

Massachusetts School Building Authority

Statement of Interest Form

The purpose of this Statement of Interest Form (the "Form") is to ascertain from cities, towns, and regional school districts whether they believe they have any deficiencies in their respective school facilities (1) that meets one or more of the statutory priorities set forth in M.G.L. c. 70B, § 8 **and** (2) for which they anticipate filing an application for funding with the Massachusetts School Building Authority (the "Authority"). This Form is **NOT** intended to obtain information about any plans or designs of any construction or renovation project that a city, town or regional school district may be considering, and no such information should be included in or submitted with this Form.

The Authority anticipates a multi-phase approach to the planning and submission of applications for funding. A critical element of this initial phase is for the city, town or regional school district, through this Statement of Interest Form, to clearly and concisely identify what they believe are deficiencies in a school facility. After July 1, 2007, the new school building assistance program will require that the Authority and the city, town or regional school district agree first on the problem necessitating a solution and then on the solution to the problem. Receipt of funding from the Authority will require a collaborative effort throughout all stages of a project, beginning with the identification of deficiencies in school facilities.

Pursuant to M.G.L. c. 70B, § 8, the Authority shall consider applications for school construction and renovation projects in accordance with the priorities listed below:

- (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; as determined in the judgment of the Authority;
- (2.) Elimination of existing severe overcrowding; as determined in the judgment of the Authority;
- (3.) Prevention of loss of accreditation; as determined in the judgment of the Authority;
- (4.) Prevention of severe overcrowding expected to result from increased enrollments, which must be substantiated; as determined in the judgment of the Authority;
- (5.) Replacement, renovation or modernization of the heating system in any schoolhouse to increase energy conservation and decrease energy related costs in the schoolhouse; as determined in the judgment of the Authority;
- (6.) Short term enrollment growth; as determined in the judgment of the Authority;
- (7.) Replacement or addition to obsolete buildings in order to provide a full range of programs consistent with state and approved local requirements; as determined in the judgment of the Authority;
- (8.) Transition from court-ordered and board approved racial balance school districts to walk-to, so-called, or other school districts; as determined in the judgment of the Authority;

*This Form is **NOT** an application for funding. Submission of this Form in no way commits the Authority to accept an application, approve an application, provide a grant or any other type of funding, or place any other obligation or requirement upon the Authority.*

The application will be a separate document(s) that must be completed and submitted to the Authority for consideration for a grant pursuant to M.G.L. c. 70B and the Authority's regulations and policies. The Authority will not consider any project for funding without a properly filed application. The

Authority will not accept any applications for funding until after July 1, 2007, or such later date as may be determined by the Authority.

Submission of this Form does not commit a city, town or regional school district to filing an application for funding with the Authority.

Instructions for submission of this Statement of Interest Form:

This Form must be completed by a city, town or regional school district and submitted to the Authority **BEFORE** filing an application with the Authority pursuant to M.G.L. c. 70B and the Authority's regulations and policies. This Form will be a prerequisite for presenting an application to the Authority. The Authority expects that this Form can be completed at no cost to the city, town or regional school district. The Authority will **NOT** reimburse for any expenses that may be incurred in connection with the completion of this Form.

A separate Statement of Interest Form should be submitted for each school for which the city, town or regional school district may have an interest in applying to the Authority for funding. Please identify the priority category(s) for which you are expressing interest, provide a brief description of any deficiencies, and provide any readily available supporting documentation. More than one priority may be checked off for each school.

In the case of a city, **majority votes** of both (1) the City Council/Board of Alderman **AND** (2) the School Committee, authorizing the Superintendent to submit this Statement of Interest Form to the Massachusetts School Building Authority, taken in accordance with the local charter, by-laws, or ordinances, are required. In the case of a town, **majority votes** of both (1) the Board of Selectmen or the equivalent governing body **AND** (2) the School Committee, authorizing the Superintendent to submit this Statement of Interest Form to the Massachusetts School Building Authority, taken in accordance with the local charter, by-laws, and ordinances, are required. If the school district is a regional school district, a vote of the Regional School Committee authorizing the Superintendent to submit this Statement of Interest Form to the Massachusetts School Building Authority is required. A form of each vote required is set forth on page 12 of this Form. Proper documentation of each vote must be submitted with this Form, as described on page 12.

Additionally, this Form must be **signed and certified** by (1) the Local Chief Executive Officer*, (2) the Chairperson of the School Committee, and (3) the Superintendent. Certification information can be found on page 13 of this Form.

- Pursuant to M.G.L. c. 7, § 4 and c. 31A, § 2, Local Chief Executive Officer means: in a city or town with a manager form of government, the manager of that municipality; in other cities, the mayor, and towns, the board of selectmen, unless the town has designated some other office. Regional School Districts are exempt from the Local Chief Executive Officer signature and certification requirement.

Please do NOT submit applications, design documents, plans, schematics, or drawings with this Form. This form is NOT an application for funding. The Authority will not accept any applications or design documents, plans, schematics, or drawings prior to July 1, 2007 or such later date as may be determined by the Authority. Please note that in some cases, the Authority may need to clarify the contents of this Form with the city, town or regional school district. The Authority reserves the right to request and obtain additional, follow-up information from the city, town or regional school district.

This Form, as signed and certified, along with the local vote described herein, must be returned to:

Massachusetts School Building Authority
3 Center Plaza
Suite 430
Boston, MA 02108

School District: Wellesley Public Schools
Name of School: Wellesley Middle School

District Contact: Bella T. Wong
Date: 6/20/06

Enrollment Projections

Please provide the following enrollment information for EACH school building within a district if this Statement of Interest Form is intended to describe conditions associated with Priority 2 (existing severe overcrowding), Priority 4 (future overcrowding) or Priority 6 (short term enrollment growth)

This is not applicable to Wellesley.

Name of School: Wellesley Middle School

Priority 1: APPLICABLE

- 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.

Please provide a detailed description of the perceived health and safety problems below. Attach copies of orders or citations from state and/or local building and/or health officials.

Wellesley Middle School was erected in 1950 with major classroom additions added in 1958 and then in 1966. The HVAC system is original to the date of the building. The boilers in the main part of the building were the most significant concern. The pneumatic controls were no longer working properly in many areas. The furthest classrooms from the boilers were quite cold in the winter, particularly when the temperatures dropped below freezing. Annual maintenance costs had gotten quite high. There was concern of failure with the 1950 boiler. In fact, during the current phased renovation, the day after one of the wings was turned over for renovation, the heat failed in that wing.

All unit ventilators were original. Annual maintenance costs to repair failed motors, pipe leaks, failed fans were costly. Replacement parts were increasingly difficult to find. Another concern was the age of the air ducts – all 30 to 50 years old depending on the age of the original building or addition. Air quality tests performed due to staff complaints of asthma revealed elevated carbon dioxide levels. No other contaminants were found at an elevated level of concern. Air filter machines had been placed to address individual concerns with air quality.

Hot water storage tanks and heaters were also 50 years old. There was concern of imminent collapse. In fact, during current renovation, one of the condensate tanks did fail and had to be replaced immediately.

The entire fire alarm system was out dated and impossible to completely repair because parts had become obsolete. In fact, the system was so fragile it could not withstand partial disruption due to construction. Three months into the renovation project, the fire alarm system could not be re-set requiring a temporary system to be installed so that school could open. The building currently houses 1200 staff and children but had no ceiling sprinklers.

The entire electrical system needed to be upgraded. Repairs were constant and parts increasingly difficult to find. Both electrical panels needed to be replaced and power upgraded to meet current need. Ballasts were being replaced at a high rate.

The PA system was faltering. Clocks and bells were not working properly in many parts of the building. Communication across the building was compromised.

All emergency lighting needed to be upgraded. Most exit signs are not lit.

All of the above required significant asbestos abatement in order to be addressed.

There were significant concerns regarding accessibility. Only two elevators exist and students easily operated neither. Many elevations needed new ramps. Most doors require accessible hardware. Interior corridor lighting was dim.

The roof in all sections was 20 or more years old. Sections had been repaired several times over the past few years. Some leaks continue despite several attempts at repair and are of a great concern.

None of the windows were screened.

The stage rigging in the auditorium is original. For safety reasons, use is currently prohibited.

Please describe the measures the School District has taken to mitigate the problem(s) described above.

The Middle School is currently undergoing a significant \$26 million dollar phased renovation project. Construction activity began in April 2005 and is targeted for completion in January 2008. It has gone through three phases so far and has entered the fourth. So far all phases have started on time. There will be a total of eight phases.

Wellesley was unable to apply for possible reimbursement before the moratorium was declared. However, it was clear many of the systems required attention, needed upgrades and replacement. Due to the number of failures that did occur during the current project, we do feel that it was the right decision to move forward. The enrollment for the middle school is also steadily increasing. We were concerned that phasing would become increasingly difficult as the student population grew and was another reason we felt urgency to commence with the project.

Because of the cost of the project and the uncertainty regarding reimbursement, the project was limited in scope so does not cover all concerns listed above. The central heating plant and outlying heating and ventilating system (boilers, unit ventilators and pneumatic controls) are in the process of being replaced. Pneumatic controls are being replaced with a centrally controlled system. The pipe distribution system from the boiler to the unit ventilators was determined to have an additional 20-year estimated life span and will not be replaced. This system was flushed this past April and the integrity of the pipes held up; not many leaks were emerged. Finally, valves determined to be in imminent failure are being identified for replacement.

The hot water system will not be replaced. A condensate water tank did fail this past winter and was replaced. This system has been placed on the five-year plan to be addressed at a later time.

A new and upgraded fire alarm system and emergency lighting will be installed. The current temporary fire alarm system will be replaced with a new permanent system by the end of the project. All communication systems, PA, clocks and bells, will be repaired or replaced. Overhead automatic sprinklers are being installed in all ceilings.

A new electrical service is being installed. Electrical panels are being upgraded for code and power. Wiring will be partially replaced as necessary. All light fixtures and ballasts will be replaced.

Asbestos and other hazardous materials will be abated in all affected areas affected by the renovation and as required by code.

The renovation project will provide barrier-free access throughout the facility. All new elevators will be installed. The number will increase from two to three. Other accessibility issues regarding door hardware and ramps will also be addressed. All toilets and lockers rooms will be re-designed and made accessible.

All roofs will be replaced. All windows will have screens. Window replacement and repair will occur as needed.

The stage rigging will not be addressed as part of this project but is on the five-year plan to be done after this project is completed.

Name of School: Wellesley Middle School

Priority 2 NOT APPLICABLE

. Elimination of existing severe overcrowding.

Please describe the existing conditions that constitute severe overcrowding.

Please describe the measures the School District has taken to mitigate the problem(s) described above.

Name of School: Wellesley Middle School

Priority 3 NOT APPLICABLE

Prevention of the loss of accreditation.

Please provide a detailed description of the *facility-related* issues that are threatening accreditation.

Please describe the measures the School District has taken to mitigate the problem(s) described above.

Name of School: Wellesley Middle School

Priority 4 NOT APPLICABLE

Prevention of severe overcrowding expected to result from increased enrollments.

Please describe the conditions within the community and School District that are expected to result in increased enrollment.

Please describe the measures the School District has taken or is planning to take in the immediate future to mitigate the problem(s) described above.

Name of School: Wellesley Middle School

Priority 5 APPLICABLE

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- Replacement, renovation or modernization of the heating system in a schoolhouse to increase energy conservation and decrease energy related costs.

Please provide a detailed description of the energy conservation measures that are needed and include an estimation of resultant energy savings as compared to the historic consumption.

Please refer to text for Priority One. In addition to inefficiency of heating and ventilation systems due to the age of the infrastructure, the school windows are single pane and are not energy efficient.

Please describe the measures the School District has already taken to reduce energy consumption.

The renovation includes replacement of the central heating plant and outlying heating and ventilating system. All light fixtures will be replaced and upgraded. Some windows are being replaced as part of the current project, but more extensive replacement is on our long-range plan to be considered after the next five years.

Name of School: Wellesley Middle School

Priority 6 NOT APPLICABLE

. Short term enrollment growth.

Please describe the measures the School District has taken or is planning to take in the immediate future to mitigate the problem(s) described above.

Name of School: Wellesley Middle School

Priority 7 APPLICABLE

- Replacement or addition to obsolete buildings in order to provide for a full range of programs consistent with state and approved local requirements.

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.

Wellesley Middle School has perhaps one of the largest middle school enrollments in the state. However, its original design does not lend itself to accessibility for a person with limited mobility. While a large school it only had two elevators that were both difficult to manage if one were in a wheel chair. We have several students moving through the elementary school program who will require greater accessibility than the building currently provides.

Our current library is a little over 2,000 sf and is greatly undersized for a student population currently at 1,000. The library is sited in the original 1950 building and was intended for a much smaller student population.

The office suite for guidance counselors does not allow any space beyond the department heads. Our guidance counselors are located in small spaces located throughout the school. Some share a regular sized classroom, which has been divided in half. Lack of privacy is a deep concern. Supervision and monitoring of guidance services has been undermined by the disparate spaces.

Many of our students now require daily monitoring by the school nurse due to the increase of childhood diabetes as well as a number of students on medication. The health suite is undersized for this need and lack of privacy is a serious concern.

Please describe the measures the School District has taken to mitigate the problem(s) described above.

All of these issues will be addressed through the current renovation project. Underutilized locker room space will be redesigned to create a new guidance and health suite. A wall will be relocated to increase the size of the current library. Accessibility issues will be addressed throughout the building.

In addition, the current project is being done in phases. This has meant at least a dozen classrooms on average, become unavailable for use at any period of the construction period. To allow academic program to continue unimpeded, the central administration offices have been relocated to leased office space for the duration of the project. The space vacated by central office has allowed sufficient flexibility to accommodate student program even though significant amount of classroom space becomes unusable for instruction at any time during the project.

Name of School: Wellesley Middle School

Priority 8 NOT APPLICABLE

- Transition from court-ordered and board of education approved racial balance school districts to walk-to, so-called, or other school districts.

Please provide a copy of the court-ordered and board of education approved racial balance school districts plan.

Please provide a copy of the redistricting plan.

Name of School: Wellesley Middle School

AUTHORIZATION REQUIREMENTS

In the case of a city, **majority votes** of both (1) the City Council/Board of Alderman **AND** (2) the School Committee, authorizing the Superintendent to submit this Statement of Interest Form to the Massachusetts School Building Authority, taken in accordance with the local charter, by-laws, or ordinances, are required. In the case of a town, **majority votes** of both (1) the Board of Selectmen or the equivalent governing body* **AND** (2) the School Committee, authorizing the Superintendent to submit this Statement of Interest Form to the Massachusetts School Building Authority, taken in accordance with the local charter, by-laws, and ordinances, are required. If the school district is a regional school district, a vote of the Regional School Committee authorizing the Superintendent to submit this Statement of Interest Form to the Massachusetts School Building Authority is required.

- A Town Meeting vote is not required to authorize the Superintendent to submit this Form.

Documentation of each vote must be submitted as follows: For the vote of the City Council/Board of Aldermen or Board of Selectmen/equivalent governing body, a copy of the text of the vote with a certification of the City/Town Clerk that the vote was duly recorded and the date of the vote. For the vote of the School Committee, Minutes of the School Committee meeting at which the vote was taken, signed by the Committee Chairperson.

Form of Vote required from both City Council/Board of Aldermen, Board of Selectmen/equivalent governing body **AND** the School Committee. If a regional school district, a vote of the Regional School Committee is required.

Resolved: Having convened in an open meeting on July 13, 2006, the Wellesley School Committee and on July 17, 2006, the Board of Selectmen, in accordance with their respective and applicable 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 July 13, 2006 for the Wellesley Middle School located at 50 Kingsbury Street 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 with respect to concerns related to the above-described priorities numbered one and five; 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.

LOCAL CHIEF EXECUTIVE OFFICER
 (E.g., Mayor, Town Manager, Board of Selectmen)

DISTRICT SUPERINTENDENT

SCHOOL COMMITTEE CHAIR

_____	_____	_____
Print Name	Print Name	Print Name
_____	_____	_____
Signature	Signature	Signature
_____	_____	_____
Date	Date	Date