

# Massachusetts School Building Authority

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## Next Steps to Finalize Submission of your FY 2021 Statement of Interest

Thank you for submitting your FY 2021 Statement of Interest (SOI) to the MSBA electronically. **Please note, the District's submission is not yet complete.** The District is required to mail all required supporting documentation, which is described below.

**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.

- **School Committee Vote:** Submittal of all SOIs must be approved by a vote of the School Committee.
  - 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.
- **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.
  - Regional School Districts do not need to submit a vote of the municipal body.
  - 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.

**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 SOI will not be considered complete unless and until a summary of the accreditation report focused on the deficiency as stated in this SOI is provided.

**ADDITIONAL INFORMATION:** In addition to the information required above, 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 the MSBA at 617-720-4466 or [SOI@massschoolbuildings.org](mailto:SOI@massschoolbuildings.org).

## Massachusetts School Building Authority

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School District Shrewsbury

District Contact Keith Baldinger TEL: (508) 841-8513

Name of School Floral Street School

Submission Date 5/20/2021

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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 mail hard copies 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 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 in a format acceptable to the MSBA. If Priority 1 is selected, your SOI 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. If Priority 3 is selected, your SOI will not be considered complete unless and until you provide a summary of the accreditation report focused on the deficiency as stated in this SOI.

**LOCAL CHIEF EXECUTIVE OFFICER/DISTRICT SUPERINTENDENT/SCHOOL COMMITTEE CHAIR  
(E.g., Mayor, Town Manager, Board of Selectmen)**

Chief Executive Officer *	School Committee Chair	Superintendent of Schools
(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.

## Massachusetts School Building Authority

School District Shrewsbury

District Contact Keith Baldinger TEL: (508) 841-8513

Name of School Floral Street School

Submission Date 5/20/2021

### Note

#### 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.

**SOI Program:** Accelerated Repair  
**Potential Project Scope:** Accelerated Repair  
Roof

**Is this SOI the District Priority SOI?** No

**School name of the District Priority SOI:** Oak Middle School

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

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

**Facilities Plan Date:** 1/1/2021

**Planning Firm:** LPAA

**Please provide a brief summary of the plan including its goals and how the school facility that is the subject of this SOI fits into that plan:**

Detailed inspection and review of all school buildings and operations completed on 10/15/1997

**Please provide the current student to teacher ratios at the school facility that is the subject of this SOI: 22 students per teacher**

**Please provide the originally planned student to teacher ratios at the school facility that is the subject of this SOI: 22 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.**

2017 - 2022 strategic plan voted in December 2017 Fiscal 22 budget document - May 2021 Five year financial forecast - January 2021 Recommendation to Authorize "Phase 1" Budget Reductions for Fiscal Year 2021

**Please include a hard copy of these report(s)/document(s).**

**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?** see attached list

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

Due to financial distress we had 13.8 FTE teacher layoffs for FY 21 made worse by Covid, but the community just supported a 9.5 Million dollar override in May of 2021 which remedies and stabilizes our financial situation for the future.

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

**If "YES", how many staff positions were affected?** 16

**At which schools in the district?** see attached list

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

Due to financial distress we had 15.8 Staff layoffs for FY 21 made worse by Covid, but the community just supported a 9.5 Million dollar override in May of 2021 which remedies and stabilizes our financial situation for the future.

**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.**

see attached document

**Please provide a description of the local budget approval process for a potential capital project with the MSBA. Include schedule information (i.e. Town Meeting dates, city council/town council meetings dates, regional school committee meeting dates). Provide, if applicable, the District's most recent budget approval process that resulted in a budget reduction and the impact of the reduction to the school district (staff reductions, discontinued programs, consolidation of facilities).**

see attached document

## 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).

Floral Street School was built in 1997 and is still in its original configuration with no additions. The building is a steel framed masonry structure with a brick exterior. It has a pitched roof with asphalt roofing shingles. Floral Street Elementary School serves grades 1 through 4.

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

94000

**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 Floral Street School is a stand alone building on a dedicated property for school use in a residential neighborhood setting. The site has no other public or private buildings on the site, and the building is for elementary school purposes only. There are no known site elements that would impact this project.

**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)

Floral Street School 57 Floral Street Shrewsbury, MA 01545

**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).

Typical building envelope includes exterior veneer brick with CMU interior with steel studs and gypsum interior walls. The roof structure includes fiberglass based asphalt shingles, full coverage ice and water barrier, vented and insulated nail base on a steel deck with a steel structure. Windows are aluminum framed double glazed

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

**Year of Last Major Repair or Replacement:(YYYY)** 1997

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

Initial construction

**Roof Section** A

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

**Area of Section (square feet)** 58157

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

Asphalt architectural roof shingles, with full coverage ice and water barrier, aluminum drip edge, neoprene and aluminum boot flashing and ridge vents.

**Age of Section (number of years since the Roof was installed or replaced)** 24

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

October 2020 replaced 4 vent boot flashings and approximately 300 square feet of shingles and ice and water barrier. Shingles were degrading and a further roof inspection showed this same issue throughout the roof.

**Window Section** A

**Is the District seeking replacement of the Windows Section?** NO

**Windows in Section (count)** 52

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

Double Pane aluminum framed awning style windows

**Age of Section (number of years since the Windows were installed or replaced)** 24**Description of repairs, if applicable, in the last three years. Include year of repair:**  
no repairs**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).**

There are no known problems with the electrical system other than normal repairs to lighting fixtures, outlets and switches

There are no major issues with the plumbing or mechanical systems other than normal wear.

The HVAC systems are reaching their end of life but still operate well, with the exception of 4 unit ventilators designed to cool and heat small spaces, but they are scheduled for replacement with FY22 capital funds

**Boiler Section** 1**Is the District seeking replacement of the Boiler?** NO**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 for two clear fired Cleaver Brooks boilers

**Age of Boiler (number of years since the Boiler was installed or replaced)** 24**Description of repairs, if applicable, in the last three years. Include year of repair:**

Normal cleaning and maintenance performed each year

Two boiler hot water pumps replaced in December of 2020

**Has there been a Major Repair or Replacement of the HVAC SYSTEM?** NO**Year of Last Major Repair or Replacement:(YYYY)** 2013**Description of Last Major Repair or Replacement:**

Replacement of failed DDC controls. Project value was \$18,000

**Has there been a Major Repair or Replacement of the ELECTRICAL SERVICES AND DISTRIBUTION SYSTEM?** NO**Year of Last Major Repair or Replacement:(YYYY)** 1997**Description of Last Major Repair or Replacement:**

No major repairs

**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).**

The building interior includes painted gypsum wallboard throughout with wood case and millwork. The flooring includes ceramic tile in the lobby and cafe areas with carpet in all hallways. Stairwells are rubber flooring.

Classrooms have a combination of carpet and VCT tile typically 70%carpet and 30% VCT. Ceilings in most spaces are suspended 2'x4' tile. Lighting is all t-8 fluorescent except for the gymnasium which has been recently upgraded with LED lighting.

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

Floral Street School currently educates students in grades 1-4. It provides a full elementary level curriculum and has adequate space for Physical Education, Art, and Music. Further, the district offers a before and after school care program on a fee basis to parents.

With the opening of a new elementary school [Major Howard Beal School] this coming August 2021 and associated elementary zone redistricting, Floral Street School is well-positioned to accommodate all assigned students in the years ahead. Internal and external enrollment forecasts do not indicate the need to expand this school in the foreseeable future.

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

There are 33 standard classrooms 1 music room and 1 art room that average 940 square feet each. There are also 6 special education spaces totaling about 3000 square feet. The Cafeteria/auditorium is approximately 6200 square feet. The gymnasium is 7900 square feet and the media center is 2600 square feet. Building updates have been limited to cosmetic repairs and hallway carpet replacement.

**CAPACITY and UTILIZATION:** Please provide the original design capacity and 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).

Current enrollment is 674 students with original design capacity at 660 students. All classroom spaces are being used as initially designed except one space that was initially a computer classroom, but is now a regular classroom. The teachers lounge was also converted to a standard classroom around 2010 and is a 900 square foot space. The building is not considered over crowded.

**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).

The Public Facilities Division follows standard maintenance practices to keep the building operating correctly



**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 current asphalt shingle roof which consists of 58,157 square feet of roof area is 24 years old, and original to the building. The entire roof has ice and water barrier coverage over a plywood, insulated and vented system over a steel deck. A inspection of the roof conducted in the fall of 2020 revealed that the asphalt shingles are degrading and brittle. In some areas the shingles are detaching from the roof and we have had to do some repairs and replacement of them. We have also replaced multiple roof vent flashing boots, as they have also begun to fail. We are also seeing minor leaks at the lower portion of the roofs in some areas which are typically caused by ice damming.

**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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The Public Buildings Division is doing bi-annual roof inspections, and repairing any issues found to prevent leaks or degradation of the roof system.

## 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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Currently there is no impact to the School district's educational program, but replacing the roof will prevent any future impacts. Health and safety of students and staff is priority one. Roof leaks that allow moisture into the building envelope could cause failures in building systems or create air quality issues which could impact health, safety and of course also have financial implications. The goal is to prevent these issues from happening

## 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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The building has an expected 50 year life span, replacing the roof at the 25 year point will allow the roof system to last the full life of the building and protect all of the building systems and maintain the health and safety of the students and staff.

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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):**

Todd Jankowski Owner/President

Applied Roofing Systems Inc.

Mail: P.O. Box 1248 Webster, Ma. 01570

Applied is the Town Of Shrewsbury's roof repair contractor which inspects and repairs our buildings roofs.

**The date of the inspection:** 11/17/2020

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

The asphalt roofing shingles have reached the end of life and are degrading, brittle and detaching from the roof structure.

# Vote

## 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 May 25, 2021, prior to the closing date, the  
Board of Selectmen [City Council/Board of Aldermen,

Board of Selectmen/Equivalent Governing Body/School Committee] of Shrewsbury [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 May 20, 2021 for the  
Floral Street School [Name of School] located at

57 Floral Street, Shrewsbury MA, 01545 [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

Replacement of 58,147 square feet of asphalt shingle roofing system

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.

**Chief Executive Officer \*****School Committee Chair****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.