

Worcester Public Schools
Massachusetts School Building Authority
Accelerated Repair Project List and 2015 Recommendations

History of Projects

The Massachusetts School Building Authority (MSBA) approved the following projects for Accelerated Repair funding:

2012:

- Chandler Magnet School: Window Replacement
- Jacob Hiatt Magnet: Boiler Replacement
- Lake View School: Window Replacement
- May Street School: Window Replacement
- New Citizens Center: Window Replacement
- New Citizens Center: Boiler Replacement

Total Estimated Project Cost: \$9,653,128
MSBA Funding Share: \$6,612,125

2013:

- Columbus Park School: Window Replacement
- Columbus Park School: Boiler Replacement
- Tatnuck Magnet School: Window Replacement
- Worcester East Middle School: Window Replacement*
- Worcester East Middle School: Roof Replacement*
- Worcester East Middle School: Boiler Replacement
- Worcester Arts Magnet School: Window Replacement

* These projects were withdrawn by the City of Worcester / Worcester Public Schools and refiled as part of a major renovation project under the MSBA core program. The scope of the larger renovation project includes the complete replacement and upgrade of all mechanical, electrical, and plumbing systems within the school. The project will also include the replacement of the windows and roof as part of this expanded scope of work.

Total Estimated Project Cost: \$9,172,582
MSBA Funding Share: \$5,523,769

2014:

- Clark Street School: Window Replacement
- Goddard School of Science and Technology: Window Replacement
- Union Hill School: Window Replacement
- West Tatnuck Elementary School: Window Replacement

Total Estimated Project Cost: \$12,916,070
MSBA Funding Share: \$10,050,321

2015:

The Administration recommends the following projects be authorized for submittal to the Massachusetts School Building Authority for funding consideration through the Accelerated Repair Program:

- **Flagg Street School: Window Replacement**
- **Francis J. McGrath School: Window Replacement**
- **Grafton Street School: Window Replacement**
- **Grafton Street School: Boiler Replacement**
- **Jacob Hiatt School: Window Replacement**

The 2015 MSBA accelerated repair submission process is open through Friday, February 13, 2015. The traditional major renovation/replacement submission process is open through Friday, April 10, 2015.

In addition to these Accelerated Repair Projects, the WPS Administration will forward for review and consideration projects to be considered for major renovation or replacement at a subsequent time. Also to be included in this report will be an updated WPS Facility inventory report and well as a multi-year recommendation for future Accelerated Repair projects.

The following pages describe the MSBA process and the recommended Accelerated Repair projects.

MSBA Statements of Interest Overview:

A separate Statement of Interest must be submitted for each existing school for which the city, town, or regional school district may have an interest in applying to the MSBA for a grant. The SOI requires the city, town, or regional school district to: (1) identify the priority category(s) (set forth below) for which it is expressing interest, (2) provide a brief description of the facility deficiencies that the district believes it has and how those deficiencies align with the eight statutory priorities, and (3) provide any readily-available supporting documentation.


Pursuant to M.G.L. c. 70B, § 8, the MSBA shall consider applications for school construction and renovation projects in accordance with the priorities listed below. A district may designate as many categories as may apply to that particular school facility.


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, as determined in the judgment of the Authority;
2. Elimination of existing severe overcrowding, as determined in the judgment of the Authority;
3. Prevention of the loss of accreditation, as determined in the judgment of the Authority;
4. Prevention of severe overcrowding expected to result from increased enrollments, which must be substantiated, as determined in the judgment of the Authority;
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, as determined in the judgment of the Authority;
6. Short term enrollment growth, as determined in the judgment of the Authority;
7. Replacement of or addition to obsolete buildings in order to provide a full range of programs consistent with state and approved local requirements, as determined in the judgment of the Authority; and
8. Transition from court-ordered and approved racial balance school districts to walk-to, so-called, or other school districts, as determined in the judgment of the Authority.

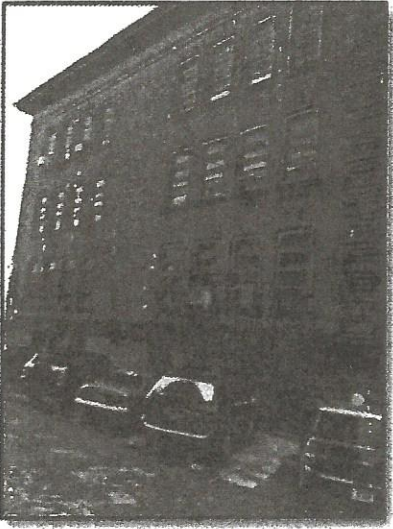
MSBA Process Overview:

1. **Identify the Problem:** Local community identifies deficiencies in school facilities through the Statement of Interest process
2. **Validate the Problem:** MSBA and local community work together to validate deficiencies identified
3. **Evaluation of potential solutions:** MSBA and local community work in collaboration to identify potential solutions
4. **Confirm the solution:** MSBA and local community agree on solution and appropriate course of action
5. **Implement the agreed upon solution:** MSBA and local community continue collaboration through design and construction

2015 Recommended Accelerated Repair Projects


Flagg Street School	Window Replacement
	<p>The Flagg Street School was built in 1953, an addition was added in 1968.</p> <p>The window systems are original to the building. Many windows are single-pane, fixed units and do not open. Of the windows that do open, primarily small upper and lower windows, they have metal frames around them and the entire outer frame is all wood which have significant damage in area.</p> <p>The window units are energy poor and are unable to open at this point. Energy efficient windows that can be opened for ventilation are needed.</p>

Francis J. McGrath Elementary School	Window Replacement
	<p>The McGrath Elementary School was constructed in 1977 and has its original window systems, primarily single-pane units of various sizes. The sliding mechanisms on these windows have failed over the years and are beyond repair.</p> <p>These single pane window units are energy poor and are extremely difficult to open. New energy efficient units that open for ventilation are needed</p>

Grafton Street School	Window Replacement
	<p>The Grafton School site comprises of two separate buildings.</p> <p>The original double-hung wooden windows have been replaced with a metal frame double-hung window with single-pane glass. Energy-efficiency properties are very poor. Although the vast majority of windows can be opened and closed for ventilation purposes, they present a physical challenge to accomplish this. It is estimated that the present windows are approximately forty years old.</p> <p>New energy efficient units that open for ventilation are needed for both buildings.</p> <p>Grafton # 1 was constructed in 1879. This building has six different window sizes throughout the building and the ground-level windows are blank panels.</p> <p>Grafton # 2 was constructed in 1899. These windows are aluminum sash and there are seven different sizes in this building. Some do not have any glazing around them, caulking is around the entire window frame. All windows throughout this building were designed to open to the outside.</p>

Grafton Street School	Boiler Replacement
	<p>Grafton Street School consists of two separate buildings each having its own boiler room. Each building consists of two boilers, pumps, controls, and tanks. The equipment in each building in circa 2000 and is in need of modernization.</p> <p>Building 1- has 2 steam boilers that are both performing at far less than peak efficiency. They are both in tough condition and do not provide the optimum redundancy that is needed to properly heat the building.</p>

	<p>Building 2 – is running on only one boiler (an emergency transplanted boiler) that is also underperforming and in need of replacement. The second boiler in building 2 is not running at all. There is no backup if boiler 1 should go down.</p> <p>Recommend replacing the boiler rooms in both buildings with high efficiency boilers and all peripheral equipment to provide the proper level of comfort and redundancy that is required.</p>
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Jacob Hiatt Magnet School	Window Replacement
	<p>The Jacob Hiatt Magnet Elementary School was built in two sections. The original section was built in 1963 with a major addition and renovation in 1990. The present window system is the same age as the facility addition and renovation of 1990. These windows shown in the pictures below are located on the right side of the building and are double-paned, fixed units and do not open.</p> <p>The glazing seals on the majority of these window units have failed eliminating their energy saving properties. New energy efficient units that can be opened for ventilation are needed.</p>