

## Massachusetts School Building Authority

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### Next Steps to Finalize Submission of your FY 2015 Statement of Interest

Thank you for submitting your FY 2015 Statement of Interest (SOI) to the MSBA electronically. **Please note, the District's submission is not yet complete.** The District is required to print and mail a hard copy of the SOI to the MSBA along with the required supporting documentation, which is described below.

Each SOI has two Certification pages that must be signed by the Superintendent, the School Committee Chair, and the Chief Executive Officer\*. Please make sure that **both** certifications contained in the SOI have been signed and dated by each of the specified parties and that the hardcopy SOI is submitted to the MSBA with **original signatures**.

#### **SIGNATURES: Each SOI has two (2) Certification pages that must be signed by the District.**

In some Districts, two of the required signatures may be that of the same person. If this is the case, please have that person sign in both locations. Please do not leave any of the signature lines blank or submit photocopied signatures, as your SOI will be incomplete.

*\*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 as the chief executive office under the provisions of a local charter.*

**VOTES: Each SOI must be submitted with the proper vote documentation.** This means that (1) the required governing bodies have voted to submit each SOI, (2) the specific vote language required by the MSBA has been used, and (3) the District has submitted a record of the vote in the format required by the MSBA.

- 1 **School Committee Vote:** Submittal of all SOIs must be approved by a vote of the School Committee.
  - 1 For documentation of the vote of the School Committee, Minutes of the School Committee meeting at which the vote was taken must be submitted with the original signature of the Committee Chairperson. The Minutes must contain the actual text of the vote taken which should be substantially the same as the MSBA's SOI vote language.
- 1 **Municipal Body Vote:** SOIs that are submitted by cities and towns must be approved by a vote of the appropriate municipal body (e.g., City Council/ Aldermen/Board of Selectmen) in addition to a vote of the School Committee.
  - 1 Regional School Districts do not need to submit a vote of the municipal body.
  - 1 For the vote of the municipal governing body, a copy of the text of the vote, which shall be substantially the same as the MSBA's SOI vote language, must be submitted with a certification of the City/Town Clerk that the vote was taken and duly recorded, and the date of the vote must be provided.

**CLOSED SCHOOLS: Districts must** download the report from the "Closed School" tab, which can be found on the District Main page. Please print this report, which then must be signed by the Superintendent, the School Committee Chair, and the Chief Executive Officer. A signed report, with original signatures must be included with the District's hard copy SOI submittal. **If a District submits multiple SOIs, only one copy of the Closed School information is required.**

**ADDITIONAL DOCUMENTATION FOR SOI PRIORITIES #1 AND #3:** If a District selects Priority #1 and/or Priority #3, the District is required to submit additional documentation with its SOI.

- | If a District selects Priority #1, Replacement or renovation of a building which is structurally unsound or otherwise in a condition seriously jeopardizing the health and safety of the school children, where no alternative exists, the MSBA requires a hard copy of the engineering or other report detailing the nature and severity of the problem and a written professional opinion of how imminent the system failure is likely to manifest itself. The District also must submit photographs of the problematic building area or system to the MSBA.
- | If a District selects Priority #3, Prevention of a loss of accreditation, the MSBA requires the full accreditation report(s) and any supporting correspondence between the District and the accrediting entity.

**ADDITIONAL INFORMATION:** In addition to the information required with the SOI hard copy submittal, the District may also provide any reports, pictures, or other information they feel will give the MSBA a better understanding of the issues identified at a facility.

If you have any questions about the SOI process please contact Diane Sullivan at 617-720-4466 or [Diane.Sullivan@massschoolbuildings.org](mailto:Diane.Sullivan@massschoolbuildings.org).

## Massachusetts School Building Authority

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School District Triton

District Contact Brian L Forget TEL: (978) 518-4277

Name of School Pine Grove

Submission Date 3/25/2015

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### SOI CERTIFICATION

To be eligible to submit a Statement of Interest (SOI), a district must certify the following:

- ⓑ The district hereby acknowledges and agrees that this SOI is NOT an application for funding and that submission of this SOI in no way commits the MSBA to accept an application, approve an application, provide a grant or any other type of funding, or places any other obligation on the MSBA.
- ⓑ The district hereby acknowledges that no district shall have any entitlement to funds from the MSBA, pursuant to M.G.L. c. 70B or the provisions of 963 CMR 2.00.
- ⓑ The district hereby acknowledges that the provisions of 963 CMR 2.00 shall apply to the district and all projects for which the district is seeking and/or receiving funds for any portion of a municipally-owned or regionally-owned school facility from the MSBA pursuant to M.G.L. c. 70B.
- ⓑ The district hereby acknowledges that this SOI is for one existing municipally-owned or regionally-owned public school facility in the district that is currently used or will be used to educate public PreK-12 students and that the facility for which the SOI is being submitted does not serve a solely early childhood or Pre-K student population.
- ⓑ After the district completes and submits this SOI electronically, the district must sign the required certifications and submit one signed original hard copy of the SOI to the MSBA, with all of the required documentation described under the "Vote" tab, on or before the deadline.
- ⓑ The district will schedule and hold a meeting at which the School Committee will vote, using the specific language contained in the "Vote" tab, to authorize the submission of this SOI. This is required for cities, towns, and regional school districts.
- ⓑ Prior to the submission of the hard copy of the SOI, the district will schedule and hold a meeting at which the City Council/Board of Aldermen or Board of Selectmen/equivalent governing body will vote, using the specific language contained in the "Vote" tab, to authorize the submission of this SOI. This is not required for regional school districts.
- ⓑ On or before the SOI deadline, the district will submit the minutes of the meeting at which the School Committee votes to authorize the Superintendent to submit this SOI. The District will use the MSBA's vote template and the vote will specifically reference the school and the priorities for which the SOI is being submitted. The minutes will be signed by the School Committee Chair. This is required for cities, towns, and regional school districts.
- ⓑ The district has arranged with the City/Town Clerk to certify the vote of the City Council/Board of Aldermen or Board of Selectmen/equivalent governing body to authorize the Superintendent to submit this SOI. The district will use the MSBA's vote template and submit the full text of this vote, which will specifically reference the school and the priorities for which the SOI is being submitted, to the MSBA on or before the SOI deadline. This is not required for regional school districts.
- ⓑ The district hereby acknowledges that this SOI submission will not be complete until the MSBA has received all of the required vote documentation and certification signatures in a format acceptable to the MSBA. If Priority 1 is selected, your Statement of Interest will not be considered complete unless and until you provide the required engineering (or other) report, a professional opinion regarding the problem, and photographs of the problematic area or system.

<b>Chief Executive Officer *</b>	<b>School Committee Chair</b>	<b>Superintendent of Schools</b>
Christopher Farmer	Deborah Choate	Christopher Farmer
_____ 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. Please do not leave any signature lines blank.

## Massachusetts School Building Authority

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School District TritonDistrict Contact Brian L Forget TEL: (978) 518-4277Name of School Pine GroveSubmission Date 3/25/2015

### Note

The notes reflect the approval of the 'SOI dated April 8, 2015' as that was the original date it was to be approved. It was officially approved on Tuesday, March 24, and I failed to adjust the motion as prepared. But this is indeed the sole SOI being submitted, and the one referenced as 'dated April 8, 2015.'

### 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:** Renovation/ Addition

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

**School name of the District Priority SOI:** 2015 Pine Grove

**Is this part of a larger facilities plan?** NO

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

**Facilities Plan Date:****Planning Firm:**

**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:**

**Please provide the current student to teacher ratios at the school facility that is the subject of this SOI: 15 students per teacher**

**Please provide the originally planned student to teacher ratios at the school facility that is the subject of this SOI: 20 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.**

Each year the district refreshes its Capital Improvement Plan. In the larger picture of facilities planning, this is a very simple report, but it outlines the deficiencies of our buildings and proposes spending to further clarify needs. It is developed by the Assistant Superintendent and approved by the School Committee. The current report was drafted in 2015.

**Please include a hard copy of these report(s)/document(s) with your hard copy Statement of Interest submittal.**

**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? YES**

**If "YES", how many teaching positions were affected? 14**

**At which schools in the district? Pine Grove (3), Newbury Elementary (4), Salisbury Elementary (1), Middle (1), High School (5).**

**Please describe the types of teacher positions that were eliminated (e.g., art, math, science, physical education, etc.).**

Newbury: 3 classroom teachers & 1 Interventionist, Pine Grove: 2 classroom teachers & 1 interventionist, Salisbury: 1 classroom teacher, Middle School: 1 interventionist, High School: 5 teachers, reduced by section to adapt for declining enrollment

**Has the district had any recent staff layoffs or reductions? YES**

**If "YES", how many staff positions were affected? 3**

**At which schools in the district? District Wide**

**Please describe the types of staff positions that were eliminated (e.g., guidance, administrative, maintenance, etc.).**

Reduced/consolidated Early Childhood Coordinator, Curriculum Coordinator, and Differentiation Specialist into the existing Chief Academic Officer and Special Education Administrator positions.

**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.**

These cuts are going into effect for the 2015/2016 School Year. We just completed the budget development process to confirm these cuts will be coming. As the majority of the cuts are adjusting to a decreasing population, we do not anticipate any changes to the programming and course schedule for next year.

**Please provide a detailed description of your most recent budget approval process including a description of any budget reductions and the impact of those reductions on the district's school facilities, class sizes, and educational**

**program.**

The most recent budget process, concluded by Committee vote on March 11, 2015, is for the fiscal 2016 year. This budget process began in January, 2015 with presentations from each principal and department manager directly to the School Committee, so they hear first hand the needs of each school and department. The budget requests are linked to the School Improvement Plans, which is the guiding tool for how we set budget priorities for the following year. The School Committee then meets several times in workshop and formal meeting venues to set priorities, give guidance on a tentative budget, have a public hearing on the tentative budget, review and reconsider recommendations, and ultimately vote the final budget. This year has proven to be challenging, as we have the perfect storm of rising transportation, utilities, salary, and health care costs after several years of accrued savings. As such, we were forced to approve a budget that includes reductions in staffing levels to allow for the increase costs in other areas. While approved by the School Committee, this budget will not be considered final until approved by 2 of 3 annual Town Meetings in Newbury, Rowley, and Salisbury in early May. The cuts proposed in the FY16 Budget are administrative and instructional staff. Other reductions, including stipends, bus routes, and professional development do not affect programming and class size within the building. In regards to the cuts to classroom teachers and instructional personnel, we have been able to make these reductions while still maintaining our target class sizes by and large of a max of 20 in K - 2, 22 in 3 -6, and 25 in the Middle and High Schools. This would provide additional space within the school buildings, however, Pine Grove isn't being proposed for renovation because of over crowding. This proposal is based upon outdated facilities.

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## General Description

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**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 structure of the Pine Grove School was constructed in 1954. This area is what is known today as the "South Wing" and is to the right of the drive as you approach the school. This two story wing currently houses all classrooms for students in grades one, two and three. There are also some additional spaces such as the art room, a music room, and some specialized learning spaces.

In 1962, the section known as the "North Wing" was constructed to add additional classroom space and a modification of the administration areas. This is the area to the left as you approach the building. Today, this section of the building houses the administration offices, a staff lounge, the Special Education Office, and grade six classrooms.

Finally, in 1988 the last phase of renovations was completed on the Pine Grove School. The "East Wing" added two stories of classroom space and a dedicated gymnasium. This was the largest renovation and added significant classroom space which now houses all of the Kindergarten, Preschool, the Library, Music classroom, the Computer Lab, the Gymnasium, and the entirety of the fourth and fifth grades.

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

90852

**SITE DESCRIPTION:** Please provide a detailed description of the current site and any known existing conditions that would impact a potential project at the site. Please note whether there are any other buildings, public or private, that share this current site with the school facility. What is the use(s) of this building(s)? (maximum of 5000 characters).

The current building sits on 16.19 acres in a rural town setting, set back off the street approximately 350 feet. The facility is accessed by a driveway with parking near the road, and a circle for bus drop off. Parking for faculty and staff is next to the building in a paved lot as well as on dirt parking areas at the end of the North Wing. Private residential property surrounds portions of the property, mainly towards the front along Route 1A. Fields owned by the Town cover the area to the northeast of the building structure. All southerly and southeasterly areas surrounding the schools are surrounded by wooded uplands. There are also protected wetlands and agricultural properties onsite.

The current building structure does not infringe on any protected areas. As such, given the nature of this proposed project as a modification of the existing footprint, there are no issues foreseen at this point.

**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)

190 Main Street  
Rowley, MA 01969

**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).

All glazing throughout the building, including even the newest construction of the East Wing in 1988, consists of compromised thermo pane and single pane glass. All classrooms and most other rooms with windows have double pane open sweep windows. All entry areas, as well as the large panes in the art gallery are plate curtain wall design. Weather



stripping around all doors and windows is dry and friable.

The exterior of the building is primarily masonry block and brick with no consistency between the three major building and renovation projects. Masonry brick and block work, especially on the original construction, show signs of veneer cracking and checking.

The roof was never completely replaced during any of the renovations. As such, there are multiple surfaces and materials that exist on the roofing field. On all pitched roof surfaces (over All Purpose Room at front of the building), traditional asphalt shingles are used. On the remainder of the roof field both stone ballasted rubber roofing as well as EPDM systems are in place.

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

**Year of Last Major Repair or Replacement:(YYYY)** 1988

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

There was an addition of the North wing in 1988. This added additional square footage and new exterior walls, but made no changes to exterior walls of existing school building sections. The only change to exterior walls was the replacement of all building windows during this 1988 addition.

**Roof Section A**

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

**Area of Section (square feet)** 11400

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

North Wing stone ballasted rubber

**Age of Section (number of years since the Roof was installed or replaced)** 27

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

Moderate roofing material seam repair and flashing at masonry

**Roof Section B**

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

**Area of Section (square feet)** 12240

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

South wing tar and gravel

**Age of Section (number of years since the Roof was installed or replaced)** 40

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

Moderate leak repairs to roof feild area including flashing

**Roof Section C**

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

**Area of Section (square feet)** 19200

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

East wing stone ballasted rubber

**Age of Section (number of years since the Roof was installed or replaced)** 27

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

Roofing material seams and flashing repairs

**Roof Section D**

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

**Area of Section (square feet)** 5184

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

All purpose room. Asphalt shingle and asphalt roll roofing

**Age of Section (number of years since the Roof was installed or replaced)** 40

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

Shingle repairs and rolled roofing seam caulking

**Roof Section E**

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

**Area of Section (square feet)** 2000

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

Kitchen Area Roof - EPDM

**Age of Section (number of years since the Roof was installed or replaced)** 27

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

None

**Window Section A**

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

**Windows in Section (count)** 108

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

North wing Double pane open sweep windows. Plate curtain wall in vestibule area, single pane entrance ways.

**Age of Section (number of years since the Windows were installed or replaced)** 27

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

Opening hardware repairs, window sections removed for A/C installation.

**Window Section B**

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

**Windows in Section (count)** 138

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

South wing double pane push open

**Age of Section (number of years since the Windows were installed or replaced)** 27

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

Opening hardware repairs, window section removed for A/C installation

**Window Section C**

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

**Windows in Section (count)** 52

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

East wing double pane push to open window

**Age of Section (number of years since the Windows were installed or replaced)** 27

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

Opening hardware repairs and window sections removed for A/C installation

**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:**

**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).**

Mechanical centrifical pumps are in use for closed loop heat exchange to convection units in the East wing of the building. These pumps are used for circulation of domestic hot water building wide. Pneumatic temperature controls are operated by a dual head rotary air compressor. The heat source for these systems are two Gas fired Clever Brooks steam cast iron boilers 4,158,000 BTU @ 156 psi. Due to the age of these boilers, they operate extremely inefficiently and require regular

repairs throughout the heating season.

Classroom univents on both the North and South wings of the building are heated by steam and have no mechanical cooling. East wing invents are supplied by a steam heat exchanger. The East wing has no mechanical cooling. Overhead steam coil air make up units supply the gymnasium and all purpose room and have no mechanical cooling. Age and design of these systems provide inefficient heating, as well as extremely inconsistent temperature controls throughout the building.

Electrical power distribution switchgear is a 2,000 amp 208 volt service from municipal light company. Electrical panels provide three 20 amp circuits to each classroom. Modified electrical sub panels provide two 15 amp circuits for increased electrical supply capacity in classrooms. This existing system is a capacity and cannot be expanded any further. This has been restrictive in allowing additional technologies and advancements within the classroom. The system restricts us from providing adequate delivery of technology, let alone any advanced developments that are otherwise possible.

The data/phone wiring within the building has been modified with additions, but fall far behind the current needs. A newer generation ComDial phone system was installed in 2007, but remains limited by in wall wiring. The data cabling throughout the building is primarily CAT3, which some CAT5 drops in certain area added over time in the late 1990's. Only one data drop exists in each classroom, severely bottle-necking all data traffic speed.

Sewerage disposal system in the North and South wing is original design from 1954 with bell siphon primary settling tank to leach field disposal. East wing septic system was installed in 1988 and is gravity fed to primary settling tank and then disposed to leach field.

#### **Boiler Section 1**

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

**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)** 27

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

Two Boiler Units - Both in same room:

\*B1 gas burner replaced 2015

\*NUMEROUS heating pipes repaired

\*NUMEROUS calls to technician to get units to fire at times

\*Insurance Inspector recommends replacing 2014

#### **Boiler Section 2**

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

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

**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)** 27

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

\*B2 multiple gas burner and heat piping repairs.

\*Insurance Inspector recommends replacing 2014

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

**Year of Last Major Repair or Replacement:(YYYY)** 1988

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

NONE

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

**Year of Last Major Repair or Replacement:(YYYY)** 1988

**Description of Last Major Repair or Replacement:**  
NONE

**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).**

Vinyl composite tile issued for a large portion of the building, including all corridors, the all purpose room and approximately 1/4 of classroom floor area. The administration offices, library and 3/4 classroom floor areas throughout the building are surfaced with commercial grade carpeting, glued directly to slab surface. A synthetic sports flooring system is installed in the gymnasium. The food services prep area floor is quarry tiled.

All walls are constructed of cinderblock. The walls in corridors are glazed. All concrete block classroom and interior walls are painted. Many areas have painted plaster/sheetrock walls, especially on partitions and wall finishes. All restrooms and lavatories are ceramic tiled.

Acoustical suspended ceiling tile are installed in classrooms and corridors with plexiglass domes skylights. In large areas and spaces such as the all purpose room and gymnasium, the ceiling consists of exposed painted roof deck.

Lighting is comprised of Florescent FW32 2X4 drop in lighting fixtures in all classrooms and administration offices. There is some recessed ceiling lighting in common areas and hallways where drop tile ceilings are installed. 400 watt high bay lighting is installed in the gymnasium and all purpose room/cafeteria.

**PROGRAMS and OPERATIONS: Please provide a detailed description of the current programs offered and grades served, and indicate whether there are program components that cannot be offered due to facility constraints, operational constraints, etc. (maximum of 5000 characters).**

The Pine Grove facility currently operates as the sole elementary school for the Town of Rowley. All students, grades preschool through grade six, are serviced at this school. The school provides a traditional school day program, offering before school programming with breakfast, a normal school day with lunch, as well as an extended day program for students through 6:00 p.m.

Classes in preschool through grade 4 are self contained classrooms. Both grades 5 and 6 departmentalize, with the teachers working with specific content areas. Classroom spaces work well for all self contained classrooms and most core content. Science instruction would benefit from a dedicated laboratory space.

Small group instructional spaces have been repurposed as content specialist or special education classrooms. All student would benefit from additional small group instructional settings.

Music instruction is currently provided in a large classroom, with a separate location for instrumental instruction. The settings for both of these areas are acceptable, but the surrounding classrooms, teachers, and students would benefit from sound proofing the instructional space.

the technology lab and library media center are physically next to each other but were not originally designed and wired for current information and data needs. These two spaces need to be reworked, providing for ideal computer, media, and print material arrangement.

**CORE EDUCATIONAL SPACES: Please provide a detailed description of the Core 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).**

North Wing (1962): 5 Classrooms - Grade 6: Approximately 24' x 36' and 864 sq. feet. Bathrooms in hallway

Upper South Wing (1954): 8 Classrooms: Approximately 22' x 36' and 792 sq. feet. Some shared classroom bathrooms, some in hallway.

Lower South Wing (1954): 8 Classrooms: Approximately 22' x 36' and 792 sq. feet. Some shared classroom bathrooms, some in hallway.

Upper East Wing (1988): 10 Classrooms: Approximately 23' x 36' and 828 sq. feet. Bathrooms in hallway.

Lower East Wing (1988) 5 Preschool and Kindergarten Classrooms: Approximately 34' x 36' and 1,224 sq. feet.

Gymnasium, Computer Lab, Music Room and Library are also in this wing. In classroom bathrooms and hallway for general spaces.

Outside of the Preschool and Kindergarten classrooms in the lower east wing, all classrooms are below the minimum standards for square footage as set out in regulations by the MSBA. Amenities within the classrooms are dated, still containing chalk boards, aging mechanical systems, and floor coverings. Most classroom spaces have one wall that is primarily windows, providing excellent light for instruction, but poor efficiency due to the age of the glazing.

4 Small classrooms are found through the building and are used primarily as special education instructional rooms, with the exemption of a small group instrumental space in the upper east wing. These are similar in makeup and design of the large classrooms, but on a much smaller scale.

The library media center contains both print and electronic media. The Library Media Center is approximately 2520 square feet in area. The computer lab is a normal classroom that has been modified. Due to the age of both spaces, the layout of electricity and data is not conducive to an effective setup.

There is currently no science laboratory within the school.

**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 school is currently operating at an enrollment of 522 students. As reported on the last MSBA assessment, the facility provides for a student to classroom ration of 14:1 and approximately 174 gross square feet per student (GSF), about 25 more than the GSF recommendations of MSBA of 149 sq. feet. Enrollment has been varied over the past decade, with an overall reduction in enrollment.

Classroom spaces that are existing but being used for other purposes include:

North Wing: Original Classroom now Administration Conference Room

Lower East Wing: Original Classroom now Computer Lab

Upper East Wing: Original Computer Lab now unused space

**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).**

Annual mechanical maintenance contracts are in place for building systems equipment including:

- HVAC
- Elevator
- Life safety
- Sanitary disposal

In-house maintenance operations are conducted day to day as necessary and on a routine schedule as logged and include:

- Overhaul of sixty steam traps identified as failing and allowing condensate carry over to steam boilers completed 7/08
  - Replacement of 12 volt emergency lighting components; batteries, LED lamps for current fire code compliance
  - Access control system installed at main entrance including reader card with request to enter hardware and CCTV monitoring
  - Repairs to main entrance concrete apron due to cracking and spauling of concrete surface including we saw cutting of concrete to allow expansion joint placement and removal of damaged material.
-

**Priority 5**

***Question 1: Please provide a detailed description of the issues surrounding the school facility systems (e.g., roof, windows, boilers, HVAC system, and/or electrical service and distribution system) that you are indicating require repair or replacement. Please describe all deficiencies to all systems in sufficient detail to explain the problem.***

**HVAC:**

The boilers and control systems, including condensation management, continue to be unreliable due to age and usage in operation since the renovation in 1988. We are unable to efficiently manage energy usage due to dated pneumatic temperature controls. Throughout the building systems, steam lines and steam traps are failing. Convection units in occupied spaces are becoming unreliable and cause major temperature variations even on days without extreme external temperatures.

**ROOF SYSTEM:**

The Pine Grove roofing system is a stone ballast rubber roof installed with the building renovation in 1988. The area above the east wing has several undetected penetrations that results in leakage, even when experiencing light precipitation. The north and south wing EDMP roofs are extensively UV damaged over the entire field of roof area. The room above the All Purpose Room consists of asphalt shingles that are cracked due to age, or in many locations show missing shingles. The flashing at transitional building elevation changes is failing and compromised.

**FLOORING:**

The carpeting in classrooms, offices, and other spaces is worn and buckled due to poor adhesion to the existing substrate. In addition to carpet, there is mixed coverage in the classrooms, and where applied, the vinyl composite tile is worn, cracking due to age, and lifting.

**LIFE SAFETY SYSTEMS:**

The fire protection (sprinklers) system in the building is inadequate, providing coverage and protection to less than 5% of the area within the building. The system, including the fire alarm panel and all detectors, are outdated technology. There are currently in intrusion and security systems in place, and we have insufficient access control devices.

**ELECTRICAL SYSTEM:**

The capacity for electrical service, portions of which date back to 1955 with upgrades in 1988, has been reached in academic areas with no room for expansion to support new technologies such as interactive white boards, network switching gear, and classroom end user devices. Throughout the building, the electrical switchgear panels and sub panels are also at their limits in order to remain within code. There is currently no back up power source (generator) in place. Lighting systems are outdated and inefficient technology, and do not have occupancy sensors to increase efficiencies in usage.

**PLUMBING:**

All plumbing fixtures and piping are dated to the construction/renovation dates and subject to failure in older installations. New construction in 1988 has components from that year, while original plumbing in the original building dates back to 1954. In the lavatories, partitions are weakened and worn and show signs of corrosion and disrepair.

**GYMNASIUM:**

The current gymnasium has synthetic sports flooring which is now deteriorating. In addition, the athletic equipment and mounting

systems installed in the gymnasium are in need of replacement to meet current standards.

**TECHNOLOGY INFRASTRUCTURE:**

Current information technology data and supply cabling does not meet our current requirements as we have moved to many network and/or web based information management systems. Without the ability to meet current needs, no upgrading for administration and current academic needs can be considered. Data cabling is not capable of carrying at speeds necessary for today's administrative and instructional software systems. Wireless has been reviewed as an option, but this upgrade is not possible with the existing wiring and backbone. The intercom with public address equipment is dated and no longer serviceable. The master clock and schedule alert components are unreliable. Telecommunications cabling and hardware are no longer expandable with the existing format

**SANITARY DISPOSAL:**

The building is on a septic system (bell siphon) with leach field that was installed with the renovations in 1988. These components are subject to failure due to age and conditions.

**ELEVATOR:**

Mechanical machine upgrades to hoistway and controls as necessary for code and ADA compliance.

**BUILDING ENVELOPE:**

The building glazing consists of compromised thermo pane and single pane glass. Around the existing window systems and door jams the weather stripping is dry and friable. On the building structure, the masonry brick and block work show signs of veneer cracking and checking.

**KITCHEN:**

The Pine Grove kitchen is small and outdated. Utilities and systems are not ideally located throughout the food service and preparation areas. In addition, the food preparation equipment is obsolete for efficient school meal processing.



**Priority 5**

***Question 2: Please describe the measures the district has already taken to mitigate the problem/issues described in Question 1 above.***

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**HVAC:**

Extensive repairs have been made to the heating and ventilation system. Repairs have been needed on the controls and classroom ventilation units, but extensive repairs have been needed in recent years on the controls, steam traps, and boilers themselves. Steam traps continue to allow valuable heat to escape, and we are advised that the boilers are nearing the end of life. We have completed regular and routine preventative maintenance, but the effectiveness of those measures is no longer realized.

**ROOF SYSTEM:**

The roof has been repaired several times, and in multiple locations. This has included spot repairs to the EPDM in the open expanse of the roof, and more often transitional locations around elevation changes and roof penetrations. Due to age and condition, it is difficult to keep up with the leaks and repairs and have received quotes for roof replacement based on the advice of local experts. Preventative maintenance is completed and records kept.

**FLOORING:**

Classroom and general area flooring has been replaced on an annual repair schedule, generally 3-5 at a time. This has provided some relief, but due to existing conditions in the substrate, even more recently replaced carpeting and tiles have begun to buckle and loose adhesion.

**LIFE SAFETY SYSTEMS:**

The current system has been well maintained and uploaded on a regular basis. This includes annual testing with our local fire department, but the existing does not provide the sprinkler coverage needed. In addition, with the aging controls and systems, upgrades can no longer be made without replacing the systems in their entirety.

**ELECTRICAL SYSTEM:**

The panels throughout the school have been expanded to capacity. Additional load capabilities have been added as the educational needs have grown, but all excess capacity within the current design has been utilized, leaving no room for expansion as needed.

**PLUMBING:**

Routine repairs have been made fixtures and exposed plumbing as necessary and funds have allowed.

**GYMNASIUM:**

The floor and equipment have been maintained according the manufacturers specifications. New approaching 25 years of use, there is simply nothing that can be done to maintain the floor as it has come to the end of its useful life.

**TECHNOLOGY INFRASTRUCTURE;**

There have been some upgrades to the backbone hardware, but the wiring in the building no longer meets data requirements for

the required applications. Much of the wiring is original, but there were some upgrades completed in the late 90's that provided 10MB service to classrooms. However, this only brought one drop to each classroom, so all classrooms are sharing a single 10MB drop with all computers. We have 50MB Internet services to the building, but the bandwidth is severely limited once it enters the building.

**SANITARY DISPOSAL:**

Normal routine maintenance has been performed on the system. Repairs have been necessary on occasion, but the maintenance has primarily been preventative.

**ELEVATOR:**

Routine evaluation and testing of the elevator has been ongoing and the elevator is in working condition. While the mechanicals and hoist way are grandfathered, a replacement is required to be fully code compliant.

**SERVICE INFRASTRUCTURE:**

Routine road patching has been done. In addition, there were major repair efforts completed on the main entrance to the school, as the disrepair was so great.

**BUILDING ENVELOPE:**

Routine standard maintenance has been completed, and major repairs have been minimal and mostly confined to repairs due to breakage. Efficiency can only be improved by replacement.

**KITCHEN:**

Upgrades have been made to equipment for service and food preparation, including major cooking components and dishwasher.

**Priority 5**

***Question 3: Please provide a detailed explanation of the impact of the problem/issues described in Question 1 above 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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**HVAC:**

Students and staff experience temperature fluctuations that are not conducive for a learning environment. There are some classrooms that need to be at excessive temperatures in order for others to be at an acceptable level. Considerable time and funds have been spent on remedies to this problem, but the problems persist, inherent in a steam system of this age. This has caused ongoing disruption to the educational programming of the school. At times this has been on a larger scale requiring that plans be changed due to less than ideal temperatures, but more routinely as a nuisance and distraction where students need to wear coats due to low temperatures.

**ROOF SYSTEM:**

On any rainy day, you will find the numerous barrels around the school, catching the water leaking through the roof in multiple locations. This is even more of an issue in the spring as the snow load is melting. This causes health and safety concerns as leaks not only cause real time dangers for slipping and injury, but more long term concerns with mold and mildew. Beyond the nuisance and health and safety concerns, the morale of the staff and students is affected considerably. Students need to learn in an environment that reflects the belief in the importance of learning held by the community.

**FLOORING:**

The most apparent affect is the cosmetic appearance of the building which communicates the level of commitment to education in a community. Beyond the cosmetic, there is a real health and safety concern with all flooring. Carpets have buckled to the point of causing individuals to trip because the ripples are so raised. Like the carpeting, the tiles also pose a safety concern as tiles are broken, raised, and cracked causing an uneven walking surface. Carpeting has been replaced when funds allow as teachers routinely report tripping hazard.

**LIFE SAFETY SYSTEMS:**

While functioning, the current systems do not provide the most current and effective monitoring and safety for Pine Grove students and staff.

**ELECTRICAL SYSTEM:**

The current electrical system has been very limiting to any technology advancements that we've been looking to make, including additional network switching gear, servers, and classroom instructional devices such as interactive white boards and end user devices. Without any excess capacity for expansion, the facility can no longer be adapted to make improvements that meet the educational programming needs. This has hindered our ability to provide additional electronic resources, including computer based learning, assistive technology, and other electronic delivery methods.

**PLUMBING:**

The plumbing functions, but it is beginning to fail more frequently based upon its age. This will likely begin to impact day to day operations more directly in the years ahead.

**GYMNASIUM:**

The mounted equipment and synthetic gym floor are still in operating condition. Over the coming years, the floor will continue to lose its safety (shock absorption) and aesthetic qualities.

**TECHNOLOGY INFRASTRUCTURE:**

The data infrastructure, in combination with electrical systems at capacity, has severely limited our ability to implement useful, relevant technology in the classroom as the industry moves to web based content. These applications, whether hosted locally or remotely, provide endless instructional content and information, but require more bandwidth. With 50MB internet service supplied to the school, the possibilities of that resource are bottlenecked by the existing wiring, barely allowing for 1MB data speeds by the time it reaches the end user. The district has moved to web based administrative and instructional systems, which have been incredibly successful and impacting across the district. This has been a considerable frustration for Pine Grove staff, students, and administration as any of these systems move at a snails pace, often to the point of not even being useful.

**SANITARY DISPOSAL:**

This system enables occupation of the school. As this system ages, consideration needs to be given to the likelihood of failure, and the cost of making such an improvement/repair/replacement outside a major renovation project.

**ELEVATOR:**

The elevator has been routinely out of order. This has resulted in citations from the fire department, and more importantly, has created a health and safety issue for all, particularly students and staff with disabilities. At times, students with disabilities have been placed outside the least restrictive environment when the ideal location would have been on a higher floor that required elevator access for their wheelchairs.

**SERVICE INFRASTRUCTURE:**

While mainly a nuisance, the service areas have needed routine repairs based strictly upon age and use. As part of this project, we would look to reassess existing traffic flow, patterns, usage as the current layout is awkward, and at time unsafe.

**BUILDING ENVELOPE:**

The effects of the building envelope are likely the most notable, and are two fold. These include the most basic health and safety issues around appropriate and conducive learning environments that are at acceptable temperatures. It is most often not the case that we find ideal temperatures with the Pine Grove School. Whether too high, or too low, the age of the windows and doors in combination with the aging HVAC system produces far too many fluctuations. In addition, the second fold of this issue is around efficiency. With the single pane glass, aging seals around the installation, and these issue combined with heat loss due to aging steam traps from the HVAC system, Pine Grove is incredibly inefficient for energy purposes.

**KITCHENS:**

The Kitchen layout is not ideal. Whether looking at the walk in freezer location, the storage locations, or even the layout of the service and preparation areas, the design is inefficient. The end result is that the time and energy of the kitchen staff are wasted through these inefficiencies. This, in combination with aging preparation, service, and washing equipment, creates a less than ideal meal service environment.

**Priority 5**

***Question 4: Please describe how addressing the school facility systems you identified in Question 1 above will extend the useful life of the facility that is the subject of this SOI and how it will improve your district's educational program.***

The overall building construction and quality of the Pine Grove School is very sound. With that said, the last major renovation was completed in 1988, and that did not address major building systems for the entirety of the structure. This SOI aims to prolong the life of the existing building structure, bringing it into the 21st Century. The impact of these repairs is outlined below.

**HVAC:** The current system is obsolete, inefficient, and extremely unreliable. By upgrading the heating plant, including the boiler, univents, and controls, we gain a more consistent climate control, and a more efficient operation of the system, extending the life of the school by decades.

**ROOF SYSTEM:** With the newest section of the roof now 27 years old, this is the largest weak point in the building envelope. By replacing the roof in its entirety, we ensure that the building remains water tight, again, extending the life of the school by several decades.

**FLOORING:** The need for flooring will vary by wing. We have made attempts as budgets allow within operating limits, to replace carpeting with VCT, a far more durable product with added longevity. Carpets have rippled and caused safety concerns. By ensuring that all floors within the building are up to date and replaced as necessary, we can ensure the building is safe and does not pose safety concerns for many years to come.

**LIFE SAFETY SYSTEMS:** Due to the age of the building, there is no fire suppression (sprinklers) or emergency generator stand by power. But adding these systems, we take the facility out of a grandfathered state, up to code and extend the useful life of the facility by decades.

**ELECTRICAL SYSTEM:** With the existing wiring and switches in the building at absolute capacity, replacement of the panels and some wiring will allow the school to meet the needs of all students. With more and more technology advancing into classrooms, there is inevitably more need for electrical supply, even though much of the draw is more energy efficient. By expanding the wiring and panels, we will extend the life of the building, providing access and safety to all educational spaces in the locations most required for effective instruction.

**PLUMBING:** The age of internal and exterior plumbing is issue of both cosmetics and safety. While the plumbing and fixtures are functional, they are extremely old and worn, and would benefit from an upgrade. By upgrading these facilities, and those functions (systems) not seen as required, we refresh the building to a state of currency that allows for all inhabitants to benefit.

**GYMNASIUM:** The current floor is dated and has become a safety concern. By replacing with a new floor, we greatly extend the useful life of this facility.

**TECHNOLOGY INFRASTRUCTURE:** Wireless has become the norm in the instructional setting, but even wireless technology requires a solid wired infrastructure. By updating the current infrastructure to the latest standards ensures that we are current in all our wired settings, but also with all mobile devices and applications. This is a critical requirement, and one which is an expectation. By upgrading the infrastructure, we ensure we can adapt to meet the classroom demands as they change, long into the future.

**SERVICE INFRASTRUCTURE:** The access and egress from the Pine Grove campus has been problematic since it was originally installed. To that end, being able to rethink traffic patterns and access would ease existing concerns, and establish a more workable solution that gives confidence in the building's ability to expand and contract as necessary to provide adequately for the needs of all students in the coming years.

**BUILDING ENVELOPE:** As mentioned with the roof, by bringing all windows, doors, and building envelope areas up to current standards ensures we have a safe, weather tight, and efficient facility that will be able to provide an effective setting in which the students of Rowley can learn and thrive.

**KITCHENS:** The overall layout of the kitchens is not ideal, and would benefit from a re-thinking of the layout and design. Whether or not a total redesign is possible, even an overhaul of the equipment and mechanicals that are currently in place would bring the facilities up to current standards, and extend the useful life of the kitchen and servery for decades to come.

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**Please also provide the following:**

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

**If "YES", please provide the name of the individual and his/her professional affiliation (maximum of 250 characters):**

Donald W. Stats, ALCM. Senior Risk Control Consultant. BoilerRE Risk Control, 4 Swan Pond Road, North Reading, MA 01864

**The date of the inspection:** 6/22/2014

**A summary of the findings (maximum of 5000 characters):**

Recommended total replacement of both Cleaver Brooks boilers, as they "...are in poor overall condition." No action/funding has been committed to date.

## REQUIRED FORM OF VOTE TO SUBMIT AN SOI

### REQUIRED VOTES

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

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

### FORM OF VOTE

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

Resolved: Having convened in an open meeting on \_\_\_\_\_, prior to the closing date, the \_\_\_\_\_ *[City Council/Board of Aldermen, Board of Selectmen/Equivalent Governing Body/School Committee]* of \_\_\_\_\_ *[City/Town]*, in accordance with its charter, by-laws, and ordinances, has voted to authorize the Superintendent to submit to the Massachusetts School Building Authority the Statement of Interest dated \_\_\_\_\_ for the \_\_\_\_\_ *[Name of School]* located at \_\_\_\_\_ *[Address]* which describes and explains the following deficiencies and the priority category(s) for which an application may be submitted to the Massachusetts School Building Authority in the future

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

**CERTIFICATIONS**

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

<b>Chief Executive Officer *</b>	<b>School Committee Chair</b>	<b>Superintendent of Schools</b>
Christopher Farmer	Deborah Choate	Christopher Farmer
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. Please do not leave any signature lines blank.