

# Massachusetts School Building Authority

School District Stoughton

District Contact Joyce Husseini TEL: (781) 344-4000

Name of School South Elementary

Submission Date 3/8/2019

## Note

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

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

## SOI Vote Requirement

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

**Potential Project Scope:** Potential New School

**Is this SOI the District Priority SOI?** YES

**School name of the District Priority SOI:** South Elementary

**Is this part of a larger facilities plan?** YES

**If "YES", please provide the following:**

**Facilities Plan Date:** 5/2/2016

**Planning Firm:** Drummey Rosane Anderson, Inc. (DRA)

**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 funding for a Town wide Facilities Master Plan was approved at the May 2009 Annual Town Meeting and the final report was delivered on May 17, 2010. The Request For Proposal was developed by the Facilities Master Planning Committee to provide a report which would outline the required repairs and upgrades to the town facilities in order to bring them back to their "original" condition. The report was to provide prioritized repairs, including estimated costs over a five year time frame. The report determined that the cost to repair, upgrade and modernize the facility exceeded the cost of replacement, and recommended only necessary repairs until the building is replaced. The Facilities Master Plan was updated on September 7, 2017 and excluded Stoughton High School and the South Elementary School.

**Please provide the current student to teacher ratios at the school facility that is the subject of this SOI: 16 students per teacher**

**Please provide the originally planned student to teacher ratios at the school facility that is the subject of this SOI: 15 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 Stoughton School District has a Strategic Plan that was written for the 5 year span of 2009 to 2014, and updated on 5/16 through 2020. The third of the five points of the Strategic Plan was "To upgrade and/or replace existing school facilities." The action steps attached to this point are: • Continue Facility Master Plan Committee meetings • To develop a Plan to present various projects for funding. • To achieve approval of the Facilities Master Plan by MSBA

**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).**

**Individual school and departmental budgets must be submitted to the Superintendent by the end of October. Budgets are**

reviewed and revised prior to being submitted to the School Committee for review and approval. The complete School District budget, including capital articles must be submitted for inclusion in the Town Meeting warrant by December 31st. In February, the school district budget and articles are reviewed by the Educational Sub-committee of the Finance Committee. In March, the budget/articles are reviewed by the full Finance Committee, after which the Finance Committee votes to recommend approval or disapproval of the budget and articles. The budget/articles then go to Annual Town Meeting in May for approval.

## 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 original South Elementary School building was completed in 1958 as 1st class construction. It included 14 classrooms, administrative offices, and a cafeteria. An addition was completed in 1967, which added six regular classrooms, 2 special purpose classrooms, a library, and a gymnasium. The original building was designed by The Architects Collaborative and the addition was designed by Perely Gilbert Associates, Inc. Major renovations have included a partial roof replacement, 1999; removal and replacement of all asphalt surfaces, 1998; partial window replacement, 2001 and 2014; phone switch and voice mail replacement, 2009.

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

38000

**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).

Building sits on approximately 22.0 acres of a heavily wooded site, that includes playgrounds, parking lots, and an athletic field. There are no other facilities on 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)

171 Ash Street, Stoughton, MA 02072

**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 facility is a single story, multi level K-5 elementary school. Construction is steel framed structure with brick masonry exterior and concrete masonry back-up walls.

The window assemblies are non-thermally broken single glazed with casement and hopper style units, with the exception of 6 classrooms where the window assemblies were replaced (2001). Glazing includes 1/8" glass and replacement polycarbonate thermoplastic. Store fronts are single paned non-thermally broken glass in anodized aluminum frames. Doors are replacement FRP (fiberglass reinforced panel) doors in original aluminum frames. The Facilities Master Plan (May 2010) determined that the cost to repair, upgrade and modernize the facility exceeded the cost of replacement, and recommended only necessary repairs until the building was replaced.

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

Year of Last Major Repair or Replacement:(YYYY) 1967

Description of Last Major Repair or Replacement:

Addition

Roof Section A

Is the District seeking replacement of the Roof Section? NO

Area of Section (square feet) 48000

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

EPDM

Age of Section (number of years since the Roof was installed or replaced) 20

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

None

Roof Section B

Is the District seeking replacement of the Roof Section?

Area of Section (square feet)

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

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

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

Roof Section C

Is the District seeking replacement of the Roof Section?

Area of Section (square feet)

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

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

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

Roof Section D

Is the District seeking replacement of the Roof Section?

Area of Section (square feet)

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

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

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

Roof Section E

Is the District seeking replacement of the Roof Section?

Area of Section (square feet)

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

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

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

Roof Section F

Is the District seeking replacement of the Roof Section?

Area of Section (square feet)

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

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

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

Roof Section G

Is the District seeking replacement of the Roof Section?

Area of Section (square feet)

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

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

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

Roof Section H

Is the District seeking replacement of the Roof Section?

Area of Section (square feet)

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

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

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

Roof Section I

Is the District seeking replacement of the Roof Section?

Area of Section (square feet)

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

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

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

Roof Section J

Is the District seeking replacement of the Roof Section?

Area of Section (square feet)

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

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

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

Window Section A

Is the District seeking replacement of the Windows Section? NO

Windows in Section (count) 0

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

Single pane

Age of Section (number of years since the Windows were installed or replaced) 60

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

Replaced glazing in Cafe window wall

Window Section B

Is the District seeking replacement of the Windows Section?

Windows in Section (count)

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

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

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

Window Section C

Is the District seeking replacement of the Windows Section?

Windows in Section (count)

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

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

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

Window Section D

Is the District seeking replacement of the Windows Section?

Windows in Section (count)

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

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

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

Window Section E

Is the District seeking replacement of the Windows Section?

Windows in Section (count)

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

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

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

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

**MECHANICAL and ELECTRICAL SYSTEMS:** Please provide a detailed description of the current mechanical and electrical systems and any known problems or existing conditions (maximum of 5000 characters).

Heating is provided by two (2) 3.1 MBH Hydronic H.B. Smith boilers (original to the building) feeding individual units in classrooms and office spaces or fan coils in larger spaces such as the gym and cafeteria. Controls are pneumatic. Air conditioning is limited to less than 5% of the total square footage and accomplished by through the wall/window units.

Domestic hot water is provided by a stand alone gas fired heater.

Electrical service is provided from a utility owned pole transformer. The service size is 400 Amp 3 phase and is original to the building. All satellite panelboards and branch circuit wiring is original to the building.

Water service is provided by a 1" copper main and the water distribution system is soldered copper.

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

**Age of Boiler (number of years since the Boiler was installed or replaced)** 60

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

None

**Boiler Section 2**

**Is the District seeking replacement of the Boiler?**

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

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

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

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

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

**Boiler Section 3**

**Is the District seeking replacement of the Boiler?**

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

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

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

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

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

**Boiler Section 4**

**Is the District seeking replacement of the Boiler?**

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

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

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

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

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

**Boiler Section 5**

**Is the District seeking replacement of the Boiler?**

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

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

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

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

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

**Boiler Section 6**

**Is the District seeking replacement of the Boiler?**

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

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

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

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

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

**Boiler Section 7**

**Is the District seeking replacement of the Boiler?**

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

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

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

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

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

**Boiler Section 8**

Is the District seeking replacement of the Boiler?  
Is there more than one boiler room in the School?

What percentage of the School is heated by the Boiler?

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

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

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

**Boiler Section 9**

Is the District seeking replacement of the Boiler?  
Is there more than one boiler room in the School?

What percentage of the School is heated by the Boiler?

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

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

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

**Boiler Section 10**

Is the District seeking replacement of the Boiler?  
Is there more than one boiler room in the School?

What percentage of the School is heated by the Boiler?

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

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

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

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

Year of Last Major Repair or Replacement:(YYYY) 1958

Description of Last Major Repair or Replacement:

1967 Building Addition

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

Year of Last Major Repair or Replacement:(YYYY) 1958

Description of Last Major Repair or Replacement:

1967 Building Addition

**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).

Flooring is a mix of Vinyl Composite Tile (VCT) and Vinyl Asbestos Tile (VAT). Administrative office and media center are carpeted.

Walls are a combination of painted Concrete Masonry Units (CMU) and plaster.

Corridor ceilings are 1' X 1' Acoustical Ceiling Tiles (ACT) secured directly to the roof deck. Classrooms, gym and cafeteria have a combination of 2' X 4' ACT or steel panned ceilings.

Interior classroom doors are solid core wood doors with 5" X 24" lites. Storeroom and restricted area doors are either fire rated metal or asbestos filled solid core doors with wood veneer. Restroom partitions are solid phenolic.

Corridors have built-in coat hooks and benches instead of lockers.

Lighting is fluorescent that has been retrofitted with T8 lamps and electronic ballasts. Corridors have 2' X 4' 3 lamp wraparound fixtures with motion sensors. Classrooms have a combination of the 2' X 4' 3 lamp and 2' X 4' 2 lamp wraparound surface mounted fixtures controlled by dual technology sensors. Restricted areas and storerooms are surface mounted wraparound with conventional switching.

**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 South School is a Kindergarten through Grade 5 elementary school.

The library media space at 760 SF is significantly smaller than the standard classroom and inadequate for use in the delivery of curriculum for whole class groups.

Poor site drainage and building placement creates water intrusion into several areas including the library where dehumidifiers/air conditioner must run daily. The noise created by the dehumidifiers makes instruction difficult. The hallway along the library and several rooms in that area have a predominant mold smell.

Roof leaks have necessitated vacating rooms until repairs can be made. Buckets in the corridor catch roof leaks. Windows leak in inclement weather.

The former library was converted to a server room with the network cables exposed along the ceiling and walls throughout the building. This server room is the only space large enough with the privacy to accommodate special education meetings for staff and parents. The server's noise makes it difficult to hear conversations.

The cafetorium space is not large enough to accommodate whole school assemblies.

The cafetorium space is not large enough to accommodate whole school assemblies.

There is no space large enough to accommodate data meetings or teacher grade level meetings as there are no conference rooms.

The clinic is located in a former storage space with only one bed and no privacy for screening students or for private phone conversations with parents. The bathroom in the clinic consists of only a toilet and is also used as private space for administering injections.

The location of the administration office relative to the front door makes it difficult to monitor access to the building.

Closets have been converted to office spaces for the speech/language therapist and the school counselor. The school psychologist must use the art room when it is not in use. The physical education teacher has an office in a former equipment closet.

The classrooms lack storage space and have limited counter space limiting student access to instruction materials.

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The layout of the three wings in the building promotes isolation and separation of faculty and students at the different grade levels.

Floor tiles lift throughout the year and must be replaced in the summer because of asbestos.

Floor tiles lift throughout the year and must be replaced in the summer because of asbestos.

Windows lack screens which allow insects, birds and bees entry to the building.

In order to accommodate students or visitors needing wheelchair access to the three multi-level building wings, the wheelchair is pushed by two adults in order to make it up the steep slope of one wing's ramp, a mechanical lift that opens into a classroom is used in another wing, and accessibility to the third wing is down a non-compliant ramp.

**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).

The South School's core educational space is comprised of 20 classrooms (17,000 SF +/-), a gymnasium (2,773 SF +/-), a cafetorium (2,864 SF +/-), a library media center (760 SF approx), and a clinic (294 SF approx). This building contains no science rooms/labs.

**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 facility has limited small classroom spaces for special education related services and one to one instruction. The gymnasium offers only one teaching station. The library media center is undersized (smaller than an average classroom).

**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).

The Stoughton Public Schools strive to maintain its physical plant, grounds and facilities at a level that will ensure the health and safety of its students, staff and visitors, and that will maximize the useful life and efficiencies of its fixed assets in a cost effective manner.

Presently, the District uses a manual system to provide preventive/predictive (PM) maintenance services and uses a combination of in-house staff (maintenance and custodial) and contractors to complete the tasks. Contractors are utilized for tasks requiring specialized licenses such as elevator, fire alarm, boiler and fire extinguisher maintenance. There is an electronic work request system in place which provides tracking of repair and upgrade requests, as well as PM tasks. Capital projects/requests (requests over \$25,000) are developed from various sources including studies, plans, administrative requests, PM expenditures and emergency repairs. Prioritized requests are then submitted as articles to Town Meeting for funding.

Recent capital improvement projects undertaken at, or including, the South facility include partial window replacement (2001); corridor lighting replacement (2004); phone and voice mail switch replacement (2009); System-wide Facilities Master Plan (2009); System-wide Alternate Energy Study (2007); physical security upgrades (2000); and asphalt surfaces replaced (1999). None of these projects required an override or debt exclusion.

**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 Library Media Center is undersized and has challenges in accommodating entire classes.

The building lacks sufficient testing and specialized classroom space to provide special education services.

The facility is not Americans with Disabilities Act (ADA) compliant.

The gym is undersized providing only one teaching station.

The clinic is undersized and does not allow for any privacy. The administrative offices are undersized.

Due to the building layout, grade levels are isolated from each other.

The kitchen is undersized.

**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.**

Storage spaces have been taken for testing and converted to specialized classrooms.

Students have been relocated to other elementary schools due to lack of Americans with Disabilities Act (ADA) compliance.

**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.**

The library media space at 760 SF is significantly smaller than the standard classroom and inadequate for use in the delivery of curriculum for whole class groups.

Poor site drainage and building placement creates water intrusion into several areas including the library where dehumidifiers/air conditioner must run daily. The noise created by the dehumidifiers makes instruction difficult. The hallway along the library and several rooms in that area have a predominant mold smell.

Roof leaks have necessitated vacating rooms until repairs can be made. Buckets in the corridor catch roof leaks. Windows leak in inclement weather.

The former library was converted to a server room with the network cables exposed along the ceiling and walls throughout the building. This server room is the only space large enough with the privacy to accommodate special education meetings for staff and parents. The server's noise makes it difficult to hear conversations.

The cafetorium space is not large enough to accommodate whole school assemblies.

There is no space large enough to accommodate data meetings or teacher grade level meetings as there are no conference rooms.

The clinic is located in a former storage space with only one bed and no privacy for screening students or for private phone conversations with parents. The bathroom in the clinic consists of only a toilet and is also used as private space for administering injections.

The location of the administration office relative to the front door makes it difficult to monitor access to the building.

Closets have been converted to office spaces for the speech/language therapist and the school counselor. The school psychologist must use the art room when it is not in use. The physical education teacher has an office in a former equipment closet.

The classrooms lack storage space and have limited counter space limiting student access to instruction materials.

The layout of the three wings in the building promotes isolation and separation of faculty and students at the different grade levels.

In order to accommodate students or visitors needing wheelchair access to the three multi-level building wings, the wheelchair is pushed by two adults in order to make it up the steep slope of one wing's ramp, a mechanical lift that opens into a classroom is used in another wing, and accessibility to the third wing is down a non-compliant ramp.

## **REQUIRED FORM OF VOTE TO SUBMIT AN SOI**

**REQUIRED VOTES**

**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

**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  
Board of Selection/Equivalent Governing Body/School Committee of \_\_\_\_\_, 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  
\_\_\_\_\_ located at \_\_\_\_\_, which

*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

5. *{Insert a description of the priority(ies) checked off}*  
Priority(ies): and hereby further

on the Statement of Interest Form and a brief description of the deficiency described therein for each priority); and hereby further specifically acknowledges that by submitting this Statement of Interest Form, the Massachusetts School Building Authority in no way guarantees the acceptance or the approval of an application, the awarding of a grant or any other funding commitment from the Massachusetts School Building Authority, or commits the City/Town/Regional School District to filing an application for funding with the Massachusetts School Building Authority.

**CERTIFICATIONS**

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

**Chief Executive Officer \*****School Committee Chair****Superintendent of Schools**

(signature)

(signature)

(signature)

Date

Date

Date

\* Local Chief Executive Officer: In a city or town with a manager form of government, the manager of the municipality; in other cities, the mayor; and in other towns, the board of selectmen unless, in a city or town, some other municipal office is designated to the chief executive office under the provisions of a local charter. Please note, in districts where the Superintendent is also the Local Chief Executive Officer, it is required for the same person to sign the Statement of Interest Certifications twice.

**REQUIRED FORM OF VOTE TO SUBMIT A STATEMENT OF INTEREST**

**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.

*\*Current votes for each SOI submission are required.*

**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 March 26, 2019, prior to the SOI submission closing date, the Board of Selectmen of Stoughton, Massachusetts, 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 April 10, 2019 for the South Elementary School located at 171 Ash 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 future; **Priority 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; the current structure limits delivery of a full elementary curriculum due to undersized rooms and accessibility, and estimated costs to bring the building to compliance and remediate site issues exceeds the cost of building replacement; 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.

**DOCUMENTATION OF VOTE**

Documentation of each vote must be submitted in hard copy to the MSBA as follows:

- 1) 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 must be submitted with a certification of the City/Town Clerk that the vote was duly recorded and the date of the vote must be provided.
- 2) For 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.