



**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: James B. Congdon Elementary School, located at 50 Hemlock 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 James B. Congdon Elementary School, located at 50 Hemlock 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  
(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  
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STRATEGIC INITIATIVES & PARTNERSHIPS  
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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





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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



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## 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.





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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

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### 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

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School District New Bedford

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

Name of School James B Congdon

Submission Date 1/14/2020

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### 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**

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(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 1/14/2020

### 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? 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: 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 23 Elementary Schools. The purpose of this Feasibility was to document existing conditions and determine the costs associated with renovating and addition vs. building new.

**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: 25 students per teacher**

**Does the District have a Master Educational Plan that includes facility goals for this building and all school buildings in District?** 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 District has a Family Welcome Center overseen by Sonia Warmesley. This department acts as a central registration, registering all new students and keeping track of the number of students per class/school. Assistant Superintendent Andrew O'Leary keeps track of staff positions through the budget process. The Facilities Director Al Oliveira has a facilities manual that track our facilities and what repairs are needed and what has been completed.

**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).**

The 2020 Capital Needs Assessment was carried out to inform and create the 2020 - 2025 Capital Needs Improvement Plan. In this plan the City has budgeted for One ARP and one new Elementary School to house 600 pupils. The School Committee plans on voting on submitting this SOI on January 13, 2020 and the City Council plans to vote on January 23rd.

## 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, brick masonry wall building with pitched roofs at varying heights. Construction of the building began approximately in the year 1907. The building plan is common for its period New England architecture. It consists of main staircases located at opposite ends of the building with a corridor (16' in width) centered in the building acting as the circulation spine. Classrooms are symmetrically placed on either side of the corridor; this layout is used receptively on several floors with some modifications.

**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 Street 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.

### Circulation and Parking

Vehicular access to the site is limited to a driveway located on Bolton Street, which is used only as a service entrance for deliveries and access to the dumpster. The building has two entrances, the main entrance located on Hemlock Street and a parent drop-off / staff entrance accessed off Thompson Street.

Parking consists of curbside parking along Thompson and Hemlock Streets. The paved area located on the east side of the building is of adequate size to accommodate on site parking.

Pedestrian circulation consists of city sidewalks located around the perimeter of the site.

There are no existing conditions limiting a potential project except the size of the site.

**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  
50 Hemlock 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 was designed as a wood frame structure on interior and exterior load bearing masonry walls. The foundation consists of a stone foundation wall of various widths with undetermined footing construction. The roof structure is comprised of wood roof rafters at various pitches supported by heavy timber valley rafters. The roof of the Auditorium is framed with steel trusses used to support heavy timber wood purlins and wood rafters.

The structure appears to be supporting all loads at the present time, however it is important to note that the structure was designed prior to any of the current seismic cads being enacted. Any renovation project will have to address this issue in some capacity.

The building masonry facade remains virtually unchanged since the original construction with the exception of new exterior doors, windows and louvers. 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, repainting 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.

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:**

Does not apply

**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 ballasted roof. The pitched roofs utilize a gutter system.

**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:**

Water infiltration at the roof level was apparent particularly on the third floor at the intersection between the high and low roofs. It was determined from interior and exterior observations that the flat roofs are not adequately designed to manage the storm water. The roof pitch does not efficiently distribute the water to each of the drains, resulting in standing water that finds its way into the building. The scupper screens should be removed and replaced with a protective screen at a higher elevation than the roof. The gutters should be protected from debris build up and foreign objects with the use of a continuous mesh screening.

**Window Section A**

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

**Windows in Section (count)** 75

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

The exterior doors and windows are of aluminium 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:**

Does not Apply

**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 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 and is provided with dual low water cutoffs and all operating and safety controls. A Hartford loop is also provided between the steam header and the condensate return all of which is code compliant. It was noted that the boiler shells were moderately stained at various points on the jacketing however, it does not appear to be a serious condition or one of concern. It was noted that there was surface contamination on the return yokes and mud drums of each boiler and this condition. Steam collects to a common header located over the boilers and distributes out to various individual heating zones within the building. The forty-two year age of the equipment would suggest that there is additional service life available however the cast iron sections of the boiler should be examined internally as it does appear from the general surface that the boilers may be approaching their maximum serviceable life.

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

The main electric room does have one entrance. The feeder for the building is located from Com. Electric pole #782-1 which is located on the east side of the building, Bolton Street.

Existing lighting and power panels are circuit breaker or fuse type and are rated at 120/240 volt, 10, 3 wire. 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.

**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 Heating Oil

**Age of Boiler (number of years since the Boiler was installed or replaced)** 42

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

Does not apply

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

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

**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)** 1907

**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).

**Inferior Lighting SVstem:**

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 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

Floors:

. Existing Conditions:

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

**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).

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.

The K - 5 program in the current building does not allow for art, music, computer, science, library, , Special Ed. or special education resource rooms. There is no space for a substantially separate special education program.

**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  
3,093 SF  
Cafeteria 698SF  
Cafeteria 659 SF  
Boys Play Rm 698 SF  
Boys Play Rm 659 SF  
Custodian's Office 379SF  
Subtotal Net 3,093

First Floor SF  
Classroom 864  
Classroom 864  
Classroom 864  
Classroom 864

Classroom 891  
Classroom 891  
Classroom 891  
Classroom 891  
Teacher's room 396  
Subtotal Net 7,416

Second Floor SF  
classroom 864  
Classroom 864  
Classroom 864  
Classroom 864  
Classroom 891  
Classroom 891  
Classroom 891  
Computer Lab 891  
Literacy Coach 396  
Nurse 396  
Subtotal Net 7,812

Third Floor SF  
Classroom 905  
Classroom 905  
Classroom 930  
Classroom 930  
Assembly Hall w/ stage 5532  
Dressing Room 158  
Dressing Room 158  
Subtotal Net 9,518  
Total Net 27,831

**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 K - 5 program in the current building does not allow for art, music, computer, science, library, , Special Ed. or special education resource rooms. There is no space for a substantially separate special education program. 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.

**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 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.

This is a building built in 1907 and has major water infiltration in wind driven rain events. The mortar is gone in some locations and the brick is porous. The water entry into the basement then sends moisture up the old air ducts used when this was Coal heated into closets that then grows mold.

The District over the years has tried waterproofing the Brick and filling missing mortar. The District has also repaid broken or missing Gutters and downspouts. In the seventy's new windows and doors were added but unfortunately Plexiglas was used and clouded over. In 2000 a Feasibility Study was done of all the elementary schools and devised a Master Plan. The implementation of this plan began 2001 with the construction of the new Roosevelt Middle School, New Bedford moved ahead by building two other new Middle Schools, unfortunately some problems with the Keith Middle School site slowed down the elementary phase of the Master plan. We finished the construction of the Taylor at Sea Lab facility; that replaced the 117 year old building. This was done under the old program with 90% reimbursement. The Total Budget for this project was \$12.5 million. We have also finished the new Erwin Jacobs Elementary School on the site of the old Hannigan Elementary School. This project replaced a 94 year old building that was decommissioned when the roof collapsed eight years ago. This Project cost was \$34,734,945. We are eligible for 80% reimbursement for this project. Seven other elementary schools range in age from 96 years old to 111 years old.

**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.***

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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

The K -5 Program being held at the Congdon School lacks dedicated space for Art, Music, Library,P.E., and special education. These classes are given but in sub-par locations such as the basement.

## 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.**

**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.

The District over the years has tried waterproofing the Brick and filling missing mortar. The District has also repaid broken or missing Gutters and downspouts. In the seventy's new windows and doors were added but unfortunately Plexiglas was used and clouded over. In 2000 a Feasibility Study was done of all the elementary schools and devised a Master Plan. The implementation of this plan began 2001 with the construction of the new Roosevelt Middle School, New Bedford moved ahead by building two other new Middle Schools, unfortunately

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School	When opened	Number of students	Current Age
Ashley School	1922	325	97
Congdon	1907	394	112
DeValles	1912	357	107
Pacheco	1907	388	107
Rodman	1907	212	107
Swift	1909	241	105
Winslow	1920	316	99
	Total in 7 schools	2233	
	Total plus 500 needed seats	2733	

This Fall a new standing Building Committee was formed to look at our plan to replace the seven oldest schools with 4 new schools through the CORE program with a partnership with MSBA and to reinvigorate two 1957 buildings through the ARP process

## 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.*

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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.

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.

## Vote

### REQUIRED FORM OF VOTE TO SUBMIT AN SOI

#### REQUIRED VOTES

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

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

#### FORM OF VOTE

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

Resolved: Having convened in an open meeting on \_\_\_\_\_, prior to the closing date, the

*[City Council/Board of Aldermen]*

*Board of Selectmen/Equivalent Governing Body/School Committee* of \_\_\_\_\_ *[City/Town]*, in accordance

with its charter, by-laws, and ordinances, has voted to authorize the Superintendent to submit to the Massachusetts School Building Authority the Statement of Interest dated \_\_\_\_\_ for the

*[Name of School]* located at

*[Address]* which

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

*; (Insert a description of the priority(s) checked off on*

*the Statement of Interest Form and a brief description of the deficiency described therein for each priority).* and hereby further specifically

acknowledges that by submitting this Statement of Interest Form, the Massachusetts School Building Authority in no way guarantees the acceptance or the approval of an application, the awarding of a grant or any other funding commitment from the Massachusetts School Building Authority, or commits the City/Town/Regional School District to filing an application for funding with the Massachusetts School Building Authority.

## CERTIFICATIONS

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

Chief Executive Officer *	School Committee Chair	Superintendent of Schools
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(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.