

# Massachusetts School Building Authority

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## Next Steps to Finalize Submission of your FY 2014 Statement of Interest

Thank you for submitting your FY 2014 Statement of Interest (SOI) to the MSBA electronically. **Please note, the**

- | 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 Brian McLaughlin at 617-720-4466 or [Brian.McLaughlin@massschoolbuildings.org](mailto:Brian.McLaughlin@massschoolbuildings.org).

# Massachusetts School Building Authority

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School District Wellesley

District Contact David F Lussier TEL: (781) 446-6210

Name of School John D Hardy

Submission Date 3/20/2014



## 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 of the SOI to this city, on Qrs, 3rd 67 9700 2755 of 179 tract W n BT /
- 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

**Chief Executive Officer \***

**School Committee Chair**

**Superintendent of Schools**

Terri Tsagaris

Cathryn J. Kato

David F. Lussier

Chair, Board of Selectmen

(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 Wellesley

District Contact David F Lussier TEL: (781) 446-6210

Name of School John D Hardy

Submission Date 3/20/2014

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## Note

## 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

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

**School name of the District Priority SOI:** John D Hardy

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

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

**Facilities Plan Date:** 6/12/2012

**Planning Firm:** Symmes, Maini & McKee Associates (SMMA)

**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:**

There are four critical elements that are supporting the development of a facilities master plan in Wellesley. First, in

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**Please provide a description of the program modifications as a consequence of these teacher and/or staff reductions, including the impact on district class sizes and curriculum.**

Does Not Apply

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**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 Wellesley School Committee approved an FY15 Operating Budget of \$63,894,619 on March 7, 2014. This budget will require a \$2.8million override to be fully funded. An override vote is tentatively scheduled for May 2014. At the same time, the Town's proposed FY15 Capital Budget includes significant funding (\$929,400) for school-related building construction projects. Both the FY15 Operating and Capital Budgets must be approved at Town Meeting, which begins on March 31, 2014.

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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 45,900 gross square foot Hardy Elementary school was constructed in 1924 and is the second oldest school in the Town, with additions in 1925 and 1956. Modular's were added in 1993

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

45900

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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. 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 site consists of approximately 7.5 acres and overall site functions as intended, though some safety, accessibility, and circulation deficiencies exist. No sight lighting is provided beyond the building mounted lights and adjacent street lights.

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Name of School ----- SAMPLE SCHOOL [DRAFT] -----

**Year of Last Major Repair or Replacement: 0**

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Name of School ----- SAMPLE SCHOOL [DRAFT] -----



the recent past. Between 2007 and 2011, the District used \$8 million in debt-exclusion funds to perform significant upgrades to all elementary schools. This work focused on roofs, boilers, flooring, lighting HVAC and windows. In 2005-2006, the District also made over \$20 million worth of debt-funded improvements to the Middle School - addressing boilers, some windows, lighting, plumbing and flooring. In 2011 three new science laboratories were created within the existing footprint of the Middle School. The Town made these major investments in school buildings without the benefit of any MSBA grant funds; however, most recently the Town completed construction of the beautiful new 280,000 sf High School, which was opened in February 2012. This was funded in part with an MSBA grant. Major renovations are currently in the design phase for the Schofield and Fiske Elementary Schools.

The District engaged Symmes Maini and McKee Associates (SMMA) in 2012 to perform a detailed conditions assessment and feasibility study of all ten school buildings, and to utilize an on-line database tool to store the information. This database has been used for capital planning and maintenance purposes, and the room categorization has been established based upon the MSBA Summary of Spaces designations. Recommendations made in this report suggest that a major school building renovation program is needed for most of the school buildings. The Hardy, Hunnewell and Upham Schools were identified as schools with the highest needs.

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## 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.***

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The Hardy School was built 89 years ago and has had numerous additions since, including three portable classrooms intended for far less use, and as a result the school has building systems that are well past their service life, unreliable and inefficient users of energy. The windows are past service life and have failed in many locations. The heating system is mainly comprised of steam-heated unit ventilators, exhaust louvers in poor locations and pneumatic controls, 2 to 3 times past its service life. The system is unreliable, difficult to control, hugely inefficient and unable to provide proper ventilation – resulting in high carbon dioxide levels in the rooms. The two cast-iron steam boilers were replaced within the last 10 years; however the piping between the boilers and univents is original in many cases and there is concern as to its remaining life. Replacement of the univents, piping, exhaust and windows would greatly improve energy efficiency and the learning environment.

There are also major life safety concerns with the Hardy, as there is no sprinkler system for this structure which has large areas of wood framing, and the fire alarm system hasn



**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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The heating/ventilating and windows most impact the ability of the District to deliver its educational program. The obsolete windows affect student's ability to concentrate and learn due to solar gain excessively heating the room, air infiltration causing cold breezes, glare affecting vision and transmission of outside noise from passing vehicles, other students and grass cutting. The pneumatically controlled, steam-heat system causes even more substantial problems with the learning environment. Students in one class at the Hardy may be wearing sweaters, while students in an adjacent classroom may be in tee-shirts due to the inability to control temperatures. Moreover, the age and condition of this system does not provide nearly the 800 ppm maximum CO<sub>2</sub> ventilation rates that the Massachusetts Department of Public Health has established for schools, so Hardy students are often tired or not as focused as they otherwise would be due to the poor ventilation. These issues also affect staff in the same way.

**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.***

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Implementing corrective actions to address the cited building deficiencies will reduce energy consumption and improve both indoor air quality and the learning environment at the Hardy. As a result, the educational goals would be improved significantly. Replacing key building systems which typically have a service life of 15 to 20 years, yet have dramatically exceeded these lifespans, will also extend the overall service life of the school. It should be noted that the systems upgrades alone will not

~~resolve the awkward, serpentine-shaped and inefficient and inefficient and inefficient~~ It, th S  
Name of School ----- SAMPLE SCHOOL [DRAFT] -----



**Priority 7**

***Question 1: Please provide a detailed description of the programs not currently available due to facility constraints, the state or local requirement for such programs, and the facility limitations precluding the programs from being offered.***

Name of School ----- SAMPLE SCHOOL [DRAFT] -----

## Priority 7

***Question 2: Please describe the measures the district has taken or is planning to take in the immediate future to mitigate the problem(s) described above.***

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As in interim measure to help improve the air circulation, the district will continue to invest in the maintenance of room unit ventilators and exhaust to clean and replace parts and improve the overall performance of these units. These are clearly stop-gap measures until a more comprehensive renovation can occur.

Finally, the district, in collaboration with the Wellesley Police Department, has taken several steps to address the traffic safety issue. ~~Some visitor parking spaces were eliminated in the AM and PM to speed traffic flow of cars in and out of the school. The principal and her staff have also instituted tighter drop-off and pick-up procedures that have cut these times in half from the beginning of the year.~~ Nevertheless, the traffic safety situation at Hardy remains a standing concern that we hope to address

**Priority 7**

***Question 3: Please provide a detailed explanation of the impact of the problem described in this priority on your district's educational program. Please include specific examples of how the problem prevents the district from delivering the educational program it is required to deliver and how students and/or teachers are directly affected by the problem identified.***

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The heating/ventilating and windows most impact the ability of the District to deliver its educational program. The obsolete windows affect student's ability to concentrate and learn due to solar-gain excessively heating the room, air infiltration causing cold breezes, glare affecting vision and transmission of outside noise from passing vehicles, other students and grass cutting. The pneumatically controlled, steam-heat system causes even more substantial problems with the learning environment. Students in one class at the Hardy may be wearing sweaters, while students in an adjacent classroom may be in tee-shirts due to the inability to control temperatures. Moreover, the age and condition of this system does not provide nearly the 800 ppm maximum CO<sub>2</sub> ventilation rates that the Massachusetts Department of Public Health has established for schools, so Hardy students are often tired or not as focused as they otherwsie would be due to the poor ventilation. These issues also affect staff in the same way.

The traffic safety issue continues to lend itself to an atmosphere of anxiety at the school. In 2012, a cyclist was killed on Weston Road not far from the school at the beginning of the school year, which raised concern levels even further. That pushed some parents to stop letting their children walk to school, putting more cars on the road and making this challenge more complex.

## REQUIRED FORM OF VOTE TO SUBMIT AN SOI

### REQUIRED VOTES

If 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 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).

Name of School ----- SAMPLE SCHOOL [DRAFT] -----

### FORM OF VOTE

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

Resolved: Having convened aw6cis r1Q q 2 41.44056 784 1050 re W n BT /Fabc7 14 Tf 0 0 0 rg 1 0 0 1 10 675.44056 Tm -0.07Fn 1

