

## Massachusetts School Building Authority

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School District Carver

District Contact Elizabeth Sorrell TEL: (508) 866-6160

Name of School Erwin K. Washburn Primary School

Submission Date 12/19/2008

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### Note

Refresh last year's submittal.

### 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 the heating system in a schoolhouse to increase energy conservation and decrease energy related costs in the schoolhouse.
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.

**Potential Project Scope:** Major Project

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

**The MSBA ID for the District Priority SOI:** 2009 Erwin K. Washburn Primary School

### District Goal for School: Please explain the educational goals of any potential project at this school

The goal is to renovate this building as part of the Governor John Carver Elementary School project that is in the Feasibility Stage with the MSBA. Both buildings are on the same site, are a short walking distance apart from one another, and the facilities are shared between the school buildings throughout the school day. In FY09, the buildings formally reorganized into one school with the same schedule, one Principal, and registered the building as such with DESE.

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

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

**Facilities Plan Date:** 6/1/2006

**Planning Firm:** KingScott Associates, Inc.

**Please provide an overview of the plan including as much detail as necessary to describe the plan, its goals and how the school facility that is the subject of this SOI fits into that plan:**

The long range study/district wide plan included options to renovating and constructing both the Washburn Primary

School and Carver Elementary school buildings that serve our PreK -5 program. As previously indicated, CPS has always been seeking a K-5 solution for both buildings on the same site.

**Please provide the current student to teacher ratios at the school facility that is the subject of this SOI: 24 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.**

**Is there overcrowding at the school facility? YES**

**If "YES", please describe in detail, including specific examples of the overcrowding.**

Note about Pupil/Teacher Ratios - 24/1 reflects regular education classrooms to pupils only. The ratio decreases if we include special education teachers, counselors and other one-to-one or small group service providers that the original building was not designed to provide space for. The building was built with Kindergarten being a half-time program, but has become a Full-time program this year because we reduce the number of sections in other grades. The "open-floor" (no walls) classroom design does not help the delivery of the curriculum at any grade level.

- 1.) 8 Classrooms are occupied by pupils from adjacent 3-5 building
- 2.) 1 temporary portable classroom is outdated and should be replaced
- 3.) Computer Lab, Media Center and Gym are shared with 3-5 Building
- 4.) Art & Music programs are on a cart and conducted in the open classrooms
- 5.) No space available to bring existing Pre-School program (housed under central office) back to the Primary School building
- 6.) Computer Lab, Library, Special Ed, and Title 1 all share space in the library, that was originally designed to be a library, not serving 4 purposes.

## General Description

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**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 (maximum of 5000 characters):**

23.7 acre site is shared with the (front building) Governor John Carver Elementary School located at 85 Main Street, Carver, MA 02330. The Governor John Carver building is in the Feasibility Study phase.

**BUILDING ENCLOSURE: Please provide a detailed description of the building enclosure, types of construction materials used, and any known problems or existing conditions (maximum of 5000 characters):**

Roof - single ply membrane (rubber), insulation likely meets 1975 code standards and would benefit from meeting or exceeding the current building code to improve the R value. The outer walls are steel/aluminum and the majority of the building is on a concrete slab, small basement area for some mechanicals. Windows are not designed (and unable) to be opened; rooftop units provide air exchange and A/C.

**Age of EXTERIOR WALLS (In Years):** 33

**Year of Last Repair or Replacement:** 1975

**Description of Last Repair or Replacement:**

Never replaced, original construction - modular unit with baked enamel finish, prefabricated insulated panels with steel or aluminum faces.

**Age of ROOF(In Years):** 15

**Year of Last Repair or Replacement:** 1994

**Description of Last Repair or Replacement:**

Leaks have been patched, but entire roof has not been replaced since 1994

**Age of WINDOWS(In Years):** 33

**Year of Last Repair or Replacement:** 1975

**Description of Last Repair or Replacement:**

Other than occasional vandalism repairs, no replacements made

**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 building has a 1200 amp main electrical service. It has natural gas fired rooftop units that provide heat, ventilation and AC.

**Age of BOILERS(In Years):** 33

**Year of Last Repair or Replacement:** 1975

**Description of Last Repair or Replacement:**

Regular maintenance to keep it running - efficiency of the unit is low by current standards. The building is served by 1 hot water boiler.

**Age of HVAC SYSTEM (In Years):** 33

**Year of Last Repair or Replacement:** 2004

**Description of Last Repair or Replacement:**

8 Rooftop units  
 Unit 1 - original  
 Unit 2 - replaced in 2001  
 Unit 3 - replaced in 2004  
 Unit 4 - replaced in 1999  
 Unit 5 - replaced in 2000  
 Unit 6 - original

Unit 7 - gas fired heat only for Gymnasium

Unit 8 - Portbale Classroom Heat Pump

Original units need replacement. Replaced units could be saved and incorporated in a new project, but probably will not meet current energy efficiency standards. System designed for open floor design, inserting walls without changing the ductwork would likely be problematic for indoor air quality. See page 11-12 of 2006 study for more detail.

**Age of ELECTRICAL SERVICES AND DISTRIBUTION SYSTEM(In Years): 33**

**Year of Last Repair or Replacement: 1995**

**Description of Last Repair or Replacement:**

Building lighting has T-8 fixtures, no records of when last updated so, 1995 is used as estimate. T-8s are improvements over the 1970s model light fixtures and ballasts. "Power distribution , panel boards, breakers, spare circuits, feeders: system are inadequate" per 2006 study performed by Kingscott, p 8-16 on hard copy. Site lighting needs improvement; NSTAR service is adequate; Emergency generator lights exit signs & emergency lighting.

**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):.**

Open-floor classroom design with the staff creating many makeshift walls with storage closets. PVC tiles for flooring (replaced original carpet), prefabricated painted steel or aluminum modular panel walls. Ceilings appear to be made of similar materials as the walls .

**PROGRAMS and OPERATIONS: Please provide a detailed description of the current programs offered and indicate whether there are program components that cannot be offered due to facility constraints, operational constraints, etc.:**

Art and Music classes do not have designated space. So, when one class has music in a pod, the other 7 classes in the pod have (distracting background) music too. The staff universally agree the open-floor design of the building impedes the delivery of the curriculum to the students. The windows are inoperable, but all that have been asked would like the ability to open the windows. The building was not designed with rooms for pull-out/special Ed programs such as Speech, OT/PT, small group instruction, and storage space is a problem.

**CORE EDUCATIONAL SPACES: Please provide a detailed description of the Core Educational Spaces within the facility, a description the number and sizes (in square feet) of classrooms, a description of science rooms/labs including ages and most recent updates, and a description of the media center/library (maximum of 5000 characters):.**

30 Classroom (spaces) ranging from 872 - 1254 s.f

1 Gym - 4813 s.f.

1 cafeteria - 2,980 s.f.

\*1 Computer Lab - 850 s.f.

\*1 Library/Instructional Media Center - 1370 s.f.

\*1 Title One Space - 250 s.f.

\*1 Special Ed space - 490 s.f.

\* all rooms above are part of the open floor plan of the Library/IMC space

there are no rooms designated as science labs

**CAPACITY and UTILIZATION: Please provide 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 building houses Grades K, 1, 2, & 3; Pre-K is housed off site at 3 Carver Square Blvd. Prior to the FY09 fiscal year, the buildings on this site were considered separate schools. Grade 3 was part of the Governor John Carver building, but none

of those students could fit in that building. So the students and staff have been housed in the Washburn building, but supervised by the Principal of the Governor John Carver Building. Beginning FY09, both buildings have the same Principal, operate on the same schedule, and have been registered with DESE as one building.

There are 8 specialists, with "office space" that was converted from closet, storage, or open space to provide an environment to deliver special education services.

Art and music are done in regular ed spaces and the teachers bring their program materials on a cart. The Server Room is a converted storage/custodial closet.

**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 if any override or debt exclusion votes were necessary (maximum of 5000 characters).:**

Rooftop units, boiler, and EMS, maintained via full service contract. Emergency generator maintained under service contract. Exhaust fans and other systems maintained in-house. Asbestos abatement done in mechanical space.

**Priority 1**

*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.*

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1. Open plan, modular, one-story construction in 1975; 64,392 square feet, with expected useful life of 25-30 years
2. Mixing of bus, parent, visitor, staff and service traffic
3. 1975 HVAC system does not provide adequate ventilation or consistent comfortable temperatures.
4. Some class rooms (CR) lack a sink and bubbler
5. Lack of adequate book, boot, coat and backpack storage (open CR floor plan)
6. Fire alarm system and building structure do not meet current standards
7. No on-site municipal fire hydrant
8. Toilet rooms and fixtures do not meet current accessibility standards

**Priority 1**

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

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1. Scheduled and reactive maintenance
2. Highly staff supervised arrival and dismissal
3. Routine Scheduled maintenance and responding to issues as they arise
4. Pupils lose instructional time and staff supervision walking to bathroom facilities
5. Storage of texts and materials kept in a shed outside of building/pupil items stored in makeshift walls and movable closets
6. Open floor plan design, drills conducted under fire department supervision and building successfully evacuated in under 90 seconds
7. Fire department uses a “water truck” that brings water to the site when needed
8. Try to place pupils with most intense needs close to bathroom facilities.

**Priority 1**

*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.*

see above

**Please also provide the following:**

**Name of Firm that performed the Study/Report:**

Kingscott Associates, Inc

**Date of Study/Report:** 6/1/2006

**Synopsis of Study/Report:**

The Washburn building, and most of its mechanical and electrical systems, has reached or exceeded its useful life. The building needs major renovation or should be raised and a new building constructed.

**Is the perceived Health and Safety problem related to asbestos?:** NO

**If "YES", please describe the location in the facility, if it is currently friable, and the mitigation efforts that the district has undertaken to date.:**

**Is the perceived Health and Safety problem related to an electrical condition?:** YES

**If "YES", please describe the electrical condition, any imminent threat, and the mitigation efforts that the district has undertaken to date.:**

Floor outlets are less desirable than wall outlets. Floor outlets are capped or have furniture and tape impeding the risk of student interaction. Fire protection not up to current code - see above.

**Is the perceived Health and Safety problem related to a structural condition?:** NO

**If "YES", please describe the structural condition, any imminent threat, and the mitigation efforts that the district has undertaken to date.:**

**Is the perceived Health and Safety problem related to the building envelope?:** YES

**If "YES", please describe the building envelope condition, any imminent threat, and the mitigation efforts that the district has undertaken to date.:**

Inoperable windows reduce indoor air quality at certain times. The rooftop HVAC units run more than needed to bring in fresh air when, at times, opening a window would be more efficient and bring in air without going through the air ducts.

**Is the perceived Health and Safety problem related to the roof?:** NO

**If "YES", please describe the roof condition, any imminent threat, and the mitigation efforts that the district has undertaken to date.:**

**Is the perceived Health and Safety problem related to accessibility?:** YES

**If "YES", please describe the areas that lack accessibility and the mitigation efforts that the district has undertaken to date. In addition, please submit to the MSBA copies of any federally-required ADA Self-Evaluation Plan and Transition Plan.:**

Bathrooms, see questions and answers 1&2 above in this priority.



**Priority 2**

*Please describe the existing conditions that constitute severe overcrowding.*

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1. 8 classrooms are occupied by pupils from elementary 3-5 building
2. 1 temporary portable classroom (rated 4 on MSBA needs survey) is outdated and should be replaced.
3. Computer lab, media center serve over 900 primary and elementary students
4. Gym is shared with the elementary 3-5 building
5. No dedicated art and music spaces, programs are on a cart and conducted in the open classrooms.
6. No space available for desired Full-Day Kindergarten
7. No space available to bring existing pre-school program (housed under central office) back to primary school building due to overcrowding. This represents a challenge to administrators and nursing staff over 1 mile away from primary school

**Priority 2**

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

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1. Can't mitigate
2. Maintenance as needed
3. Can't mitigate
4. Can't mitigate
5. Carts for programs in each building
6. Run half day program
7. Can't mitigate

**Priority 2**

*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.*

See questions and answers to #s 1 & 2 above

**Please also provide the following:**

**Cafeteria Seating Capacity:** 168

**Number of lunch seatings per day:** 5

**Are modular units currently present on-site and being used for classroom space?:** YES

**If "YES", indicate the number of years that the modular units have been in use:** 19

**Number of Modular Units:** 1

**Classroom count in Modular Units:** 24

**Seating Capacity of Modular classrooms:** 25

**What was the original anticipated useful life in years of the modular units when they were installed?:** 10

**Have non-traditional classroom spaces been converted to be used for classroom space?:** YES

**If "YES", indicate the number of non-traditional classroom spaces in use:** 4

**Please provide a description of each non-traditional classroom space, its originally-intended use and how it is currently used:**

Stage in cafetorium converted to classroom space. Storage and janitorial closets converted to office or 1-to-1 /small group classroom space

**Please explain any recent changes to the district's educational program, school assignment polices, grade configurations, class size policy, school closures, changes in administrative space, or any other changes that impact the district's enrollment capacity (maximum of 5000 characters):**

K became full -time for FY09, Reduced enrollemnt... RIF

**What are the district's current class size policies?:**

There is not a School Comitte policy on class size in the policy manual. We do operate as best we can in accord with the teachers' collective bargaining agreement, article 7, page 16 "The Committe will make every effort to maintian ana verage class size of 25 pupils, subject to safety considerations, existing space availability, and other educational considerations."

**Has the district closed, taken off-line, or converted to another, non-school use, any school facilities within the last 10 years?:** NO

**If "YES", please provide the name and address of any such school facility and provide a description of the reasons for removing the school from service.:**

**Priority 5**

*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.*

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Identified deficiencies based on Capital Needs Assessment Report performed by Kingscott Associates Inc in calendar year 2006.

1. 1970's HVAC system does not provide consistent and comfortable temperatures.
2. Rooftop units consume significant electricity to operate year round for Heat, Air Conditioning and Ventilation as the windows are designed not to be opened

**Priority 5**

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

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1. Students and staff reminded to dress appropriately as heat will be reduced each afternoon or earlier as temperature permits
2. Internal Electricity Consumption monitoring reduction plan
3. Some rooftop units replaced (see other online data in General description)

**Priority 5**

*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.*

Art and Music classes do not have designated space. So, when one class has music in a pod, the other 7 classes in the pod have (distracting background) music too. Due a variety of background noise from other classroom spaces, the staff universally agree the open-floor design of the building impedes the delivery of the curriculum to the students. The windows are inoperable, but all that have been asked would like the ability to open the windows. The building was not designed with rooms for pull-out/special Ed programs such as Speech, OT/PT, small group instruction, and storage space is a problem.

**Please also provide the following:**

**Age of Roof (Years):** 14

**Were any major repairs or renovations of the roof undertaken in the past?:** YES

**If "YES", please provide the year of the last major repair/renovation of the roof:** 1994

**Age of Windows (Years):** 33

**Were any major repairs or renovations of the windows undertaken in the past?:** NO

**If "YES", please provide the year of the last major repair/renovation of the windows:**

**Age of Doors (Years):** 33

**Were any major repairs or renovations of the doors undertaken in the past?:** NO

**If "YES", please provide the year of the last major repair/renovation of the doors:**

**Age of HVAC (Years):** 33

**Were any major repairs or renovations of the HVAC undertaken in the past?:** YES

**If "YES", please provide the year of the last major repair/renovation of the HVAC:** 2004

**Age of Boilers (Years):** 33

**Were any major repairs or renovations of the boilers undertaken in the past?:** NO

**If "YES", please provide the year of the last major repair/renovation of the boilers:**

**Age of Electrical System (Years):** 33

**Were any major repairs or renovations the electrical system undertaken in the past?:** NO

**If "YES", please provide the year of the last major repair/renovation of the electrical system:**

**Age of Lighting System (Years):** 13

**Were any major repairs or renovations of the lighting system undertaken in the past?:** YES

**If "YES", please provide the year of the last major repair/renovation of the lighting system:** 1995

**Have the systems identified above been examined by an engineer or other trained building professionals?:** YES

**If "YES", please provide the name of the individual and his/her professional affiliation:**

DeWayne Leppke, P.E. - KingScott Assocaites, Inc.

**Please also provide the date of the inspection::** 1/1/2006

**Please describe how addressing the system will extend the useful life of the facility that is the subject of this SOI (maximum of 5000 characters):**

The date of the inspection by the engineer is estimated as it was part of a long range plan/study that was completed in June of 2006.

Extending the useful life of the mechanicl and electrical system and units will preserve the shell and infrastructure so that the building inspector can continue issue a certficate of occupancy. See previous responses for General Description

**Priority 7**

***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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1. Open floor design severely limits ability for walls and doors in classrooms
2. No dedicate space for art and music, Programs on a cart
3. Inadequate size library/media in primary school building with open floor plan – computer lab, Title One, Library and Special Needs CR trying to serve 1,000 pupils (in two buildings)
4. Inadequate space for OT/PT, Speech/Hearing, and Special Education
5. Inadequate space for Title One and Adjustment Counselor

**Priority 7**

*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.*

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1. Makeshift walls, and few walls installed in some areas to reduce noise/traffic distractions
2. Multiple carts and supplies purchased to reduce lost instructional time
3. Creative scheduling (when possible) and makeshift barriers to section off the room
4. Shared space not originally intended for these services when building designed
5. Services come to the CR when appropriate, former closets/storage converted to offices



**Priority 7**

***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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Art and Music classes do not have designated space. So, when one class has music in a pod, the other 5, 8 or 11 classes in the pod have (distracting background) music too. The staff universally agree the open-floor design of the building impedes the delivery of the curriculum to the students. The windows are inoperable, and all that have been asked would like the ability to open the windows. The building was not designed with rooms for pull-out/Special Ed programs such as Speech, OT/PT, small group instruction, and storage space is a problem.

There is not infrastructure for adequate technology instruction to take place in most classroom spaces (lack of permanent walls limits the number of outlets.)

The Library IMC, also open-floor design, has a computer lab, library instruction space, reading instruction and special education all going on concurrently and the background noise from each program into another diminishes the quality of the delivery of the instruction.

## Vote

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Vote of Municipal Governing Body YES: 5 NO: 0 Date: 10/24/2006

Vote of School Committee YES: 3 NO: 0 Date: 10/24/2006

Vote of Regional School Committee YES: NO: Date:

### Form of Vote

The following form of vote should be used by both the City Council/Board of Aldermen, Board of Selectmen/equivalent governing body AND the School Committee in voting to approve this Statement of Interest.

If a regional school district, the regional school district should use the following form of vote.

Resolved: Having convened in an open meeting on \_\_\_\_\_, the \_\_\_\_\_ *[City Council/Board of Aldermen, Board of Selectmen/Equivalent Governing Body, School Committee]* of \_\_\_\_\_ *[City/Town/School District]*,

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

\_\_\_\_\_ *[Name of City/Town/District]* may be invited to apply to the Massachusetts School Building Authority in the future

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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_ *[Insert a description of the priority(s) checked off on the Statement of Interest and a brief description of the deficiency described therein for each priority];* and hereby further specifically

acknowledges that by submitting this Statement of Interest, 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

\_\_\_\_\_ *[Name of City/Town/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/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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