for a full range of programs consistent with state and approved local requirements.
8. Transition from court-ordered and approved racial balance school districts to walk-to, so-called, or other school districts.

SOI Vote Requirement

I acknowledge that I have reviewed the MSBA's vote requirements for submitting an SOI which are set forth in the Vote Tab of this SOI. I understand that the MSBA requires votes from specific parties/governing bodies, in a specific format using the language provided by the MSBA. Further, I understand that the MSBA requires certified and signed vote documentation to be submitted with the SOI. I acknowledge that my SOI will not be considered complete and, therefore, will not be reviewed by the MSBA unless the required accompanying vote documentation is submitted to the satisfaction of the MSBA.

SOI Program: Core
Potential Project Scope: Potential New School
Is this a Potential Consolidation? Yes

If "YES", Please describe Potential Consolidation that is anticipated at the school.

The Middle School and High School are located on the same campus. One potential consolidation would be to add an addition to the high school in order to create a Middle/High School.

Is this SOI the District Priority SOI? Yes

School name of the District Priority SOI: 2020 Clinton Middle School

Is this part of a larger facilities plan? No

If "YES", please provide the following:

Facilities Plan Date: 10/13/2017

Planning Firm:

Please provide a brief summary of the plan including its goals and how the school facility that is the subject of this SOI fits into that plan:

Please provide the current student to teacher ratios at the school facility that is the subject of this SOI: 24 students per teacher

Please provide the originally planned student to teacher ratios at the school facility that is the subject of this SOI: 24 students per teacher

Does the District have a Master Educational Plan that includes facility goals for this building and all school buildings in District? No

Does the District have related report(s)/document(s) that detail its facilities, student configurations at each facility, and District operational budget information, both current and proposed? No

If "NO", please note that:

If, based on the SOI review process, a facility rises to the level of need and urgency and is invited into the Eligibility Period, the District will need to provide to the MSBA a detailed Educational Plan for not only that facility, but all facilities in the District in order to move forward in the MSBA's school building construction process.

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.

Does Not Apply

Please provide a description of the local budget approval process for a potential capital project with the MSBA. Include schedule information (i.e. Town Meeting dates, city council/town council meetings dates, regional school committee meeting dates). Provide, if applicable, the District's most recent budget approval process that resulted in a budget reduction and the impact of the reduction to the school district (staff reductions, discontinued programs, consolidation of facilities).

The school committee meets the second and fourth Monday of each month. The board of selectman meet the first and third Wednesday of each month. Financial requests are typically submitted and presented to the finance committee beginning in January. The annual town meeting is held in early June. The town recently established a new Facilities department that looks at all town facilities and makes capital request warrant submissions for the town meeting.

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).

Clinton Middle School was built during 1974-1976. It has been in use continuously since that time with no major modifications, additions or renovations. With this SOI we are attempting to communicate the real need for envelope, mechanical, learning space and overall renovations to set the school building up for the next 20 to 25 years.

In the mid to late 90's many updates were performed. These included removing original carpets in first floor classrooms, media center and adjacent offices to improve IAQ, minor renovation to the main office to improve flow, IAQ and safety. Also, during the 1996 renovations the first-floor classroom "bump out" areas were reconfigured and freshened up and remain unchanged since that time

In 2016 the school had an AHERA project which consisted of removing suspect ceiling tiles, insulation etc. as was found. These were replaced with new ACT, LED lamps and new pipe insulation. The school still has some ACM such as hidden insulation and floor tiles/mastic that need to be addressed in the future.

Also in 2015/16 the school initiated and partially installed air conditioning utilizing mini split systems to alleviate over heating in the classrooms, primarily the south facing rooms. The entire second floor was completed and the first floor would be completed under this SOI as well.

The original rubber gym floor was deteriorating and was replaced with a wood floor in 1996. Also new bleachers were installed in 1996.

Mechanical equipment is mostly original to the building with minor exceptions (see boiler and hvac sections). What is original past the expectant life and in need of replacement. Ongoing PM and repairs are achieved at ever increasing costs to the district.

A comprehensive Facility Condition Assessment has been completed by EMG engineers as part of our new Dude Solutions web based management program. This has provided immediate concerns as well as an initial draft twenty-year capital plan for this location. This is the first step to move into a planned maintenance program for the District and will be used as a model for the remaining buildings as we move forward. This assessment has confirmed details and observations stated above as to needs for this location.

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

133200

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 school sits on a large shared site with Clinton High School (2002) on approximately 24 acres of land. The Wachusett Reservoir is due south and sits behind an earthen dike that contains that body of water. The reservoir is fenced off from the school and no direct access is available along the property line.

To the west is Clinton high School and to the east are the ball fields and a small wooded area with wetlands. Beyond the eastern property line is the start of the residential areas heading into town.

Across the street is the districts 24-acre sports complex that is used by the schools and town which consists of football, soccer, ball fields and an 8-lane running track with associated track event spaces and a field house with locker rooms, snack bar and maintenance areas. There is also a large parking area for the sporting events.

There is an elevated power line running the midpoint of the site that services both schools and the sports complex across the street.

The Middle School parking area is original and is need of repair in many areas, however it is currently functional but needs attention. Concrete sidewalks around the school were replaced in 1996 and are showing signs of wear with cracking/spalling evident.

Other site amenities include 3 ball fields, 3 basketball courts and 4 tennis courts all adjacent to the school. A practice football field is adjacent to the High School building as well as a pre-school playground area.

In general, the site is flat with no drainage issues or other topographical issues that would preclude work in the general area.

The Middle School is still in use as designed. Other uses include outside sports, meets, community events and other as may occur. The buildings use is on the increase and as such renovations at this time are prudent to enhance and improve the user experience in the district.

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)

100 West Boylston Street
Clinton MA 01510

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).

The building is a typical style public facility built in the mid to late 1970's. It is constructed of concrete block with a double brick facade to the exterior. Steel is used throughout with light weight joists and beams supporting a 1.5-inch metal deck below the roofing layers. Interior walls are also concrete block of various styles.

Original concrete window sills are showing signs of deterioration throughout the building, most notably on the north elevation. The entire exterior is showing signs of failure in mortar joints, expansion joints and fenestration allowing moisture to migrate into the building creating finish and IAQ issues that are constantly being dealt with.

Exterior wall to foundation conditions are poor to good with all needing attention and repair. Gaps, cracks and voids allow moisture, insects and similar into the buildings. Sealing of the exterior walls and intersections with foundations will eliminate these conditions improving IAQ, energy efficiencies and other metrics as described.

Currently the existing windows at the facility were installed in 2014-2015 replacing the originals. The windows in the courtyards have not been replaced and are not performing well. Cold is still migrating thru the new aluminum frames and causing frost and condensation issues on the interior which in turn is causing paint failures on wall surfaces as well as possible mold conditions in hidden areas. This is also contributing to the concrete sill's failures.

A majority of the buildings exterior entrance doors were replaced in 2015. The remaining original doors still in need of repair include kitchen, saw dust room, tech area, and garages. All are original and show signs of wear that is expected with 40 years of use. Repeated failures include doors jamming, failure to close properly (a safety concern) and failure of finishes. Door hardware has continually been repaired and replaced over the course of time to facilitate function for them.

No major repairs to the exterior of the building have been performed since the completion of construction of the building in 1976.

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

Year of Last Major Repair or Replacement:(YYYY) 1974

Description of Last Major Repair or Replacement:

None since original construction

Roof Section A

Is the District seeking replacement of the Roof Section? YES

Area of Section (square feet) 91000

Type of ROOF (e.g., PVC, EPDM, Shingle, Slate, Tar & Gravel, Other (please describe))

The current installed roofing consists of single ply EPDM membrane with ½ protection board over 1” rigid foam over original roofing of EPDM and 2 layers of 1” rigid foam.

Age of Section (number of years since the Roof was installed or replaced) 23

Description of repairs, if applicable, in the last three years. Include year of repair:

The existing roof was installed in 1996 to replace the original roof from 1976. The current roof was installed over the original existing roof utilizing 1” rigid foam insulation, ½” protection board and a new layer of EPDM roofing. It is unknown if the original roof membrane was modified to allow vapor transmission at that time as is current practice.

A section of roofing was shorn off by wind in 2016 and was replaced with new EPDM and rigid insulation as required at that time. The area of repair was approximately 12,000 square feet over two unique roof areas.

New roof curbs were installed as part of the air conditioning installation in 2016, these 3 locations and the immediate areas were constructed on top of the original roof and will need to be rebuilt as part of a new roof project.

Some roof work has also found areas of tar and gravel under the current roof in certain areas even though there is no history or record of this being done.

The roof consists of multiple levels but is being viewed as one area.

Window Section A

Is the District seeking replacement of the Windows Section? YES

Windows in Section (count) 75

Type of WINDOWS (e.g., Single Pane, Double Pane, Other (please describe))

Original aluminium framed single pane window units at both interior courtyards.

Age of Section (number of years since the Windows were installed or replaced) 43

Description of repairs, if applicable, in the last three years. Include year of repair:

Minor repairs over time as required. All perimeter windows were replaced in 2014-2015 and these are still to be done. The improvement to thermal comfort, energy efficiency and to prepare the school for the next 20-25 years are the goal.

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).

No major changes to original system has been documented or is evident. As we move to a high usage of electronic devices, the need for “clean” power free from harmonic distortion should be explored. Any corrections needed will increase life expectancy of the electronic device, decrease power consumption and allow trouble free operation of these units for the design lifespan.

Boiler Section 1

Is the District seeking replacement of the Boiler? YES

Is there more than one boiler room in the School? YES

What percentage of the School is heated by the Boiler? 100

Type of heating fuel (e.g., Heating Oil, Natural Gas, Propane, Other)

Heating is accomplished by natural gas fired boilers. Currently we have a high pressure natural gas supply to the school.

Age of Boiler (number of years since the Boiler was installed or replaced) 43

Description of repairs, if applicable, in the last three years. Include year of repair:

This boiler is existing to the school and is past the design lifespan of 20-40 years and needs to be replaced. Parts are becoming scarce for the boiler and the burner as it continues to age. New burners were installed approximately 20 years ago and are also at the end of design lifespan. Aging of the exhaust stacks and peripheral devices are a recurring source of ongoing maintenance that is seeing increased costs and frequency of repairs.

Boiler Section 2

Is the District seeking replacement of the Boiler? YES

Is there more than one boiler room in the School? YES

What percentage of the School is heated by the Boiler? 100

Type of heating fuel (e.g., Heating Oil, Natural Gas, Propane, Other)

Heating is accomplished by natural gas fired boilers. Currently we have a high pressure natural gas supply to the school.

Age of Boiler (number of years since the Boiler was installed or replaced) 23

Description of repairs, if applicable, in the last three years. Include year of repair:

This boiler is more recent to the school installed in 2000 but manufactured in 1996. The lifespan of a tube fired boiler is 20-40 years and this unit is no into the second half of that range. It should be replaced along with the boiler original to the school to provide reliable, efficient heating for the next 30 years. The gas burner is failing and can only run at 60% or it shuts down.

Boiler Section 3

Is the District seeking replacement of the Boiler? YES

Is there more than one boiler room in the School? YES

What percentage of the School is heated by the Boiler? 100

Type of heating fuel (e.g., Heating Oil, Natural Gas, Propane, Other)

Gas fired DHW boiler

Age of Boiler (number of years since the Boiler was installed or replaced) 25

Description of repairs, if applicable, in the last three years. Include year of repair:

The boiler is a replacement of unknown vintage and is grossly over-sized for today's use. Lifespan and efficiencies are reasons for this unit to be replaced

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

Year of Last Major Repair or Replacement:(YYYY) 2019

Description of Last Major Repair or Replacement:

The roof top unit for the media center is being restored by our HVAC technicians to allow A/C to work. The repair is expected to last 3-5 years before total replacement is needed. The pneumatic system has been renovated as allowed to restore function. A new air dryer was installed, the compressor is on weekly maintenance, leaks were found and corrected as well a myriad of other issues that have been resolved. These repairs are temporary in nature as the entire backbone that is buried in block walls is not accessible without destructive methods. The pneumatic system has been renovated as allowed to restore function. A new air dryer was installed, the compressor is on weekly maintenance, leaks were found and corrected as well a myriad of other issues that have been resolved. These repairs are temporary in nature as the entire backbone that is buried in block walls is not accessible without destructive methods.

Has there been a Major Repair or Replacement of the ELECTRICAL SERVICES AND DISTRIBUTION SYSTEM? YES

Year of Last Major Repair or Replacement:(YYYY) 1996

Description of Last Major Repair or Replacement:

At some point around 1996 the electrical main was damaged and it was replaced along with new sub panels thru out the building

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).

Update: In the past year we have been accomplishing painting and general finish updates in the public areas. First floor hallways were cleared of old used furniture and devices, walls were repaired and painted, also doors and frames in hallways are being painted and repaired as we move thru the spaces.

As part of the late 1996 minor rehab a large painting push was instituted with poor results, unfortunately this was repeated a number of years ago with volunteer labor. The wrong paints were used and subsequently the walls, doors and door frames began peeling and cracking off and remain in this current state. The result of this is a rundown, decayed appearance to the interiors that leaves one with the sense of lack of maintenance.

Ceilings - During the ACM removal and re-work new ACT was installed thru out the majority of the school along with new energy efficient fluorescent lighting. Areas remaining to receive new lighting and/or ceiling work include the cafeteria and the gym along with related associated spaces.

Interior walls – hallways, classrooms offices and misc. spaces are all well-worn from years of activities and use and are at the point where they all require minor repair and new paint. Cleaning of the walls results in the paint being removed as again the wrong paints were utilized in the above-mentioned work. Base boards are in poor to failing condition and need to be replaced thru out the entire facility as painting is accomplished. One entire wing and the main entry hallway have been repainted over the summer in an effort to get ahead of the need.

Flooring is a mix of ACM tile, VCT, tile (wet areas) carpet, terrazzo (cafeteria) and concrete finishes. The exiting hallways and classroom are suspect ACM along with the mastic adhesives. In general, the flooring is in need of removal and replacement with new. In many areas the tiles are worn thru to the cement deck – many occurrences on staircases and landings. Also, the stair nosing's are a constant issue breaking off or becoming loose and creating trip hazards and over-utilizing the small amount of manpower we have available to us.

Interior doors and frames – A mix of natural finish wood doors and metal doors exist in the building. All are in need of refinishing. The door slabs are mostly in good condition with the exception of some high use doors at custodial areas and shop areas.

Interior door hardware – Most interior door hardware was updated to be ADA compliant during the recent remodels. There are issues with some door sets not having full functionality and an update at this time to all interior doors to current secure door sets would be advisable.

Interior lighting – The majority of the spaces have good lighting due to the renovation after the ACM abatement. The gym, cafeteria, utility areas are still in need of lighting upgrades for reduced maintenance, improved lighting quality and reduced energy use. Recent work includes new LED lighting in all hallways, gym, and cafeteria with motion sensing devices to help reduce energy use performed under the National Grid upgrade programs. Expecting National Grid to re-fit the classrooms and the remainder of the building this year with similar devices.

Toilet rooms – these are all original to the school and still utilize non-water saving devices. These should all be replaced with low flow/metered devices to save water and associated waste costs to the school.

Shower rooms – Mixing vales are failed, no renovations to spaces since the building was constructed. The current visual conation is worn and dingy. The spaces receive little if any use currently for multiple reasons.

Communications – the school PA system in in constant failure mode requiring service and repairs to provide as much functionality as possible.

Security – The school does not have a robust security/camera solution installed. The layout of the school makes it difficult to have eyes on all areas and cameras would enable this to enhance the security and safety in the building.

Window treatments – In general the shades are in fair to poor condition thru out the facility and all are in need of replacement.

Main office – Initial impact upon entering the main office is one of poor maintenance due to low grade and damaged furniture, well-worn flooring and poor lighting.

Storage – Lack of storage leads to hallways being used for short term storage violating fire codes and ADA egress requirements. New storage outbuildings are needed to rectify this condition.

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

Currently Clinton Middle School houses approximately 600 students in grade 5 through 8. Previously, the school housed approximately 750 students in grades 4 through 8, but to reduce overcrowding and locate more students in a better facility, the fourth grade was relocated to the elementary school. The programming is very traditional. The locker room and wood shop areas are in poor condition and students are unable or unwilling to utilize these spaces for their intended uses. Additionally, the science rooms present outdated and potentially unsafe laboratory conditions. Overall, the building was not built for modern styles of education or modern technology. These spaces need to be upgraded to provide an engaging and adequate education.

EDUCATIONAL SPACES: Please provide a detailed description of the 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, a description of the cafeteria, gym and/or auditorium and a description of the media center/library (maximum of 5000 characters).

Classrooms are app 768 sq. ft. and the average class size is approximately 23 students.

LABS -

Labs (3) are app 1024 sq ft.

Two prep rooms are about 336 sq ft and 160 sq ft.

Labs have little to no mechanical exhaust at hoods. (roof top units non-functional)

Hoods are failing and need rebuilding or replacement (glazing failed, door operation failed – safety issue)

Gym –

Existing lighting was an upgrade approximately 20 years ago and now is in poor condition. Replaced with LED, see above.

The 3-unit ventilators are original to the school and are past design lifespan. Only one is operational at this time and a second one has some minor functionality. Lack of proper heating and cooling and poor IAQ are evident during gym classes. Each unit received new HE motors and VFD's as part of National Grid updates. Functioning as designed at this time.

Bleachers and the original rubber gym floor were replaced 1996 with the floor being converted to real wood. Both items are in fair condition at this time with the floor getting annual refinishing every year or two. This will at some point render the floor unable to be refinished and will necessitate a new floor be installed. We are getting close to that point, assume the floor will last another 5-7 years.

Locker rooms have not had any updates since the school was constructed in 1996. Use of the locker rooms is described as minimal in that showers are used infrequently in both locker rooms. This has actually allowed the rooms to remain in fairly decent shape finish wise for the age of the building. All showerheads should be retrofitted with water saving heads and the master shower control valves are in need of replacement in the event the rooms are started to be utilized once again. Each locker room heating unit received new HE motors and VFD's as part of National Grid updates. Functioning as designed at this time.

Kitchen-

In 2017 a new side by side refrigerator was purchased as well as a new kettle steamer for the kitchen. In 2005 we had a new walk-in cooler/freezer installed. All other kitchen equipment is in good repair and not in need of major attention. New laundry machines were installed spring 2018.

Cafetorium-

Finishes are failing and the space is in need a full repainting including the ceiling.

Lighting is recent but in poor condition due to ball strikes and other damage. Lighting should be replaced with heavy duty LED and secure grilles to prevent future damage. Replaced with LED, see above.

Wall mounted vents are broken and in need of repair due to ball strikes and general hard use since installed in 1996. New heavy-duty units should be installed to prevent ongoing damage.

Stage is in poor condition with worn surfaces and loose slats in some areas.

Stage lighting controls have failed and are not usable. New lighting control systems to be installed over spring time frame, units donated by local theater group.

Media Center-

A/C unit is failed so the space relies on operable windows for temp control. Also, the lack of dehumidification is not good for the use of the room (books, high occupancy etc).

Courtyard windows are original to the building and should be changed out to match function and look of the recently replaced units at the building perimeter.

Carpet is worn and a replacement is needed.

CAPACITY and UTILIZATION: Please provide the original design capacity and 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 school is currently housing approximately 600 students in grades 5 through 8. Previously, there were approximately 750 students in grades 4 through 8. We moved grade 4 to the elementary school to address the overcrowding.

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).

Update: The capital plan has been defined and is presented for budget approval each year. This year we expect a tight budget so requests are minimal but include new carpets at CHS, new drinking fountains, roofing at field house, sidewalk and door repair/upgrades for security purposes are being requested. Current amount requested is \$227,500.00. Last year \$640,000 was approved by town meeting for roof repairs at the school, currently out to bid.

The Town has hired a Director of Public Facilities as of November 2017. This position is new to the town and the schools and is tasked as a primary function to create and manage the 5-10-20 year capital plan for the schools and town facilities. Currently the staff is researching historical files to determine what has been done and to assist in the creation of the new "Plan". Currently, the capital plan is still in a draft state.

In the absence of a detailed Capital Plan, the schools have traditionally asked for town support to repair or replace building and/or equipment failures on an as needed basis and leave the school depending on town meeting to approve or not approve major repair funding. With the upcoming Capital Plan, we will be able to address the need to fund a capital account yearly and have access to it as needed for planned projects and not be in the constant state of emergency as it relates to building infrastructure.

Currently all maintenance is performed on an as needed basis similar to the current capital needs. Typically, an issue will be defined and filter to the building Principle who will then direct the Custodian to deal with an issue or

call out for outside technicians to accomplish the work. To counter this “firefighting” approach the town has obtained a web-based information service, Dude Solutions, to allow data driven decisions to be made in maintenance, capital and PM work in the schools in the district. We are using the Middle School as the test case and have already completed a draft full building and system survey in Feb 2018 to determine the status of every device in the building and on the grounds. As we move forward in this process and build our data portfolio, we anticipate savings in time and money as well as improved conditions in the schools.

Specific examples of capital projects are as follows (based on a review of Town Meeting records);

1. 2018 warrant article 17 – \$50,000 designated to remove non-functioning operable partitions and replace with new framed walls/gwb and to repaint the 8 affected classrooms.
 2. 2016 warrant article 14 - \$85,000 designated to install new telephone systems district wide.
 3. 2015 warrant article 17 – \$577,310 to complete the install new air-conditioning in the Middle school – part 2
 4. 2015 warrant article 18 – \$75,000 to install new air-conditioning in the Middle school – part 1
 5. 2015 warrant article 21 - \$22,690 to abate ACM from the Middle School
 6. 2015 warrant article 22 - \$168,628 to replace pipe insulation, ACT and LED lighting in affected areas of ACM abatement.
 7. 2014 warrant article 21 - \$600,000 to fund ACM project at Middle School
 8. 2014 warrant article 22 - \$150,000 infrastructure improvements at Middle School – A/C install
 9. 2013 warrant article 27 - \$610,000 infrastructure improvements – doors/windows completion
 10. 2012 warrant article 16 - \$124,800 new windows at Middle School.
-

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.

ROOF - The existing roof was installed in 1996 to replace the original roof from 1976. The current roof was installed over the original existing roof utilizing 1" rigid foam insulation, 1/2" protection board and a new layer of EPDM roofing. It is unknown if the original roof membrane was modified to allow vapor transmission at that time as is current practice.

A section of roofing was shorn off by wind in 2016 and was replaced with new EPDM and rigid insulation as required at that time. The area of repair was approximately 12,000 square feet over two unique roof areas.

New roof curbs were installed as part of the air conditioning installation in 2016, these 3 locations and the immediate areas were constructed on top of the original roof and will need to be rebuilt as part of a new roof project.

WINDOWS - The majority of the windows were replaced as described in earlier sections. The remaining windows at the two (2) interior courtyards are all that require replacement at this time.

BOILERS - One boiler is original to the school (1976) and the second is a more recent boiler (1999/2000) that is at the end of its design life cycle and should be replaced along with the remaining original boiler.

HVAC SYSTEMS - Existing HVAC systems are original to the school with the exception of the split A/C units that have been installed over the past 2 years. The original equipment is worn out and in a state of constant repair or inoperable status. The original pneumatic control system is in constant failure and should be updated to new digital controls.

ELECTICAL SERVICE – Existing service is original to the building. No updates have been performed on the electrical system.

EMERGENCY GENERATOR – Existing to the school (1976) and is poor condition. Existing unit is unable to power minimal devices for life safety, refers and freezers.

Priority 5

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

ROOF - A section of roofing was shorn off by wind in 2016 and was replaced with new EPDM and rigid insulation as required at that time. The area of repair was approximately 12,000 square feet over two unique roof areas.

New roof curbs were installed as part of the air conditioning installation in 2016, these 3 locations and the immediate areas were constructed on top of the original roof and will need to be rebuilt as part of a new roof project.

WINDOWS - The remaining existing windows are inoperable in most cases and provided minimal thermal protection.

BOILERS - Repeated repairs on both boilers are ongoing and have rendered them out of service in a number of instances reducing indoor comfort levels.

HVAC SYSTEMS - Existing HVAC systems are original to the school and as such many are failed in place or requiring multiple service calls to deal with repeating issues. Currently in process to update some motors and drives with new under NGrid programs to be initiated this summer. The original pneumatic control system is in constant failure with tech service calls on multiple occasions.

ELECTRICAL SERVICE – At some point around 1996 the electrical main was damaged and it was replaced along with new sub panels thru out the building

EMERGENCY GENERATOR – No updates in this area. Generator original to school and has minimal function remaining

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.

The sheer quantity of poorly operating and/or failed HVAC devices and building shell components fail to control environmental factors such as IAQ including but not limited to indoor temp, moisture levels etc.

Multiple issues can and do surface due to these matters such as fatigue, headaches, general malaise among the occupants. This contributes to poor workplace performance and lower student achievement on all levels.

Secondary issues include workplace safety for the custodial/maintenance staff that need to work on and around these devices.

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.

New or updated HVAC systems will bring the building up to current code requirements which are significantly more restrictive than when the facility was originally constructed. This will improve IAQ by leaps and bounds with the expected proportional improvement in both student and employee performance factors.

Other significant benefits will include significant energy savings and reduced maintenance requirements creating long term savings to the District that can be utilized in the core education component.

Please also provide the following:

Have the systems identified above been examined by an engineer or other trained building professional?:
NO

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

The date of the inspection:

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

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.

Clinton Middle School is deficient in the following classroom areas:

- Locker Rooms
- Shop areas/computer labs
- Science rooms
- Specialist rooms
- Stage

In the locker room, the lockers have been removed and the showers are still a "gang style" shower. Students do not use these facilities as they should to support hygiene.

The shop areas and computer lab areas are outdated and need to be upgraded to handle modern technology.

The science rooms have limited lab areas and limited safety equipment thus hindering the ability of the teachers to teach and the students to learn the Massachusetts STE curriculum frameworks.

The "specialist" rooms such as art and music are in need of modernization to allow students to access current practices in these content areas.

Classrooms exist as "bump outs" requiring students in a classroom to walk through another classroom to enter and exit the room. These classrooms present issues both with interruptions to instruction and proper supervision.

Finally, the school as a whole is showing its age and it does not lend itself to supporting student learning from any perspective.

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.

We have recently received some small grant funding to help implement a project lead the way curriculum in the shop area and to turn a space into more of a Maker Space.

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.

Students and teachers struggle to maintain focused on a modern rigorous education when they are battling such obsolete learning areas. This leads to student misbehavior and ultimately to students leaving the school to pursue charter schools or vocational schools. The condition of the facility is a major factor in the negative experience that some students have which leads to them choosing to leave the district.

Vote

REQUIRED FORM OF VOTE TO SUBMIT AN SOI

REQUIRED VOTES

If the SOI is being submitted by 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 the SOI is being submitted by 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 _____, prior to the closing date, 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

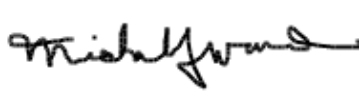
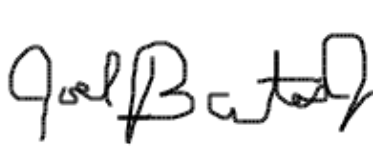
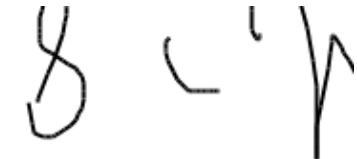
describes and explains the following deficiencies and the priority category(s) for which an application may be submitted to the Massachusetts School Building Authority in the future

_____ ; *[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.

CERTIFICATIONS

The undersigned hereby certifies that, to the best of his/her knowledge, information and belief, the statements and information contained in this statement of Interest and attached hereto are true and accurate and that this Statement of Interest has been prepared under the direction of the district school committee and the undersigned is duly authorized to submit this Statement of Interest to the Massachusetts School Building Authority. The undersigned also hereby acknowledges and agrees to provide the Massachusetts School Building Authority, upon request by the Authority, any additional information relating to this Statement of Interest that may be required by the Authority.

| Chief Executive Officer * | School Committee Chair | Superintendent of Schools |
|--|---|--|
| Michael Ward | Joel Bates | Steven C. Meyer, Ed.D. |
| Town Administrator | | |
|  |  |  |
| (signature) | (signature) | (signature) |
| Date | Date | Date |
| 4/29/2020 12:50:25 PM | 4/29/2020 12:47:54 PM | 4/23/2020 11:29:51 AM |

* 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 to the chief executive office under the provisions of a local charter. Please note, in districts where the Superintendent is also the Local Chief Executive Officer, it is required for the same person to sign the Statement of Interest Certifications twice.