



CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

March 21, 2019

City Council President Linda M. Morad and
Honorable Members of the City Council
133 William Street
New Bedford, MA 02740

Dear Council President Morad and Honorable Members of the City Council:

I am submitting for your approval an ORDER authorizing the Statement of Interest (SOI) Form to the Massachusetts School Building Authority for the following elementary school: James B. Congdon Elementary School, located at 50 Hemlock Street, New Bedford.

Sincerely,



Jon Mitchell
Mayor

JEM/smt

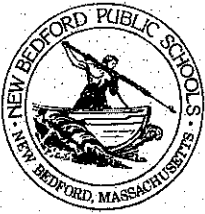


CITY OF NEW BEDFORD

CITY COUNCIL

March 28, 2019

RESOLVED, having convened in an open meeting on March 28, 2019, prior to the closing date, the City Council of New Bedford 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 Form dated February 20, 2019 for the James B Congdon Elementary School located at 50 Hemlock St., New Bedford, 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 for Priority 7: (Replacement, renovation or modernization of school facility systems such as roofs, windows, boilers, heating and ventilation, to increase energy conservation and decrease energy related costs in a school facility.) This SOI is specifically for replacement of an obsolete building; 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 to filing an application for funding with the Massachusetts School Building Authority.



THOMAS ANDERSON
SUPERINTENDENT

NEW BEDFORD PUBLIC SCHOOLS

PAUL RODRIGUES ADMINISTRATION BUILDING
455 COUNTY STREET
NEW BEDFORD, MASSACHUSETTS 02740
www.newbedfordschools.org

(508) 997-4511

"We are committed to developing a community of learners who are academically proficient, demonstrate strong character and exhibit self-confidence."

KAREN A. TREADUP
DEPUTY SUPERINTENDENT

ANDREW O'LEARY
ASSISTANT SUPERINTENDENT
OF FINANCE & OPERATIONS

HEATHER EMSLEY
EXECUTIVE DIRECTOR OF
HUMAN CAPITAL SERVICES

KIMBERLI A. BETTENCOURT
EXECUTIVE DIRECTOR OF
SPECIAL EDUCATION & STUDENT SERVICES

SONIA WALMSLEY
EXECUTIVE DIRECTOR OF
EDUCATIONAL ACCESS & PATHWAYS

MEMORANDUM

TO: Mayor Jonathan Mitchell

FR: Thomas Anderson, Superintendent

DT: March 13, 2019

RE: Statement of Interest (SOI) submissions for:

- John B. DeValles Elementary School, located at 120 Katherine St., New Bedford, MA
- James B. Congdon Elementary School, located at 50 Hemlock St., New Bedford, MA

These SOI's are to replace two obsolete building (Priority Seven,) both of which are over 100 years old with one new twenty-first century school. The current estimate for this work is \$90,000,000, for which the MSBA reimbursement will be 80%. The FY 2018-2023 Capital Improvement Program includes funding for the City's share of the ARP program.

The SOI application itself incurs no financial obligation on the part of the City. However, if the MSBA Board votes to allow this project to proceed, then I would anticipate a request for appropriation during the first half of FY 2020 to fund the Feasibility Studies associated with these school replacements.

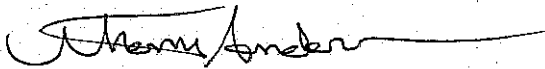
The following actions need to occur for this SOI to be accepted:

1. The School Committee voted using specific language proscribed by the MSBA, to authorize the submission of these SOI's for this specific school and the priorities that have been identified. (March 11, 2019)
2. The City Council has to vote using specific language proscribed by the MSBA, to authorize the submission of these SOI's for this specific school and the priorities that have been identified. (March 28, 2019)

3. The City Clerk has to certify a copy of the vote of the City Council and submits a copy of the full text of the certified vote to the MSBA on or before the deadline for submission of the SOI.
4. The minutes of the meeting at which the school committee voted to authorize the Superintendent to submit this Statement of Interest reflect the vote, with specific references to the school and the priorities for which the Statement of Interest is being submitted, signed by the Chairperson of the School Committee, to the MSBA. This set of minutes must be received by MSBA on or before the deadline for submission of new SOIs.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Thomas Anderson", with a long horizontal flourish extending to the right.

Thomas Anderson
Superintendent

CC: Andrew O'Leary
File

Massachusetts School Building Authority

Next Steps to Finalize Submission of your FY 2019 Statement of Interest

Thank you for submitting your FY 2019 Statement of Interest (SOI) to the MSBA electronically. **Please note, the District's submission is not yet complete.** The District is required to mail all required supporting documentation, which is described below.

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.

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 SOI will not be considered complete unless and until a summary of the accreditation report focused on the deficiency as stated in this SOI is provided.

ADDITIONAL INFORMATION: In addition to the information required above, 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 the MSBA at 617-720-4466 or SOI@massschoolbuildings.org.

Massachusetts School Building Authority

School District New Bedford

District Contact Barry Rabinovitch TEL: (508) 997-4511

Name of School James B Congdon

Submission Date 2/19/2019

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

(signature)

(signature)

(signature)

Date

Date

Date

* 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.

Massachusetts School Building Authority

School District New Bedford

District Contact Barry Rabinovitch TEL: (508) 997-4511

Name of School James B Congdon

Submission Date 2/19/2019

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.

Potential Project Scope: Potential New School

Is this SOI the District Priority SOI? NO

School name of the District Priority SOI: John B Devalles

Is this part of a larger facilities plan? YES

If "YES", please provide the following:

Facilities Plan Date: 12/3/2001

Planning Firm: Mount Vernon Group

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:

The city hired this firm to do a feasibility study of the twenty-three elementary schools. The purpose of this study was to document existing conditions at each school, assess site sizes relative to expansion; determine the cost of renovations/additions and or new construction, establish enrollment projections for the next ten years at the elementary level PK - 5 and develop long-range facilities use alternatives. The option that New Bedford followed starting with building three new Middle Schools with grades 6-8. This option also called for a New John B. DeValles School and the decommissioning of the Congdon Elementary School

Please provide the current student to teacher ratios at the school facility that is the subject of this SOI: 22 students per teacher

Please provide the originally planned student to teacher ratios at the school facility that is the subject of this SOI: 22 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 2018 Capital Needs Assessment (CNA) Plan was created to develop the FY 2019- 2023 Capital Improvement Plan. The City has planned for the City's share of potential MSBA projects including: Deferred Maintenance = \$1,935,000; MSBA Accelerated Repair Projects = \$6,512,904 and MSBA Core Projects = \$20,000,000. By March 4, 2019, The Superintendent will submit a Memo to Mayor asking that Language accepting a Statement of Interest be submitted, under priority 7, replacement of an Obsolete Building for the John B. DeValles School. The Mayor in turn will send this with his

papers and communications to City Council for their March 14, 2019 meeting for a vote. The Superintendent will include in the Agenda of the School Committee for their March 11, 2019 meeting the MSBA vote Language approving him to submit a Statement of Interest, under priority 7, replacement of an Obsolete Building for the John B. DeValles School to the MSBA,

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).

The James R. Congdon School is a multi-level masonry wall brick building with pitched roofs at varying heights that is currently 112 years old. Construction began approximately in 1907. Twenty-five years ago the Windows, doors and roof were replaced but since then the Plexiglas has clouded preventing viewing the outside. The windows are single pane and do not meet today's energy standards. Water infiltration at the roof level was apparent on the third floor at the intersection between the high and low roofs. The masonry has become porous allowing for water entry. This building no longer is able to support the goals of a twenty-first century education.

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

50192

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 property is bordered by residential property to the north, Thompson Street to the south, Bolton Street to the east and Hemlock to the west. The School Building and site occupy approximately 1/3 of the City block. The school is in a residential neighborhood consisting of single and multi-family homes.

Vehicular access to the site is limited to a driveway located on Bolton St., which is used only as a service entrance. The main student and staff entrance is accessed off Thompson St. Parking consists of curbside parking along Thompson St. and Hemlock St. The site has minimal gradation changes around the building. It is relatively flat with a gradual slope from east to west.

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)

James B Congdon Elementary School
50 Hemlock Street
New Bedford, MA 02740

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).

Exterior walls: Wall construction is a solid three wythe brick wall structure. Typical exterior punched openings in the brick are supported with soldier course brick with a limestone key and ornamental limestone sills. The three building entrance are featured with brick pilasters, stone cornices and masonry arched openings. There are several continuous stone bands around the building at the water table and other locations. The façade also exhibits brick corner quoins, recessed panels and an ornamental parapet of various heights with a copper cap. The granite base course of the foundation is in fair condition, however the intersection between the adjacent paving has revealed signs of potential water entry.

Analysis:

The building masonry façade remains virtually unchanged since the original construction. The brick exterior is in fair to poor condition. The mortar joints are very fine and tinted pink with rough beach sand aggregate. The mortar joints over time have deteriorated in many locations and require extensive repainting. Repairs to the building envelope include

repairing cracks in brick, re-painting granite stones, repainting brick masonry and waterproofing. Signs of water entry on the south side of the basement level near the entrance stairs are substantial. Missing downspouts need to be added at the small roof area above the entrance and diverted away from the building. There are several damaged downspouts around the building that are contributing to water problems in the basement. The intersection at grade between the paving and foundation needs to be reconstructed to maintain a positive pitch away from the building and properly sealed.

Window I Door Systems:

Existing Conditions:

The exterior doors and windows are of aluminum construction. The windows are thermally broken, however the glazing consists of Plexiglas, not insulated glass. The typical entry and misc. exterior doors are of solid insulated construction. The windows are of both fixed and awning type with metal panels at various locations as required to accommodate existing openings.

Analysis:

It was determined, through review of the school department records that the window I door systems in the building was replaced approximately twenty-five years ago. The Plexiglas has clouded up, which limits visibility and natural light. The window manufacturer should be contacted and warranty investigated. It appears that the doors & windows were competently sealed to adjacent construction.

The masonry is also not considered adequate to effectively resist the lateral forces of brick veneer by today's engineering practices. The lack of insulation contained within this system is not consistent with current energy efficient construction practices. Any future additions/renovations should address the overall thermal envelope.

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

Year of Last Major Repair or Replacement:(YYYY) 1907

Description of Last Major Repair or Replacement:

None

Roof Section A

Is the District seeking replacement of the Roof Section? YES

Area of Section (square feet) 12548

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

The roof consists of pitched roofs at various slopes with asphalt roof shingles and portions of flat roof which was originally tar and gravel and has since been replaced with a new ballasted roof. The pitched roofs utilize a gutter system with PVC

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

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

2014: Several repairs to roof "crack tar/felt"

2015: Several repairs to roof "crack tar/felt"

2016: Lack of drainage due to damaged rain leader

2017: Minor tar repairs to roof

Roof Section B

Is the District seeking replacement of the Roof Section?

Area of Section (square feet)

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

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

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

Roof Section C

Is the District seeking replacement of the Roof Section?

Area of Section (square feet)

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

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

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

Roof Section D

Is the District seeking replacement of the Roof Section?

Area of Section (square feet)

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

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

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

Roof Section E

Is the District seeking replacement of the Roof Section?

Area of Section (square feet)

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

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

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

Roof Section F

Is the District seeking replacement of the Roof Section?

Area of Section (square feet)

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

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

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

Roof Section G

Is the District seeking replacement of the Roof Section?

Area of Section (square feet)

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

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

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

Roof Section H

Is the District seeking replacement of the Roof Section?

Area of Section (square feet)

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

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

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

Roof Section I

Is the District seeking replacement of the Roof Section?

Area of Section (square feet)

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

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

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

Roof Section J

Is the District seeking replacement of the Roof Section?

Area of Section (square feet)

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

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

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

Window Section A**Is the District seeking replacement of the Windows Section? YES****Windows in Section (count) 134****Type of WINDOWS (e.g., Single Pane, Double Pane, Other (please describe))**

The exterior doors and windows are of aluminum construction. The windows are thermally broken, however the glazing consists of Plexiglas, not insulated glass. The Plexiglas has clouded up, which limits visibility

Age of Section (number of years since the Windows were installed or replaced) 25**Description of repairs, if applicable, in the last three years. Include year of repair:**

None

Window Section B**Is the District seeking replacement of the Windows Section?****Windows in Section (count)****Type of WINDOWS (e.g., Single Pane, Double Pane, Other (please describe))****Age of Section (number of years since the Windows were installed or replaced)****Description of repairs, if applicable, in the last three years. Include year of repair:****Window Section C****Is the District seeking replacement of the Windows Section?****Windows in Section (count)****Type of WINDOWS (e.g., Single Pane, Double Pane, Other (please describe))****Age of Section (number of years since the Windows were installed or replaced)****Description of repairs, if applicable, in the last three years. Include year of repair:****Window Section D****Is the District seeking replacement of the Windows Section?****Windows in Section (count)****Type of WINDOWS (e.g., Single Pane, Double Pane, Other (please describe))****Age of Section (number of years since the Windows were installed or replaced)****Description of repairs, if applicable, in the last three years. Include year of repair:****Window Section E****Is the District seeking replacement of the Windows Section?****Windows in Section (count)****Type of WINDOWS (e.g., Single Pane, Double Pane, Other (please describe))****Age of Section (number of years since the Windows were installed or replaced)****Description of repairs, if applicable, in the last three years. Include year of repair:****Window Section F****Is the District seeking replacement of the Windows Section?****Windows in Section (count)****Type of WINDOWS (e.g., Single Pane, Double Pane, Other (please describe))****Age of Section (number of years since the Windows were installed or replaced)****Description of repairs, if applicable, in the last three years. Include year of repair:****Window Section G****Is the District seeking replacement of the Windows Section?****Windows in Section (count)****Type of WINDOWS (e.g., Single Pane, Double Pane, Other (please describe))****Age of Section (number of years since the Windows were installed or replaced)****Description of repairs, if applicable, in the last three years. Include year of repair:**

Window Section H**Is the District seeking replacement of the Windows Section?****Windows in Section (count)****Type of WINDOWS (e.g., Single Pane, Double Pane, Other (please describe))****Age of Section (number of years since the Windows were installed or replaced)****Description of repairs, if applicable, in the last three years. Include year of repair:****Window Section I****Is the District seeking replacement of the Windows Section?****Windows in Section (count)****Type of WINDOWS (e.g., Single Pane, Double Pane, Other (please describe))****Age of Section (number of years since the Windows were installed or replaced)****Description of repairs, if applicable, in the last three years. Include year of repair:****Window Section J****Is the District seeking replacement of the Windows Section?****Windows in Section (count)****Type of WINDOWS (e.g., Single Pane, Double Pane, Other (please describe))****Age of Section (number of years since the Windows were installed or replaced)****Description of repairs, if applicable, in the last three years. Include year of repair:**

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).

The existing electrical service consists of an original main switchboard located in the main electric room. The service rating is rated at: 400 amps, 120/240 volt, 10, 3wire manufactured by Federal Pacific Electric Co. The condition of the equipment is fair. The power company is NSTAR

Boiler Section 1**Is the District seeking replacement of the Boiler? YES****Is there more than one boiler room in the School? NO****What percentage of the School is heated by the Boiler? 100****Type of heating fuel (e.g., Heating Oil, Natural Gas, Propane, Other)**

The boiler room is provided with two HB Smith Series 28 cast iron sectional boilers installed in approximately 1978 and operates under low-pressure steam between 5 and 10 psi. Each boiler is provided with a single No.2 fuel oil burner.

Age of Boiler (number of years since the Boiler was installed or replaced) 41**Description of repairs, if applicable, in the last three years. Include year of repair:**

added new boiler controllers

Repaired steam piping due to several pin holes

Adding fin tube to classroom due to damaged coils

Added supplemental heat to third floor

all in the last thirty days.

Boiler Section 2**Is the District seeking replacement of the Boiler?****Is there more than one boiler room in the School?****What percentage of the School is heated by the Boiler?****Type of heating fuel (e.g., Heating Oil, Natural Gas, Propane, Other)****Age of Boiler (number of years since the Boiler was installed or replaced)****Description of repairs, if applicable, in the last three years. Include year of repair:**

Boiler Section 3

Is the District seeking replacement of the Boiler?

Is there more than one boiler room in the School?

What percentage of the School is heated by the Boiler?

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

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

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

Boiler Section 4

Is the District seeking replacement of the Boiler?

Is there more than one boiler room in the School?

What percentage of the School is heated by the Boiler?

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

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

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

Boiler Section 5

Is the District seeking replacement of the Boiler?

Is there more than one boiler room in the School?

What percentage of the School is heated by the Boiler?

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

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

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

Boiler Section 6

Is the District seeking replacement of the Boiler?

Is there more than one boiler room in the School?

What percentage of the School is heated by the Boiler?

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

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

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

Boiler Section 7

Is the District seeking replacement of the Boiler?

Is there more than one boiler room in the School?

What percentage of the School is heated by the Boiler?

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

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

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

Boiler Section 8

Is the District seeking replacement of the Boiler?

Is there more than one boiler room in the School?

What percentage of the School is heated by the Boiler?

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

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

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

Boiler Section 9

Is the District seeking replacement of the Boiler?

Is there more than one boiler room in the School?

What percentage of the School is heated by the Boiler?

Type of heating fuel (e.g., Heating Oil, Natural Gas, Propane, Other)
Age of Boiler (number of years since the Boiler was installed or replaced)
Description of repairs, if applicable, in the last three years. Include year of repair:

Boiler Section 10

Is the District seeking replacement of the Boiler?
Is there more than one boiler room in the School?
What percentage of the School is heated by the Boiler?

Type of heating fuel (e.g., Heating Oil, Natural Gas, Propane, Other)
Age of Boiler (number of years since the Boiler was installed or replaced)
Description of repairs, if applicable, in the last three years. Include year of repair:

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

Year of Last Major Repair or Replacement:(YYYY) 1978

Description of Last Major Repair or Replacement:
none

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

Year of Last Major Repair or Replacement:(YYYY) 1907

Description of Last Major Repair or Replacement:

The existing electrical service consists of an original main switchboard located in the main electric room. The service rating is rated at: 400 amps, 120/240 volt, 10, 3wire manufactured by Federal Pacific Electric Co. The condition of the equipment is fair. The power company is NSTAR

Existing lighting and power panels are circuit breaker or fuse type and are rated at 120/240 volt,10, 3wire. The existing panels do not appear to have spare circuit breakers or fuses for the addition of new lighting and power circuits. The existing panels are in fair condition.

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).

The ceiling consists mostly of painted plaster on metal lath. There is one classroom on the first floor, one on the second floor and three on the third floor with 2x4 A.C.T. (acoustical ceiling tiles). A majority of the existing plaster ceilings are in fair to good condition with isolated areas that need to be patched and painted due to water damage. The A.C.T. ceilings are in fair condition overall, there are several stained ceiling tiles that need to be replaced particularly on the third floor. Any major upgrades to the school in terms of mechanical, electrical & technology would best be suited in a concealed space which would warrant the installation of a new suspended ceiling grid system with acoustical ceiling tiles. Typical classroom floors as well as corridors floors are strip hardwood flooring. The Teachers Lounge, Secretary's Office, Nurse and most of the third floor is carpet. The basement level consists mostly of concrete slab with the original wood floor in the Art Room and Small Cafeteria. The Nurse's Office and classrooms on the third floor has what appears to be V.C.T. (vinyl composition tile) flooring however samples should be tested to determine if they contain asbestos. The Teacher's Lounge in the basement is carpeted. The hardwood floors in the corridors are in fair to poor condition and have buckled in many locations.

Existing classroom lighting consists of 2' x 4' pendant fixtures parallel with the exterior wall. The existing lighting system contributes substantial glare onto computer screens present in classrooms.

Lighting in the corridors is 1' x 4' pendant fixtures. Corridor light levels are very poor.

The stage is equipped with track lighting and 1'x8' pendant lighting. The emergency lighting system is provided by battery units. The system does not meet present code due to the lack of coverage.

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).

Neighborhood children with disabilities can't attend their neighborhood school because of access issues as well as space issues. Current building does not allow for art, music, computer, library, gym, Special Ed. resource.

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).

Congdon was originally divided into the following administrative and educational spaces:

Basement Level: SF
Girls Play Rm. 698SF
Girls Play Rm. 659 SF
Boys Play Rm. 698SF
Boys Play Rm. 659 SF
Custodial Office 379 SF
Subtotal Net 3,093 SF

First Floor Current use:

Classroom 864 SF _____
Classroom 864 SF _____
Classroom 864 SF _____
Classroom 864 SF _____
Classroom 891 SF _____
Classroom 891 SF _____
Classroom 891 SF _____
Classroom 891 SF _____
Teachers Room 396 SF _____

Subtotal Net 7,416 SF

Second Floor SF Current Use

Classroom 864 SF _____
Classroom 864 SF _____
Classroom 864 SF _____
Classroom 864SF _____
Classroom 891 SF _____
Classroom 891 SF _____
Classroom 891 SF _____
Computer Lab 891 SF _____
Literacy Coach 396 SF _____
Nurse 396 SF _____
Subtotal Net 7,812 SF

Third Floor SF

Classroom 905 SF _____
Classroom 905 SF _____
Classroom 930 SF _____

Classroom 930 SF _____
Assembly Hall w/ stage 5,532SF _____
Dressing Room 158 SF _____
Dressing Room 158 SF _____

Subtotal Net 9,518 SF
Total Net 27,831 SF
Total Gross 50,192 SF

There are no science rooms or media center/library. The auditorium is on the third floor and is now used as a self-help lending Library, as well as space for PE classes and school wide meetings

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).

There are no science rooms or media center/library.

The K - 5 program in the current building does not allow for art, music, computer, library, gym, Special Ed. or resource rooms .

The building was originally divided into the following administrative and educational spaces:

Basement Level Girls Play Rm. 698SF

Girls Play Rm. 659 SF

Boys Play Rm. 698SF

Boys Play Rm. 659 SF

Custodial Office 379 SF

Subtotal Net 3,093 SF

First Floor

864SF Classroom

864SF Classroom

864 SF Classroom

864SF Classroom

891 SF Classroom

891 SF Classroom

891 SF Classroom

891 SF Classroom

Teachers Room 396 SF

Subtotal Net 7,416 SF

Second Floor

864 SF Classroom
864 SF Classroom
864 SF Classroom
864SF Classroom
891 SF Classroom
891 SF Classroom
891 SF Classroom
Literacy Coach 396 SF
Nurse 396 SF

Subtotal Net 7,812 SF

Third Floor

905 SF Classroom
905 SF Classroom
930 SF Classroom
930 SF Classroom
Assembly Hall w/ stage 5,532SF
Dressing Room 158 SF
Dressing Room 158 SF
Subtotal Net 9,518 SF
Total Net 27,831 SF
Total Gross 50,192 SF

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 SOL. 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).

The New Bedford Facilities Manual states:

Projects are separated into three categories:

Capital Construction - Capital construction projects involve long-term investments, usually are major construction projects developed by Planning & Design and

Construction firms. These projects add value to the School Department infrastructure by providing new space that meets the needs of our system under the School Department's Strategic and Master Plan.

Maintenance Projects - The Physical Plant Operations plans and manages maintenance projects. These projects are identified during annual building inspections and as a result of routine or emergency maintenance calls throughout the year.

Typically these projects involve building systems or infrastructure of existing spaces throughout the district. Maintenance projects are prioritized based on the urgency of the defect and available funding each fiscal year. The School Department

uses both preventive and deferred maintenance to effectively maintain the condition of physical facilities to support the School Department's educational programs, support services, and research initiatives, etc.

Renovations & Rehabilitation Projects - Renovations encompass all other construction projects that are not defined as maintenance or capital projects. These projects involve requests for renovations, and improvements to a classroom, lab, conference room or office. Business and Facilities Management manages renovation projects, often in cooperation with the school Principal to ensure that each renovation is completed efficiently with high quality materials and labor.

A School Facility Maintenance Program has been implemented to address the most egregious issues requiring immediate attention for continuing facility operation.

Al Oliveira is the Director of Facilities Operations, reporting to the Business Manager. Facilities Operations provides Building Maintenance, Preventive Maintenance, Custodial Services, Department Fleet Management, Landscape and Grounds Maintenance and Warehouse. The following associates report to the Director of Facilities Operations. The purpose of Maintenance Operations is to preserve the assets of the School Department and to support the School Department's Mission. Services provided fall into three major categories: preventive maintenance, demand calls and emergency services. To facilitate reporting and timely correction of maintenance issues, the School Department utilizes a web-based Work Order System (School Dude) to facilitate management of work orders. The web-based software vastly increases the efficiency in which customer requests are routed through the process, responded to by facilities personnel, tracked by requestors, and archived. School Dude provides several modules to enable Maintenance Requests.

Maintenance Projects - The Physical Plant Operations plans and manages maintenance projects. These projects are identified during annual building inspections and as a result of routine or emergency maintenance calls throughout the year. Typically these projects involve building systems or infrastructure of existing spaces throughout the district. Maintenance projects are prioritized based on the urgency of the defect and available funding each fiscal year. The School Department uses both preventive and deferred maintenance to effectively maintain the condition of physical facilities to support the School Department's educational programs, support services, and research initiatives, etc.

Within the last 20 years, the New Bedford Public School has undergone several new construction projects. Beginning in 2001, the Roosevelt Middle School and the Normandin Middle School in 2003 were constructed. In 2006, the Keith Middle School was constructed and the Lincoln Elementary School was constructed in 2010. The McCoy Athletic Field was completed in 2011. In September of 2017, an addition of a 25,000 square foot was added to the Sea Lab building to house the Taylor School.

In September of 2018, the replacement of the Hannigan Elementary School, located in the South-end of the City was completed. This new 75,000 square foot building was built on the original foot print of the original Hannigan School and renamed as the Irwin M. Jacobs Elementary School.

In April 2016, four accelerated projects through the Massachusetts School Building Authority (MSBA) were completed. The Hayden McFadden, Pulaski and Carney Academy received new boilers, new windows, new exterior doors and several ADA upgrades. The Gomes School received new windows, new exterior doors and several ADA upgrades.

In April 2017, the City's Energy Department initiated a grant the Eversource to replace Steam Traps throughout many schools. Completion of the steam traps are expected by the summer of 2018.

Name of School

James B. Congdon Elementary School

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.

The K - 5 program in the current building does not allow for art, music, computer, science, library, gym, Special Ed. or special education resource rooms. There is no space for a substantially separate special education program. The English as a second language class is in the basement in the only space available. This room can't be used during lunches as the cafeteria is also located in the basement.

Student toilets only exist at Basement level for the entire three level school.

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.

A School Facility Maintenance Program has been implemented to address the most egregious issues requiring immediate attention for continuing facility operation.

A Feasibility Study was prepared in 2001 to identify health, safety and code issues at all elementary schools. The District followed recommendations in the 2001 Feasibility Study done by Mount Vernon Group and Reorganized from 7-8 junior high schools to 6-8 middle schools to reduce overcrowding and mitigate the number of students (6th graders) exposed to existing health and safety issues in elementary schools throughout the District.

The District has continued to implement the plan to replace schools from the Spanish American Time with new elementary schools. The Lincoln School was built in 2010 replacing three smaller 100 year old buildings and the New Jacobs Elementary opened in November 2017 replacing the 100 year old Hannigan School.

Our intent is to submit two SOI's one for the Congdon Elementary School and One for DeValles Elementary School to replace both of these 100 year old schools with a new facility to house both student populations.

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.

To summarize, this 1912 building has the following critical issues: Ongoing de-lamination of exterior brick is a hazard, inadequate structure for current seismic codes, building exceeds current height and area limitations, steel and stone lintels deteriorated, water infiltration throughout, inaccessibility, non-compliant open egress stairways, differential settlement @ Basement floor slab, inadequate egress @ Basement level, inadequate egress lighting, exit signs, fire detection, fire protection/suppression and annunciation systems throughout, inadequate ventilation and air quality, inadequate fire separations, Asbestos Containing Materials (ACM) exist in the building. Student toilets only exist @ Basement level.

It is amazing the staff, students and administration has done as well as they have given the inadequacies of this building. This building is prone to water entry when a wind driven rain storm happens, the de-lamination causes paint to chip.

No matter what is done to beautify this building it appears dark and damp on a daily basis.

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

(signature)

(signature)

(signature)

Date

Date

Date

* 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.