



**CITY OF NEW BEDFORD**  
**JONATHAN F. MITCHELL, MAYOR**

January 16, 2020

City Council President Joseph P. Lopes and  
Honorable Members of the City Council  
133 William Street  
New Bedford, MA 02740

Dear Council President Lopes 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: John B. DeValles Elementary School, located at 120 Katherine Street, New Bedford.

Sincerely,

Jon Mitchell  
Mayor



# CITY OF NEW BEDFORD

## CITY COUNCIL

January 23, 2020

RESOLVED, having convened in an open meeting on Thursday, January 23, 2020, 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 January 13, 2020, for the John B. DeValles Elementary School, located at 120 Katherine Street, 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 of or an addition to obsolete buildings in order to provide for a full range of programs consistent with state and approved local requirements) 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.newbedfordschool.org](http://www.newbedfordschool.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  
JENNIFER FERLAND  
EXECUTIVE DIRECTOR OF  
STRATEGIC INITIATIVES & PARTNERSHIPS  
SANDRA FORD  
EXECUTIVE DIRECTOR OF  
SPECIAL EDUCATION & STUDENT  
SERVICES  
SONIA WALMSLEY  
EXECUTIVE DIRECTOR OF  
EDUCATIONAL ACCESS &  
PATHWAYS

January 7, 2020

Mayor Jonathan Mitchell  
City of New Bedford  
133 William Street  
New Bedford, MA 02740

Dear Mayor Mitchell

The district is charged with maintaining, improving, and replacing the oldest stock of buildings in the Commonwealth. In recent years, both city and district leadership have significantly increased levels of capital investment in building facilities and embarked on the most active period of new construction and school renovation in years. To maintain this progress, the School Department intends to submit a Statement of Interest (SOI) to the Massachusetts School Building Authority (MSBA) for new construction, and an SOI for accelerated repair.

The MSBA has a strict timeline for submission. Core Program SOI submissions will be accepted from January 8, 2020 to April 8, 2020. Accelerated Repair Program SOI submissions will be accepted from January 8, 2020 to February 14, 2020. SOI submissions will require the formal endorsement of the School Committee and City Council in votes preceding submission using vote language prescribed by the Authority.

In October of this school year, to better inform the FY2020 planning process, I convened a School Building Committee (SBC). Mirroring the MSBA's requirements, this SBC is made up of a Mayor's designee, members of the School Committee Finance Sub Committee, a New Bedford school principal, a purchasing credentialed city official, a school official responsible for building maintenance, and a teacher's union representative. Our FY2020 School Building Committee met three times to December 31st, 2019. The SBC meetings reviewed school construction progress to date and sought consensus on those schools to propose for participation in the MSBA's 2020 SOI process. SBC members conducted numerous school site visits, supplemented with direct staff feedback. I am grateful for this volunteering of time and effort and I look forward to



The New Bedford Public Schools do not discriminate on the basis of age, gender, race, color, religion, ethnicity, national origin, disability, sexual orientation, ancestry, homelessness, gender identity, gender expression, or immigration status.





THOMAS ANDERSON  
SUPERINTENDENT

NEW BEDFORD PUBLIC SCHOOLS

PAUL RODRIGUES ADMINISTRATION BUILDING  
455 COUNTY STREET  
NEW BEDFORD, MASSACHUSETTS 02740  
[www.newbedfordschool.org](http://www.newbedfordschool.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

JENNIFER FERLAND  
EXECUTIVE DIRECTOR OF  
STRATEGIC INITIATIVES & PARTNERSHIPS

SANDRA FORD  
EXECUTIVE DIRECTOR OF  
SPECIAL EDUCATION & STUDENT  
SERVICES

SONIA WALMSLEY  
EXECUTIVE DIRECTOR OF  
EDUCATIONAL ACCESS &  
PATHWAYS

maintaining a standing SBC committee in the future to widen and deepen the dialogue on school facility improvement.

The consensus of the SBC review was that our oldest buildings require replacement first. These buildings have no dedicated space for specialist programming, the buildings are exempt from current code compliance, all student rest rooms and cafeteria are located in the basement, and all see water infiltration through brick exterior. Taken as a whole, these concerns only increase over time, adding a sense of urgency to the need for a replacement process for all seven 100-year-old schools. The Committee agreed that the two buildings in the worst shape that need replacing first are James B. Congdon and John B DeValles. Reviewing recent work at Carney Academy and Elizabeth Carter Brooks, the SBC agreed that the Accelerated Repair Program can be used to replace Roofs, Windows, Doors, and Boilers, at Elwyn G. Campbell.

In line with SBC recommendations, I have attached required vote language and request that the votes are presented for approval at the earliest possible convening of the City Council and School Committee in 2020.

Sincerely,

Thomas Anderson  
Superintendent  
New Bedford Public Schools





THOMAS ANDERSON  
SUPERINTENDENT

NEW BEDFORD PUBLIC SCHOOLS  
PAUL RODRIGUES ADMINISTRATION BUILDING  
455 COUNTY STREET  
NEW BEDFORD, MASSACHUSETTS 02740  
www.newbedfordschool.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


JENNIFER FERLAND  
EXECUTIVE DIRECTOR OF  
STRATEGIC INITIATIVES & PARTNERSHIPS

SANDRA FORD  
EXECUTIVE DIRECTOR OF  
SPECIAL EDUCATION & STUDENT  
SERVICES

SONIA WALMSLEY  
EXECUTIVE DIRECTOR OF  
EDUCATIONAL ACCESS &  
PATHWAYS

## MEMORANDUM

To: Mayor Jonathan Mitchell

From: Superintendent Thomas Anderson 

Date: January 7, 2020

Subject: Statement of Interest submissions for John B. DeValles Elementary School, located at 120 Katherine St., New Bedford, MA and James B. Congdon Elementary School, located at 50 Hemlock St., New Bedford, MA

The Statement of Interest (SOI) submissions are to replace the John B. DeValles and James B. Congdon Elementary Schools that are two obsolete buildings (Priority Seven), both of which are over 100 years old, with one new twenty-first century school. The current estimate for this work is \$71,500,000, for which the Massachusetts School Building Authority (MSBA) reimbursement will be 80% minus non-reimbursable items. The Capital Improvement Program anticipates funding for the local share of the project.

The SOI application itself incurs no financial obligation on the part of the City of New Bedford. 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 FY2021 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 must vote using specific language proscribed by the MSBA, to authorize the submission of these SOI's for these specific schools and the priorities that have been identified. Vote will take place on Monday, January 13, 2020.
2. The City Council must 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. Vote will take place on Thursday, January 23, 2020.





THOMAS ANDERSON  
SUPERINTENDENT

**NEW BEDFORD PUBLIC SCHOOLS**  
PAUL RODRIGUES ADMINISTRATION BUILDING  
455 COUNTY STREET  
NEW BEDFORD, MASSACHUSETTS 02740  
[www.newbedfordschool.org](http://www.newbedfordschool.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

**JENNIFER FERLAND**  
EXECUTIVE DIRECTOR OF  
STRATEGIC INITIATIVES & PARTNERSHIPS

**SANDRA FORD**  
EXECUTIVE DIRECTOR OF  
SPECIAL EDUCATION & STUDENT  
SERVICES

**SONIA WALMSLEY**  
EXECUTIVE DIRECTOR OF  
EDUCATIONAL ACCESS &  
PATHWAYS

3. The City Clerk must certify a copy of the vote of the City Council and submit a copy of the full text of the certified vote to the MSBA on or before the April 14, 2020 deadline for submission of the SOI.
4. The minutes of the meeting at which the School Committee votes to authorize the Superintendent to submit this SOI reflect the vote, with specific references to the schools and the priorities for which the SOI are being submitted, signed by the Chairperson of the School Committee, to the MSBA. This set of minutes must be received by the MSBA on or before the deadline for submission of new SOIs.



## Massachusetts School Building Authority

---

### Next Steps to Finalize Submission of your FY 2020 Statement of Interest

Thank you for submitting your FY 2020 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](mailto:SOI@massschoolbuildings.org).

## Massachusetts School Building Authority

---

School District New Bedford

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

Name of School John B Devalles

Submission Date 1/15/2020

---

### 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**

---

(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 John B Devalles

Submission Date 1/15/2020

### 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.

Potential Project Scope: Potential New School

Is this SOI the District Priority SOI? Yes

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: 1/1/2001

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 started 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: 23 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?** Yes

**If "YES", please provide title, author, and date of report in area below.**

The Family Welcome Center that serves as a central registration center for the schools keeps accurate records of the number of students in each class in each school. Through the Budget process the Assistant Superintendent keeps track of positions and the needs of each individual school. The Facility Director keeps track of all maintenance needs and through contracted services has contracts to inspect and service boilers/elevators and HVAC.

**Please include a hard copy of these report(s)/document(s).**

**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).**

Each year the City through its CFO carries out a Capital Needs Assessment (CAN.) The CAN process informs the five year Capital Needs Improvement plan (CIP) that has money budgeted for a new 600 pupil elementary school as well as an ARP project to replace Windows, Doors, Boilers, and the roof of one school. The CIP also has budgeted money for differed maintenance projects.

## 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 John B. DeValles School is a multi-level, brick masonry exterior wall building, steel and load bearing wall construction with pitched roofs at varying heights. Construction of the building began approximately in 1912. The building plan is a rectangular shape with the exception of an extension of the south side and is basically symmetrical. This layout is used receptively on the first and second floors with some modifications. The property is bordered by Katherine Street to the north, a vacant parcel of land to the south, Bonney Street to the east and Orchard Street to the west. The building and site occupy approximately one quarter of the city block; the balance of the block is occupied by commercial business and industrial uses. Adjacent to the Orchard Street portion of the site is Ashley Park, a public park consisting of basketball courts, a baseball field and play areas. Across the street from the park is a vacant parcel of land, formerly the Goodyear Plant site. The opposite portion of the site along Bonney Street is occupied by single and multi-family residences.

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

57030

**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 Katherine Street to the north, a vacant parcel of land to the south, Bonney Street to the east and Orchard Street to the west. The building and site occupy approximately one quarter of the city block; the balance of the block is occupied by commercial business and industrial uses. Adjacent to the Orchard Street portion of the site is Ashley Park, a public park consisting of basketball courts, a baseball field and play areas. Across the street from the park is a vacant parcel of land, formerly the Goodyear Plant site. The opposite portion of the site along Bonney Street is occupied by single and multi-family residences. Vehicular access to the site is limited to one access driveway located on Orchard Street. This driveway services both entrance and exit traffic for staff parking and service use. The school does not meet accessible requirements. There are no designated handicapped parking spaces and none of the entrances to the building are accessible. Topographical plans available indicate a relatively flat site with minimum gradation changes. A change in elevation of 3 feet throughout the site was determined.

**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)

John B. DeValles  
120 Katherine St.  
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).

The building masonry façade remains virtually unchanged since the original construction with the exception of new exterior doors, and windows. Systematic cracking of the brick is evident throughout the exterior, both vertically and diagonally.

Cracking is also present in stone sills and lintels around the building. Much of the exterior will need cleaning, repair,

repainting and replacement at some time in the future. There have been reports of bowing or bulging of the brick by school

maintenance department; this was not evident at the time of review. Issues reviewed and reported appear to be consistent

with thermal expansion issues with varying materials. It may be that the outer wythe of the brick has delaminated and will

need to be addressed.

The mortar joints over time have also deteriorated in many locations and require a fair amount of repainting.

Repairs to the

building envelope include repairing cracks in brick, re-painting granite stones, repainting brick masonry, repairing steel

window lintels and waterproofing. 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. The masonry is 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)** 1912

**Description of Last Major Repair or Replacement:**

Nothing has been done except for spot brick replacement and pointing.

**Roof Section** A

**Is the District seeking replacement of the Roof Section?** YES

**Area of Section (square feet)** 20836

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

The roof is protected by flat roof sections of adhered membrane, which slopes to interior roof drains.

The main roof has 4 internal roof drains

**Age of Section (number of years since the Roof was installed or replaced)** 26

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

Patching when leaks are reported

**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 typical entry and misc. exterior doors are of solid insulated construction.

**Age of Section (number of years since the Windows were installed or replaced) 26**

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

If a window has broken the Plexiglas has been replaced with non insulated glass.

**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 boiler room is provided with two individual HB Smith 28 series cast iron sectional boilers. Each boiler is approximately forty years old however was recently refit with new exterior panels due to extensive surface contamination.

Each boiler is also provided with a dual fuel burner operating primarily on No. 2 fuel oil. Natural gas has been brought into the building however it has not been extended to each burner and the burners are only capable of operating on No. 2 fuel

oil. Each boiler is provided with dual low water cutoffs and all operating and safety controls and the systems do appear to operate in a satisfactory manner. It was also noted that there was an emergency shutoff switch located at the boiler room

entrance for each boiler and the installation is code compliant. Each boiler is showing extensive surface contamination on

the mud drums of each boiler as well as surface contamination on the piping at the return yokes. Although the boilers look

to be in good condition from the exterior, we believe that at the age of fifty-eight years old and whatever caused the

original panels to fail, could be related to an internal failure or near failure and a further investigation of the internal

components of each boiler is justified. Considering the above, consideration should be given to complete replacement at this time.

The existing electrical service consists of an original main switchboard located in the custodian main electric room. The

service rating is rated at: 400 amps, 120/240 volt, 10, 3wire manufactured by Square D. The condition of the equipment is

fair. The power company is NSTAR

The main electric room does have 1 entrance. The feeder for the building is located from Com. Electric pole #516-16 which is located on the corner of Orchard St. and Swift St. (west side of building).

• Existing lighting and power panels are circuit breaker and 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.

The emergency lighting system is provided by battery units. The system does not meet present code due to the lack of coverage.

**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)**

Number -2 Fuel Oil

**Age of Boiler (number of years since the Boiler was installed or replaced)** 58

**Description of repairs, if applicable, in the last three years. Include year of repair:**  
regular maintenance has been done by our facilities department.

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

**Year of Last Major Repair or Replacement:(YYYY)** 1912

**Description of Last Major Repair or Replacement:**

Does not apply

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

**Year of Last Major Repair or Replacement:(YYYY)** 1912

**Description of Last Major Repair or Replacement:**

Does not apply

**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 existing strip hardwood flooring is in fair to good condition. The wood floors in the Principal's office, Conference room and Computer lab are in particularly bad condition. The wood floors should be sanded and polyurethane finish coat applied. The existing terrazzo corridor floors are cracked in various locations, but generally are in good condition. The basement concrete floor is in good condition overall with the exception of some heaving and cracks in the gymnasium. There are also several cores drilled throughout the basement slab. Custodial staff informed us that this was done in an effort to reduce the static pressure on the slab from ground water and to help dissipate the water when the basement is flooded. The custodial staff has noted that flooding in the basement typically occurs when the city storm drains have overflow. Further investigations will be required to determine the origin of the storm water infiltration. Most interior existing wood doors are in good condition and sufficient in size, however adjacent construction will have to be removed and reworked in order to provide clearances required by the MAAB for accessibility. All doors need to be equipped with accessible lever type hardware. The interior stairs are of wood construction and are original to the building. The handrails are also wood and are located on both sides of the staircase. Exterior stairs are typically original granite steps with inadequate handrails. Chalk & Tack- due to the incompatibility of chalk dust and technology equipment all chalkboards require complete replacement. 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. Existing classroom lighting consists of 2' x 4' pendant fixtures parallel with the interior 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. Lighting in the stairway is a drop light cord type. Stairway light levels are very poor. The stage is equipped with track lighting and 2'x 4'

recessed lighting.

Gymnasium lighting is 1' x 8' pendant fixtures. Gymnasium lighting is very poor.

**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).

The Current K - 5 program building does not allow for art, music, computer, library, gym, science lab, and substantially

separate special Education programs.

Part of New Bedford's educational plan involves neighborhood schools where students can walk to school. The lack of access to handicapped students and parents prevents some students from attending their neighborhood school. Preschool classroom must be moved to other schools that have more room available with better facilities.

Technology in classrooms is limited by the amount of wall outlets as well as the overall capacity of the circuits.

This school has done well on their state wide assessments but how much better would students do if they could see out through the clouded windows, breath air without mold spores, have adequate natural light, eat in a cafeteria that is not in a dark dingy cafeteria

**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).

Basement Level

Gymnasium

3,419 SF

SF

Office 216 SF

Classroom 381 SF

Music Room 395 SF

Cafeteria 2,944 SF

Small Cafeteria 484 SF

Custodial Office 446 SF

Subtotal Net 8,285 SF

First Floor SF

Classroom 900 SF

Classroom 900 SF

Classroom 900 SF

Classroom 900 SF

Classroom 840 SF

Classroom 840 SF

Classroom 840 SF

Classroom 840 SF

Classroom 840 SF

Classroom 840 SF

Main Office 245 SF

Nurse 245 SF

Auditorium 3,692 SF

Principals Office 305 SF

Conference 147 SF

Computer Lab 460 SF

Subtotal Net 13,734 SF

Second Floor

Classroom 900 SF



Classroom 900 SF  
Classroom 900 SF  
Classroom 900 SF  
Classroom 840 SF  
Classroom 840 SF  
Classroom 840 SF  
Classroom 840 SF  
Classroom 840 SF  
Classroom 840 SF  
Counselor 245 SF  
Speech 245 SF  
Teachers Room 397 SF

Subtotal Net 9,527 Total-Net 31,546 Total-Gross 57,030

Cafeteria/Serving Area: This area is located in a lower level of the building and is not provided with any means of mechanical ventilation. Generally the space is ventilated through the use operable windows, which are located along all

exterior walls. Although natural ventilation is acceptable, consideration should be given to a complete upgrade to include

mechanical ventilation at this time.

The cafeteria space was provided with varying lengths of cast iron radiation located high at the wall in two locations. This

cast iron radiation was provided with hand valves and thermostatic traps for control, and the radiation was noted to be

extremely antiquated and slightly dirty however it does operate and maintain reasonable space temperature control. Based

purely on age, consideration should be given to a complete upgrade.

The gymnasium is located in the lower level adjacent to the cafeteria. This area is provided with operable windows located

on the exterior wall for makeup air. Located on two (2) individual walls were two (2) exhaust registers, which communicate to the main ventilation shafts within the building, which generally through convection flow create an air

exchange through the space. It does appear that the heating coils within the shafts do operate and do create the convective

air flow required however this entire installation is extremely antiquated, extremely energy wasteful, and generally in need

of replacement at this time. Also

located within the gymnasium were cast iron radiators located in two (2) locations very high on the wall. The cast iron

radiation was provided with a pneumatic automatic temperature control valve that was noted to be extremely antiquated

and does not appear to operate. The fin tube radiation was noted to be dirty and extremely antiquated however as we

understand it does maintain reasonable space temperature control. Based purely on age and general condition, consideration should be given to a complete replacement at this time.

Auditorium/Media Center: This area is located on the first floor and is generally provided with wall mounted ventilation

grills which communicate to the main ventilation shafts within the building. It does appear that this ventilation shaft is

working and providing adequate heated ventilated to the space however it was noted that all grills were extremely antiquated, contaminated and severely soiled and in need of upgrading. This system is extremely energy wasteful and

consideration should be given to a complete replacement to include mechanical ventilation. The Principals office is now

located in a room built in the auditorium space. Physical education teachers also use a space within the auditorium

for  
storage and office space.

**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 administration has used all available space available for educational needs of the students. The Current K - 5

building does not allow space for art, music, computer, library, gym, science lab, and/or substantially separate special Education programs.

The building does not conform to the current M.A.A.B. (Massachusetts Architectural Access Board) or ADA (American Disabilities Act) standards. The following is a listing of required alterations required to gain compliance with ADA:

None of the building entrances are accessible, at least 50% of the public entrances must comply; Stairs & handrails must

be modified to meet height, clearance & structural requirements; All single user bathrooms must be reconfigured; Plumbing fixtures, sinks, drinking fountains, toilets & urinals must be upgraded; All hardware must be upgraded; Directional & information signage throughout building needs to be added.

**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).

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 the facility. Reorganization from 7-8 junior high schools to 6-8 middle schools was implemented 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 2020 Capital Needs Assessment (CNA) Plan was created to develop the FY 2020- 2025 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 January 15, 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 and for the

James B. Congdon School. The Mayor in turn will send this with his papers and communications to City Council for their

January 23, 2020, meeting for a vote.

The Superintendent will include in the Agenda of the School Committee for their 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 and the James B. Congdon Schools to the MSBA.

## 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, , Substantially separate Special Education classes or special education resource rooms. There is currently no space for a Preschool classrooms.

Part of New Bedford's educational plan involves neighborhood schools where students can walk to school. The lack of access to handicapped students and parents prevents some students from attending their neighborhood school. Preschool classroom must be moved to other schools that have more room available with better facilities.

Technology in classrooms is limited by the amount of wall outlets as well as the overall capacity of the circuits. This school has done well on their state wide assessments but how much better would students do if they could see out through the clouded windows, breath air without mold spores, have adequate natural light, eat in a cafeteria that is not in a dark dingy cafeteria

## 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 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 and the Taylor at Sea Lab opened in 2017 replacing

the 112 year old William Taylor School.

Our intent here 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. These Schools are in close

proximity to each other and both school populations will be within walking distance to a new school.

## 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.***

Any improvements to the existing building must address the following issues in order to provide a safe environment. All systems within this facility need replacement. Even if all systems are replaced and the recommended improvements are done the building will be lacking in the design to implement a twenty-first century education. There are no spaces for an art room, music room, computer Lab, science Lab, Makers Lab, or special education resource rooms, or PK classes. There are also no spaces for ESL classes or Media rooms. The following is a list of must improvements at a minimum.

As per the latest edition of the Massachusetts State Building Code (Sixth Edition), this building needs to be reinforced to withstand

Seismic Hazard Category 2 if the total cost of alterations exceeds 50% of the assessed valuation of the building. The existing building shall also be investigated and be corrected for earthquake hazard.

All exit signs, exit lighting and fire detection and annunciation systems must be upgraded to current codes, replacing existing equipment with new 3404.7, 3404.8 and 3404.12 address exit signs and lighting, means of egress lighting and fire protection systems.

Energy Code Requirements: Chapter 3407.1 and 3407.2 of the Massachusetts State Building Code require that alterations to an existing building where the use group has not changed, must comply with the energy conservation values detailed in Table 3407

for any building elements (windows, doors, walls, roofs or mechanical systems) which are altered in the course of renovation.

Handicapped Accessibility: The Massachusetts Architectural Access Board 521 CMR 3 requires that any renovation of a building

in which the cost amounts to 30% or more of the assessed valuation of the building, the entire building is required to comply with

the latest provisions for accessibility as documented in 521 CMR and the American with Disabilities Act.

Elevators and Vertical Ufts: Chapter 3001.1 identifies that elevators, vertical lifts and similar equipment shall comply with elevator

regulations of 524 CMR. Paragraph 3001.2 shaft construction shall comply with 780 CMR

710.0 vertical shafts. These provision guide in the design of appropriate equipment for providing vertical transportation. The

existing building does not provide vertical means therefore -rendering the building non accessible. Renovations to the building would require a minimum of one elevator and possibly a vertical lift or ramp to accommodate other changes in building elevations.

The District formed a building committee for the purpose of educating all stakeholders to our current conditions: As part of the building committee meetings we held tours at our seven oldest buildings, this is what was found when we toured the DeValles Elementary nSchool:

- When we have a heavy rain the basement floods and is unusable.
- Lack of space so art and music are in the basement with the lunchroom
- The auditorium has been reduced in size to allow a Principal's Office and special needs space

- South stair well has a large crack above stairs - We have contracted with a structural engineer to inspect this
- weather stripping needed
- Concrete slabs of basement floor settling unevenly
- Building walls leaning, cracks in walls, ceilings - due to basement settlement - water streaming under basement?
- Non-transparent windows throughout
- Broken terrazzo floors



## 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.