MEMORANDUM

TO: Board of Directors, Massachusetts School Building Authority
Massachusetts School Building Authority
FROM: Maureen G. Valente, Chief Executive Officer
John K. McCarthy, Executive Director, Deputy Chief Executive Officer
DATE: July 13, 2016
RE: Recommendation for 2016 Accelerated Repair Program Invitations

Recommendation

That the Executive Director be authorized to invite each of the schools listed in Attachment A, attached hereto, into the Accelerated Repair Program (the "ARP") to collaborate with the Massachusetts School Building Authority (the "MSBA") to conduct a Feasibility Study, as described in 963 CMR 2.00 et seq. The purpose of each Feasibility Study shall be to better understand the problems identified by the district in the Statement of Interest submitted to the MSBA and explore options to repair said problems.

That the Executive Director be authorized to do all acts, to execute and deliver any and all documents and agreements, and to expend all funds necessary or desirable, in connection with conducting said Feasibility Study for each of the schools listed in Attachment A.

Discussion

As reported at the May 25, 2016 Board of Directors Meeting, following the receipt of 67 Statements of Interest ("SOIs") filed in 2016 for the ARP, the MSBA performed a review of the information provided by the districts based upon the non-qualifying conditions noted below and for conformance with the ARP. Based upon that review, 56 schools were recommended for staff study site visits.

Non-Qualifying Accelerated Repair Program Conditions

Roof Age	System is less than 20 years of age
Window Age	System is less than 20 years of age
Boiler Age	System is less than 20 years of age
Proposed Project Cost	Proposed total project cost is projected as less than $250,000
Outside Scope	SOI itself identifies construction beyond roofs, windows, or boilers
Excess Boiler Scope	SOI itself identifies boiler construction, excluding heating fuel storage and/or delivery, beyond the physical limits of the existing boiler room(s)
Future Project	District plans a future construction project for MSBA participation going beyond roofs, windows, and boilers for the school
Overcrowding	School is judged by the district to be over-crowded

Non-Qualifying Accelerated Repair Program Conditions (Continued)

Building Usage	Primary use of the building is for non-educational purposes
*School SOI History**	*Facility condition not identified in SOI remains unresolved from previous MSBA review*
*District-Wide Review**	*District is reviewing deficiencies to further identify its needs and priorities and/or consider the facility for potential consolidation*

**These conditions were not described in the 2016 SOI opening letter provided to all Superintendents.*

Based on the information collected during and after staff study site visits at 56 schools, staff recommended that 43 schools be invited into the 2016 ARP at the May 25, 2016 Board of Directors meeting. At the May Board meeting, staff explained that 17 schools are not candidates for participation in the ARP and noted that seven schools were still being considered for the ARP and that recommendations to complete the 2016 ARP SOI review could be anticipated at the July 20, 2016 Board of Directors Meeting. Following additional due diligence and receipt of additional information, staff are recommending that six of the remaining seven schools be invited into the 2016 ARP at the July 20, 2016 Board of Directors Meeting. Staff presented this information at the June 29, 2016 Facilities Assessment Subcommittee Meeting.

Attached to this memorandum are three exhibits:

- Attachment A identifies the six schools recommended for invitation in the ARP at the July 20, 2016 Board of Directors Meeting, as well as the recommended project scope.
- Attachment B identifies the school not recommended for invitation at the July 20, 2016 Board of Directors Meeting, as well as the reason.
- Attachment C identifies the combined 49 schools recommended for invitation in the ARP at the May 25, 2016 Board of Directors Meeting and the July 20, 2016 Board of Directors Meeting, as well as the recommended project scope.

Attachment A

Invitation to Accelerated Repair Program

District	School	Age of Existing Building	Grade	2015/2016 Enrollment	Existing Square Footage	Scope Requested by District	Invited Scope Recommendation	Declined Scope Recommendation	Reasons for Declined Invitation
North Middlesex Regional School District	Hawthorne Brook Middle School	1979	5-8	504	99,688	Windows/Doors	Windows/Doors		
North Middlesex Regional School District	Squannacook Early Childhood Center	1989	PK	70	58,400	Roof	Roof		
North Middlesex Regional School District	Varnum Brook Elementary School	1977	K-4	574	136,047	Roof, Windows/Doors	Roof, Windows/Doors		
Quaboag Regional School District	Quaboag Middle High School	1968	9-12	396	170,542	Boiler	Boiler		
Quaboag Regional School District	Warren Community Elementary School	1991	PK-6	467	74,000	Windows/Doors	Windows/Doors		
Revere	Garfield Middle School	1989	6-8	1,312	204,884	Boiler	Boiler		

Attachment B

Not Recommended for Accelerated Repair Program

District	School	Age of Existing Building	Grade	2015/2016 Enrollment	Existing Square Footage	Scope Requested by District	Invited Scope Recommendation	Declined Scope Recommendation	Reasons for Declined Invitation
Norfolk County Agricultural School District	Norfolk County Agricultural High School	1915, 1966, 1970, 1988	9-12	524	78,741	Roof, Windows/Doors, Boiler		Roof - Partial Windows/Doors - Partial Boiler - Partial	District-wide Review

Attachment C

2016 Invitation to Accelerated Repair Program

District	School	Age of Existing Building	Grade	2015/2016 Enrollment	Existing Square Footage	Scope Requested by District	Invited Scope Recommendation	Declined Scope Recommendation	Reasons for Declined Invitation
Agawam	Roberta G. Doering Middle School	1921	7-8	601	91,506	Boiler	Boiler		
Auburn	Pakachoag Elementary School	1926	K-2	253	26,500	Roof	Roof		
Boston	Boston Latin School	1978	7-12	2,439	336,545	Boiler	Boiler - Partial		
Boston	James F. Condon Elementary School	1975	PK-6	837	140,426	Boiler	Boiler		
Boston	John W. McCormack Middle School	1967	6-8	519	115,941	Roof	Roof		
Boston	Paul A. Dever Elementary School	1957	PK-5	498	75,892	Roof	Roof		
Boston	William Ellery Channing Elementary School	1960	PK-5	292	32,582	Boiler	Boiler		
Boxford	Spofford Pond School	1963	3-6	425	76,895	Roof, Windows/Doors	Roof, Windows/Doors		
Cambridge	Fletcher Maynard Academy	1991	PK-5	258	84,206	Roof	Roof		
Canton	Lt. Peter M. Hansen Elementary School	1968	K-5	477	64,490	Roof	Roof		
Carver	Carver Middle/High School	1956	6-12	834	165,842	Roof, Windows/Doors, Boiler	Roof, Windows/Doors, Boiler		
Chicopee	Patrick E. Bowe Elementary School	1924	PK-5	438	73,520	Windows/Doors	Windows/Doors		
Chicopee	Chicopee Academy at Selser	1957	9-12	101	36,235	Roof	Roof		
Dartmouth	Dartmouth Middle School	1956	6-8	982	193,345	Roof	Roof		
Gloucester	Gloucester High School	1939	9-12	865	246,326	Roof	Roof		
Halifax	Halifax Elementary School	1960	K-6	545	89,000	Roof Windows/Doors	Roof Windows/Doors		

Attachment C

2016 Invitation to Accelerated Repair Program

District	School	Age of Existing Building	Grade	2015/2016 Enrollment	Existing Square Footage	Scope Requested by District	Invited Scope Recommendation	Declined Scope Recommendation	Reasons for Declined Invitation
Lawrence	High School Learning Center	1899	9-12	687	285,000	Boiler	Boiler		
Marshfield	Furnace Brook Middle School	1959	6-8	1,031	159,000	Roof	Roof		
Mashpee	Quashnet School	1978	3-6	505	132,247	Windows/Doors	Windows/Doors		
New Bedford	John Avery Parker School	1964	PK-5	293	53,669	Windows/Doors, Boiler	Windows/Doors	Boiler	District Request
North Brookfield	North Brookfield Elementary School	1972	PK-6	334	83,000	Roof	Roof		
North Middlesex Regional	Hawthorne Brook Middle School	1979	5-8	504	99,688	Windows/Doors	Windows/Doors		
North Middlesex Regional	Squannacook Early Childhood Center	1989	PK	70	58,400	Roof	Roof		
North Middlesex Regional	Varnum Brook Elementary School	1977	K-4	574	136,047	Roof Windows/Doors	Roof Windows/Doors		
Northampton	Bridge Street School	1920	PK-5	297	60,500	Roof	Roof		
Northampton	Leeds Elementary School	1953	K-5	330	74,000	Roof	Roof		
Quaboag Regional School District	Quaboag Middle High School	1968	9-12	396	170,542	Boiler	Boiler		
Quaboag Regional School District	Warren Elementary School	1991	PK-6	467	74,000	Windows/Doors	Windows/Doors		
Quincy	Atherton Hough Elementary School	1911	K-5	267	46,549	Boiler	Boiler - Partial		
Quincy	Beechwood Knoll Elementary School	1951	K-5	355	35,820	Boiler	Boiler		
Quincy	Merrymount Elementary School	1929	K-5	346	43,750	Boiler	Boiler		
Quincy	Wollaston Elementary School	1913	K-5	350	34,576	Boiler	Boiler - Partial		

Attachment C

2016 Invitation to Accelerated Repair Program

District	School	Age of Existing Building	Grade	2015/2016 Enrollment	Existing Square Footage	Scope Requested by District	Invited Scope Recommendation	Declined Scope Recommendation	Reasons for Declined Invitation
Revere	Garfield Middle School	1989	6-8	1,312	204,884	Boiler	Boiler		
Sharon	Heights Elementary School	1955	K-5	490	85,252	Roof	Roof		
Somerville	Winter Hill Community Elementary School	1975	PK-8	428	95,000	Roof Windows/Doors	Roof Windows/Doors		
Springfield	Alfred G. Zanetti Montessori Magnet School	1964	PK-8	423	51,219	Windows/Doors	Windows/Doors		
Springfield	Thomas M. Balliet School	1948	PK-5	289	56,182	Roof	Roof		
Springfield	Balliet Middle School	1926	6-8	53	21,786	Windows/Doors	Windows/Doors		
Springfield	Kensington International School	1909	K-5	364	49,406	Roof	Roof		
Springfield	M. Marcus Kiley Middle School	1963	6-8	697	169,500	Windows/Doors	Windows/Doors		
Springfield	Mary M. Lynch Elementary School	1961	K-5	253	36,669	Roof	Roof		
Swansea	Elizabeth S. Brown Elementary School	1956	3-5	307	38,180	Windows/Doors	Windows/Doors		
Topsfield	Proctor Elementary School	1932	4-6	270	56,144	Roof	Roof		
Topsfield	Steward Elementary School	1961	PK-3	373	58,126	Roof	Roof		
Wayland	Loker School	1957	K-5	263	48,214	Windows/Doors	Windows/Doors		
Worcester	Belmont Street Community School	1970	PK-6	582	92,988	Windows/Doors, HVAC/ Boiler	Windows/Doors	Boiler	Boiler Age
Worcester	Chandler Elementary Community School	1977	K-6	501	37,621	Windows/Doors, HVAC/ Boiler	Windows/Doors Boiler		
Worcester	Gerald Creamer Center	1926	10-12	150	29,857	Windows/Doors, HVAC/Boiler	Windows/Doors, Boiler - Partial		

Attachment C

2016 Invitation to Accelerated Repair Program

District	School	Age of Existing Building	Grade	2015/2016 Enrollment	Existing Square Footage	Scope Requested by District	Invited Scope Recommendation	Declined Scope Recommendation	Reasons for Declined Invitation
Worcester	Wawecus Road School	1963	K-6	145	22,974	Windows/Doors	Windows/Doors		

Exhibit D

Invitation to Accelerated Repair Program

District	School	Age of Existing Building	Grade Configuration	2015-2016 Enrollment	Existing Square Footage	Invited Scope Recommendation
North Middlesex Regional School District	Hawthorne Brook Middle School	1979	5-8	504	99,688	Windows/Doors
	Squannacook Early Childhood Center	1989	PK	70	58,400	Roof
	Varnum Brook Elementary School	1977	K-4	574	136,047	Roof Windows/Doors
Quaboag Regional School District	Quaboag Middle High School	1968	9-12	396	170,542	Boiler
	Warren Elementary School	1991	PK-6	467	74,000	Windows/Doors
Revere	Garfield Middle School	1989	6-8	1,312	204,884	Boiler