

FACILITY MASTER PLAN REPORT

April 28, 2021

Updated March 21, 2023

**STOUGHTON PUBLIC SCHOOLS
SCHOOL COMMITTEE**

The Facility Master Plan Committee (FMPC) is composed of The Superintendent of Schools, The Director of Maintenance and Operations, one School Committee representative, and members appointed from the community. The FMPC met for the first time in February 2020 and then due to COVID started meeting again on November 5, 2020, culminating in two reports to the School Committee; one on January 26, 2021 and the second on April 28, 2021. Members of the FMPC were Dr. John Marcus, Joyce Husseini, Katie Pina Enokian, Richard Fitzgerald (chair), Lou Gitto, and Seamus Fennesey.

The FMPC evaluated materials including the 2017 Facility Master Plan, the South School SOI, selected reports on current school building projects from the MSBA, the HVAC evaluations completed by CES (completed in response to COVID) and discussed both the physical building deficiencies and the educational deficiencies.

Attached you will find several documents in support of our finding, many of which were developed by the FMPC in place after the completion of the 2010 Facility Master Plan. Ms. Husseini, Mr. Fitzgerald, and Mr. Gitto served on that committee.

Appendix A is the School Building Replacement Schedule developed by the original FMPC committee and presented to the School Committee in 2015. It has been updated as of March 2023. The findings on the replacement schedule also have a timeline for MSBA submittal. While the proposed MSBA submittal dates are no longer valid, the order of replacement based on the physical and the educational needs remains the same. The priority school for replacement is the South Elementary School. At the time of the 2010 report it was voted by the School Committee to submit SOIs for both the High School and the South School, with the priority SOI being the High School for the reasons of potential loss of accreditation and because changes in High School design had the largest impact on the delivery of curriculum. It was noted in evaluations done by the MSBA and our own supporting documentation that the South School was in greater need based on the condition of its physical components.

Following is the proposed order of school building replacement/renovation:

- 1. South Elementary** (Built 1958/1967)
- 2. O'Donnell Middle School** (Built 1960/1967/1995)
- 3. Wilkins Elementary** (Built in 1951/1954/1962)
- 4. Jones ECC** (Built 1930/1954)
- 5. Hansen Elementary** (Built 1962)
- 6. Dawe Elementary** (Built 1969)
- 7. Gibbons Elementary** (Built 1971)

When a SOI is submitted to the MSBA in the future it would be prudent to consider the evaluation of more than one building for possible combination during the Feasibility Study to provide the most fiscally responsible approach to building replacement now, and for the streamlining of construction, operating, and replacement costs for the future. The trend for towns of our size is to have elementary buildings with student populations of 400 or more. It is more economical to build fewer but larger buildings for administrative cost savings, operations and maintenance savings, and construction cost on a per square foot basis. Such considerations would almost certainly realign school districts to achieve such savings.

Appendix B is the district and school profiles with current building age and building size as of March 2023.

2017 Facility Master Plan

The summary sheets from the 2017 Facility Master Plan (Appendix C) show the cost per building of systems found to be in deficit and range from life safety concerns to deferred maintenance. The notes column on the tables indicates where items are either completed, partially completed, or ongoing maintenance and repair as of March 2023. Below is a summary of the findings of the master plan. Note that the High School and South School were not included in this study and that the potential exists for the need of system replacements/repairs for the South Elementary before a new school is constructed. The evaluation of the Jones School was completed prior to the conversion of space for the District Office. While rooms were remodeled and air conditioning added to the District Office, it was built on top of old steam boilers and aging mechanical systems that were not upgraded and are a liability to the life of the building. In addition, the remodeling of the Early Childhood classrooms created an educational deficiency where it did not exist prior.

2017 Facility Master Plan Summary

A Facility Master Plan is an evaluation of individual building components that are assessed against their original design standard with a cost associated to bring the system back to its original operating condition. To put this in perspective, the most recent elementary school was constructed 52 years ago and the middle school was built 64 years ago. Changes in building systems, technology, and changes in education also require considerations in the sections “Building Life Cycle” and “Educational Deficiencies” below. This is important to remember when evaluating the true cost of upgrading and even maintaining a building. Any single line item from the Master Plan speaks to a single building component, but in many cases, there are interdependent components that make up a system. Replacing a boiler in a newer building is fairly straightforward. Replacing a boiler in an older building with a failing steam distribution system could involve the replacement of piping and control systems throughout the building and require many months of classroom closure and disruption as well as a considerable price tag.

The Facility Master Plan does not address systems that are not currently part of the buildings but are now considered standard in school building, nor does it quantify the deficiencies such as classroom size or technology infrastructure that are critical to the delivery of the curriculum.

The Master Plan is a valuable tool in assessing the condition of existing systems. It is however not a realistic expression of the actual cost, nor does it address the functionality of the building.

The table below shows a cost comparison for each school beginning with the 2017 Master Plan repair costs as outlined in the 2017 Facility Master Plan. The costs in the following columns are a cost escalation of the figures that were prepared in 2021 by Mr. Fennesey, an FMPC member in the business of building cost estimation and with extensive experience in school building projects. The 2017 Current Value column is an estimation of the 2017 values with an escalation rate to bring them up to today’s dollar value. The following Extensive Renovation column indicates the cost to bring a building up to code in all areas and updating building components to current standards, but staying within the same building footprint and square footage. While this would address the physical problems with the building and extend the building life, it does not address the shortcomings of the building in being able to deliver

the education plan, or the classroom sizes that are undersized by today’s standards. The last column is the approximate cost based on today’s student enrollment for both the extensive renovation and a building addition to help meet space needs. It provides a building that conforms to MSBA space requirements but does not necessarily solve space deficiencies in individual classrooms, nor does it include potential site redevelopment costs. Neither the extensive renovation or the additional and renovation costs include the cost of relocating the students and staff during renovation. It is a building only cost and not inclusive of furnishings or soft costs.

OPTION 1

SCHOOL	2017 MP Est. Cost ¹	2023		
		Repair Est. Cost ²	Extensive Reno Est. Cost. ³	Addition/Reno. or New Building ⁴
South <i>(Orig. Built: 1958)</i>	N/A	N/A	N/A	\$43M+
OMS <i>(Orig. Built: 1960)</i>	\$7,791,560	\$11,814,498	\$50,388,500	\$130M+
Wilkins <i>(Orig. Built: 1951)</i>	\$2,918,637	\$4,425,588	\$23,454,000	\$48M+
Jones ECC* <i>(Orig. Built: 1930)</i>	\$2,791,424	\$4,425,588	16,264,250	\$25M+
Hansen <i>(Orig. Built: 1962)</i>	\$2,558,046	\$3,878,817	\$18,038,150	\$41M+
Dawe <i>(Orig. Built: 1969)</i>	\$3,900,112	\$5,913,818	\$33,116,500	\$56M+
Gibbons <i>(Orig. Built: 1971)</i>	\$3,732,392	\$5,659,501	\$23,654,600	\$52M+
Total	\$23,692,171	\$36,117,810	\$164,916,000	\$395M+

* repair values prior to renovation

- 1) Total estimated cost of repairs from the 2017 Facility Master Plan
- 2) 2017 estimated cost of repairs with escalation
- 3) renovations to bring building to code and systems to current technology, does not address space
- 4) Total renovation and addition to address total space needs but still leaves classrooms largely as is

OPTION 2

	SCHOOL	2021	2023
		Addition/Reno. or New Building ⁴	Addition/Reno. or New Building ⁴
PHASE I 2021-2027	Expanded South	\$56M+	\$74M+
	- Build a larger 550-600 student building to include more students and redistrict. Repurpose Wilkins (possibilities include relocated Early Childhood Center, Special Ed Collaborative, Centralized IT Services, Administrative Space, After School Programming, Parent-Child Engagement ...)		
PHASE II 2027-2033	OMS	\$96M+	\$130M+
	Build New Middle School		
PHASE III 2033 ->	Dawe or Gibbons	TBD	\$50M+
	- Addition to or new larger elementary school to include Hansen students and redistrict Permanent relocation of ECC under Phase III or IV		
PHASE IV	Dawe or Gibbons	TBD	\$79M+
	Addition, renovation, or new building		

OPTION 1 (two buildings, 2023 costs)	\$91M+
Building 2 (Wilkins) future cost escalation	\$10M
OPTION 1 Total (two bldg. with cost escalation)	\$101M
OPTION 2 (one larger building)	\$74M+
Potential Savings	~ \$27M

Option 1 - Build a 250 student South Elementary School to replace the existing South School.

Option 2 - Assess the entire building stock and choose the best path forward to chart a path of building that leaves us with the most sustainable future.

Options 2 Potential Benefits and Cost Savings

- Stronger educational opportunities in larger buildings with more staff and space. Better educational experiences for more students and staff sooner.
- Phase I cost savings of building one larger elementary for 550 students vs. two elementary schools at 250 and 300 students each, saving \$27M-\$40M over 20 years

- Better programming for the Early Childhood Center leads to more options for families.
- Opens more spaces for potential income generating programs, or in-house programs (Parent-Child, etc).
- Efficiencies in utilities, administration, maintenance, materials/supplies, traveling/staffing.
- Eventually removes two or three old buildings from stock and either returns them to the Town for other public uses or for development.
- Opens more land for other uses (police, fire, recreation, etc).

New Elementary School Building Project Update March 2023

The May 2021 Annual Town Meeting voted for \$750,000 to be used on the Feasibility Study for the Building Project. On December 6, 2021, Special Town Meeting revoked the \$750,000 to fix a clerical error in the May motion.

The South Elementary School Building Committee met for the first time on November 16, 2021 to discuss the design enrollments offered by the MSBA. Recognizing that the initial design enrollments for the project were too low; the SBC petitioned the MSBA to raise the design enrollments. After discussion in December 2021, the MSBA agreed to raise the design enrollment to 225 for a South School only replacement and 515 for a larger school that would allow for redistricting bringing the total number of elementary schools from five to four. In the Spring the Feasibility Study Agreement was finalized and Stoughton was invited into the Feasibility Study Phase of the project by the MSBA on March 2, 2022. The Feasibility Study required us to evaluate all options; Renovation of the South School, Addition/Renovation of the South School for a larger school, Alternatives for a new school on the current school site and the adjacent Line Lumber property at both design enrollment options.

Immediately after the March 2, 2022, MSBA vote, the SBC began the MSBA Procurement process for the Owner's Project Manager. Over the Summer of 2022, the Owner's Project Manager, Vertex, (formally Compass) was chosen to oversee the project. In the Fall of 2022, the SBC completed the MSBA process and hired the Designer, Drummey Rosane Anderson (DRA). Both of these firms represented Stoughton well during the Stoughton High School Building Project. With both the OPM and Designer completing the Project Management Team, the Feasibility Study could continue.

In January and February, the School Building Committee hosted four Community Forums to help citizens understand the project. The next one is scheduled for 10:00 a.m., April 1, 2023 at Stoughton High School. The Project Management Team has been working on the first two submissions to the MSBA, The Preliminary Design Program due to the MSBA on April 4, 2023 and Preferred Schematic Report due July 5, 2023. The Preliminary Design Program includes the Educational Program, Initial Space Summary, Evaluation of Existing Conditions, Site Development Requirements, and Preliminary Evaluation of the alternatives. The Preferred Schematic Report includes a Final Evaluation of the Alternatives, Preferred Solution, and Consolidation Decision.

The School Building Committee has requested an additional \$250,000 at the 2023 Annual Town Meeting in order to complete the Feasibility Study. Costs have escalated in the past two years. In addition to the Owner's Project Manager and Designer which were part of the original budget, additional consultants are needed to assist with a redistricting plan, land survey and geotechnical borings, as well as traffic evaluations and knowledge of any hazardous material abatement.

Appendix D is a summary of open capital projects and their status as of March 2023. In order to provide enhanced security to today's standards we have articles that address security and building deficiencies identified in the FMP currently in progress. In addition, there is a summary of potential capital projects.

Building Life Cycle

It is often mentioned that a building has a life of 40 to 50 years. We do not tear down a building in 40 to 50 years, but we do need to address the components that have passed their life cycle because of technological or other service delivery changes, and need to be replaced or upgraded to current standards. Over the life of a building, the operating cost of a building can be several times the construction cost, and replacement of systems can extend the life of the building. Appendix E is a chart from the NASA Deferred Maintenance Parametric Estimating Guide that shows the life cycle of standard building components as expressed in the second line – Useful Life in years. The category of components mirrors the categories in the Facility Master Plan. These are system milestones to keep in mind when deciding between updates vs. replacement of systems. Many of our base systems are two or three times past their useful life.

Educational Deficiencies

As imperfect as it is to attach a real value to the replacement cost of systems, it is harder still to assign a cost to the educational deficiencies. Standards for the required square feet per classroom have evolved at both the elementary and secondary levels and now include flexible space for small group work, and dedicated science instruction space. There is also the need for additional classroom space at some of our elementary schools so that programs such as those for English Language Learners (EL) and Special Education (SPED) students can be provided in the district where the students live. Other space and layout considerations include basic safety and security of building layout, providing adequate daylight, and the minimization of noise. These all play a factor in the educational experience and the health of both students and employees.

Unaddressed Items and post COVID building

In the 2017 Master Plan, several of the schools have line items for the abatement of pipe insulation, 9x9 vinyl tiles, and other asbestos containing materials. There is no value assigned to these items. At a school built prior to 1960, the flooring that either contains asbestos in the tiles or in the mastic will become a critical issue. If you estimate that two thirds of the floor area of our older building contains such tile, you have about 250,000 square feet of flooring that will need removal and replacement in the future.

It is critical that we consider how systems impact the health of our building occupants. COVID has changed the decision process for what is critical to address and what system choices we would make today that may not have been chosen even just a year ago. COVID has put the spotlight on fresh air exchanges that have implications beyond just the spread of an infectious disease. The air quality in schools is also important in the management of childhood asthma, the number one chronic condition in children impacting close to 30% of the population.

Preparedness for unknown future health threats can be addressed by considering the tenets of the DEP Indoor Air Quality for Schools programs and WELL Building Standards as we think about systems upgrades and building replacement/renovation projects.

School/Town Owned Property

Stoughton is a fairly built out town with few large publicly owned parcels suitable for building large schools and attendant outdoor space for athletic fields, other school use, and parking, as shown in the Feasibility Study for the High School. With this committee's recommendation of prioritizing the OMS for replacement and the possible consolidation of elementary schools, larger tracts of land than the current school sites may be required.

Although many of our elementary schools sit on parcels adequate for construction of a replacement building, the site chosen for construction is determined by the Feasibility Study. With consideration given to the potential combination of elementary districts it is less critical to stay within the geographic constraints of a single district.

Building Observation Summaries

Following is a summary of items that the FMPC noted during discussion of each building in 2021 and has been updated for this report. The educational deficiencies are the greatest at the buildings with the most physical need, thus not impacting the priority order of building replacement.

O'Donnell Middle School

815 students

Grades 6-8

Built in 1960/1967/1995

144,000 SF

69 Classrooms

- Rooms are severely undersized.
- Science rooms lack running water in all but one room.
- Science rooms lack eye wash stations that meet code.
- Stairways need to be replaced throughout to meet code.
- Floor tiles in need of replacement.
- There are very few sinks in classrooms and all sinks need to be modified to meet ADA code.
- Interior doors in need of widening or removal of obstructions (lockers) to allow adequate door swing for ADA access. Doors hardware also needs to be replaced to provide access and consistent security.
- Foundation cracking and masonry in need of repointing.
- Total ceiling replacement with 2x2 grid and tiles is required due to sagging tiles from years of humidity.
- Ventilation and exhaust needs improvement as it impacts the operation of some electronics and the life of building materials.
- Hallways are dark and narrow.
- Layout of the building does not facilitate the segregation of grade levels and is not grouped ideally to facilitate the team model.
- Restrooms and locker rooms in need of plumbing replacements.
- Recently updated fire panel but wiring runs through tunnels that are often wet and cause malfunctions.
- Electrical service in need of additional subpanels.
- Univents are in poor condition and have supply and exhaust on the same wall leading to a less than ideal air circulation.
- OMS hosts a large summer school program and would benefit from air conditioning.

Summary

The Committee suggests prioritizing OMS as the next building replacement after the South Elementary.

Grade - D

Hansen Elementary

264 students

K-5

2 sections per grade

Built in 1962/1966

36,821 SF

24 classrooms

- The Learning Commons is classroom sized and not appropriate to hold all the resources and full classes of students.
- The flooring is almost entirely 9" ACT (asbestos containing tiles).
- Music is sharing a space with another specialist classroom with insufficient space for storing materials and instruments.
- Instrument practice rooms and other storage spaces have been converted to offices.
- There is no breakout space for small group work.
- The average classroom is 829 SF with usable floor space of ~750 SF.
- The cafeteria is large but the kitchen is vastly undersized with insufficient food storage space.
- EL and services share space.
- The gym is undersized.
- Areas converted for student use lack ADA access.
- Main office is undersized.

Grade – C

Wilkins Elementary

312 students

K-5

Built in 1951/1954/1962

47662 SF 27 classrooms

- Safety concerns with building layout.
- Steam boilers and obsolete HVAC create rooms where heat cannot be controlled without opening windows in winter.
- Major cracks in walls and floors at building addition joints.
- Critical need for flooring replacement. All but the recently replaced gym hallway and cafeteria are 9" ACT.
- Art room is a windowless basement space with moisture issues.
- Learning Commons undersized and unable to provide full STEM resources consistent with Triennial Plan.
- Classroom size is limited and lacks flexibility.
- Undersized gym, cafeteria, and kitchen.
- Parcel is small and has no usable green space.
- Playground is a Town playground and creates a security issue with the mix of users.
- Drop off and pickup create a system that precludes children from using the playground in the morning due to cars on the playground blacktop.

- Adjacent to the courthouse which has recently been utilized for criminal trials with entry for defendants directly adjacent to classrooms.
- Courthouse does not notify the school regarding the presence of dangerous persons.

Grade C-

Jones Early Childhood Center

104 Preschool students

Pre-K, District Offices, and leased space

Built in 1930/1954

43,200 SF

- **Reconfigured Pre-K spaces do not support early childhood education needs**
- Single hallway is a security concern.
- The noise from the heating system is not conducive to special needs education (ECC) or for conducting business (District).
- Steam boilers that provide uneven heat. Not unusual for there to be a 20-degree variance between sides of the building. Windows often open in winter for relief from the heat.
- District Office retrofitted AC provides inadequate fresh air intake and univents not present in most of the 1930 structure. Opening windows is the only way to provide fresh air in some spaces.
- The Jones kitchen was converted to leased office space.
- All flooring on the educational side in need of replacement.
- Inadequate electrical service to support current technology.

Committee suggests looking for opportunities to integrate the Early Childhood Center into future elementary building plans.

Grade C-

Dawe Elementary

380 students

K-5

Built in 1969

67,600 SF

32 classrooms

- Building in good condition with relatively new roofs, windows and doors, and boilers.
- Sited on large parcels and set back from the main road to allow for adequate traffic flow.
- Flooring is an issue but less critical than most schools. Dawe cafeteria floor needs replacement.
- Hallways are wide and classrooms are on the large side for the district, but undersized by today's standard. They lack flexibility and breakout spaces.
- Sinks need to be upgraded to meet ADA requirements.

- ADA upgrades to some door swings for access.
- Gyms, Cafeteria and Kitchen are all adequately sized.
- Learning Commons is divided into two learning spaces with no sound barrier between classes.
- Building lacks storage. Storage closets converted to offices. Small conference spaces converted to delivery of services.

Grade – B

Gibbons Elementary

349 students

K-5

Built in 1971

67,600 SF

32 classrooms

- Building in good condition with relatively new roofs, windows and doors, and boilers.
- Sited on large parcels and set back from the main road to allow for adequate traffic flow.
- Flooring is an issue but less critical than most schools. Gym floor needs replacement.
- Hallways are wide and classrooms are on the large side for the district, but undersized by today's standard. They lack flexibility and breakout spaces.
- Sinks need to be upgraded to meet ADA requirements.
- ADA upgrades to some door swings for access.
- Learning Commons, Gyms, Cafeterias and Kitchens are all adequately sized.
- Building lacks storage. Storage closets converted to offices. Small conference spaces converted to delivery of services.

Grade – B

APPENDIX A

School Building Replacement Schedule

Priority	Building	Age	MSBA Submittal?
1	South Elementary School	1958	2014-2021
2	O'Donnell Middle School	1960	2025
3	Wilkins Elementary School	1951	2021
4	Jones Early Childhood Center	1930	N/A
5	Helen H. Hansen Elementary School	1962	2030
6	Joseph H. Dawe Elementary School	1969	2035
7	Joseph R. Gibbons Elementary School	1971	2040

APPENDIX B

District Profile

	<i>Stoughton High School</i>	<i>O'Donnell Middle School</i>	<i>E.A. Jones School</i>	<i>Helen Hansen Elementary</i>	<i>South Elementary School</i>	<i>Wilkins Elementary</i>	<i>Joseph R Dawe Elementary</i>	<i>Joseph H Gibbons Elementary</i>
Address:	232 Pearl St	211 Cushing St	137 Walnut St	1800 Central St	131 Ash St	1322 Central St	131 Pine St	235 Morton St
Grades	9 - 12	6 - 8	Pre-K	K - 5	K - 5	K - 5	K - 5	K - 5
Age / Class								
Original	2019/1st	1960 / 1st	1930 / 2nd	1962 / 1st	1958 / 1st	1951 / 1st	1969 / 1st	1971 / 1st
Addition #1:		1967 / 1st	1954 / 1st	1966 / 1st	1967 / 1st	1954 / 1st		
Addition #2:		1995 / 1st				1962 / 1st		
Bldg Size:(Sq Ft)	215,000	144,000	43,200	36,821	38,000	47,662	67,600	67600
Site Size(Acres)	20	15	2	18	22	4	36	10
Assessed Value:	\$98,425,250.00	\$37,559,496.00	\$11,142,694.00	\$9,205,584.00	\$9,485,683.00	\$11,671,341.00	\$16,363,891.00	\$16,363,891.00
Classrooms:	85	69	23	24	22	27	33	32
Students	1073	815	132	264	281	292	380	349

Stoughton High School

Address:	232 Pearl St
Grades	9 - 12
Original Construction:	2019/1st
Bldg Size:(Sq Ft)	215,000
1st Fl	86,625
2nd Fl	86,625
3rd Fl	41,750
Site Size(Acres)	20.0
Assessed Value:	\$98,425,250.00
Classrooms:	85
Non-Classroom/Ofc:	99
Restrooms:	42
Mechanical:	25
Capacity:	2006
Stories:	3
Parcel ID#	055_010
Parking Spaces:	134 Student, 237 Staff, 11 HP, 8 EV

O'Donnell Middle School

Address:	211 Cushing St
Grades	6 - 8
Original	1960 / 1st
Addition #1:	1967 / 1st
Addition #2:	1995 / 1st
Bldg Size:(Sq Ft)	144,000
1st Fl	95,506
2nd Fl	39,372
Modulars	9,122
Site Size(Acres)	7.0
Assessed Value:	\$37,559,496.00
Classrooms:	73
Non-Classroom / Ofc:	62
Restrooms:	27
Mechanical:	4
Capacity:	1,300
Stories:	2
Parcel ID#:	043_102
Parking Spaces:	
Upper Lot:	107 Student,52 Staff, -0- HP
Front:	53 Staff,8 HP
Gym Side:	28 Staff,2HP

E.A. Jones School

Address:	137 Walnut St
Grades	Pre-K
Original:	1930 / 2nd
Addition #1:	1954 / 1st
Bldg Size:(Sq Ft)	43,200
1st Fl	18,840
2nd Fl	18,840
3rd Fl	5,520
Site Size(Acres)	1.9
Assessed Value:	\$11,142,694.00
Classrooms:	17
Non-Classrooms / Ofc	35
Restrooms:	10
Mechanical:	3
Capacity:	750
Stories:	3
Parcel ID#:	066_033
Parking Spaces:	
Walnut St:	42 Staff,2 HP
Pierce St:	33 Staff
Rear:	14 Staff

Helen Hansen Elementary

Address:	1800 Central St
Grades	K - 5
Original	1962 / 1st
Addition #1:	1966 / 1st
Bldg Size:(Sq Ft)	36,821
1st Fl	36,821
Site Size(Acres)	14.2
Assessed Value:	\$9,205,584.00
Classrooms:	27
Non-Classrms / Ofc's:	10
Restrooms:	13
Mechanical:	2
Capacity:	688
Stories:	1
Parcel ID#:	030_001
Parking Spaces:	
Off West:	15 Staff,3 HP
Off Central:	45 Staff,-0- HP

South Elementary School

Address:	131 Ash St
Grades	K - 5
Original	1958 / 1st
Addition #1:	1967 / 1st
Bldg Size:(Sq Ft)	38,000
1st Fl:	38,000
Site Size(Acres)	22.0
Assessed Value:	\$9,485,683.00
Classrooms:	28
Non-Classrm's / Ofc's:	16
Restrooms:	11
Mechanical:	3
Capacity:	746
Stories:	1
Parcel ID#:	076_021
Parking Spaces:	
Front:	24 Staff, -0- HP
Side:	22 Staff, 3HP


Wilkins Elementary

Address:	1322 Central St
Grades	K - 5
Original	1951 / 1st
Addition #1:	1954 / 1st
Addition #2:	1962 / 1st
Bldg Size:(Sq Ft)	47,662
1st Fl	14,193
2nd Fl	33,469
Site Size(Acres)	11.6
Assessed Value:	\$11,671,341.00
Classrooms:	33
Non-Classrm's / Ofc's:	16
Restrooms:	15
Mechanical:	6
Capacity:	864
Stories:	2
Parcel ID#:	044-252
Parking Spaces:	
Front:	31 Staff,2 HP
Gym Side:	21 Staff, 2 HP
Courthouse Side:	20 Staff, -0- HP

Joseph R Dawe Elementary

Address:	131 Pine St
Grades	K - 5
Original	1969 / 1st
Bldg Size:(Sq Ft)	67,600
1st Fl:	51,360
2nd Fl:	16,240
Site Size(Acres)	35.0
Assessed Value:	\$16,363,891.00
Classrooms:	39
Non-Classrm's / Ofc's:	28
Restrooms:	17
Mechanical:	7
Capacity:	925
Stories:	2
Parcel ID#:	069_085
Parking Spaces:	
Front:	63 Staff,4 HP
Side:	6 Staff,-0- HP

Joseph H Gibbons Elementary

Address:	235 Morton St
Grades	K - 5
Original	1971 / 1st
Bldg Size:(Sq Ft)	67,600
1st Fl:	51,360
2nd Fl:	16,240
Site Size(Acres)	9.5
Assessed Value:	\$16,363,891.00
Classrooms:	40
Non-Classrm's / Ofc's:	28
Restrooms:	16
Mechanical:	5
Capacity:	925
Stories	2
Parcel ID#:	053_007
Parking Spaces:	
Front:	72 Staff, 3 HP
Side:	5 Staff, -0- HP

APPENDIX C

O'Donnel Middle School (K)				
Item Number	Description	Value	Fiscal Year	Notes
1	Remove Items for Clearance Requirements	320		partial
3	Remove or Modify Terrazzo Treads	2,400		
28	Patch and Repair Spalling Concrete	9,600		ongoing
2	Install Handrails/ Guardrails	20,000		
4	Modify Handrails and Guardrails	12,000		
15	Modify to Meet Push/ Pull Clearances	5,600		
17	Insulate Exposed Pipe Below Sinks	2,240		
29	Remove Vents and Replace with New	96,000		
30	Replace Windows	616,000		
31	Replace Window Walls and Doors	96,000		
33	Replace Doors and Frames	22,400		
42	Install Aluminum Nosing	1,600		
43	Install New Carpet	14,400		
44	Repair Stucco and Paint	4,000		complete
47	Replace Damaged VCT	179,200		ongoing
53	Patch Concrete and Install Threshold	5,760		complete
54	Install Missing Pipe Insulation	3,200		
68	Install Fire Alarm System Devices	115,200		complete
72	Voice Evacuation Systems in Assembly Areas	48,000		
45	Replace Acoustical Ceilings	32,200		
46	Replace Wood Doors and Frames	70,720		
48	Replace Casework	112,000		
50	Install Missing Base and Clean Floors	800		complete
51	Repair Terrazzo Floor	32,000		complete
52	Scape, Prime and Paint	1,600		complete
70	Replace Electrical Infrastructure	1,152,000		
73	Replace Cast Iron Boilers	334,080		
74	Replace Indoor AHU	230,400		
75	Remove and Replace Unit Vents	691,200		
S1	Replace Damaged Asphalt Curbs	3,600		ongoing
32	Clean Brick and Masonry	8,000		
38	Re-point Brick	3,200		
49	Replace White Boards	3,600		ongoing
63	Upgrade Interior Lighting with LED	1,612,800		complete
64	Upgrade Lighting Controls	345,600		
65	Upgrade HVAC Controls and New CO Sensors	1,152,000		
71	Provide Additional Security System Components	576,000		in progress
8	Modify Restrooms to Comply	80,000		
9	Replace Door Knobs with Lever Types	1,120		ongoing
10	Modify Sinks to Comply	52,800		
12	Modify Handrails and Guardrails	11,520		
13	Install ADA Compliant Pulls	22,400		partial
14	Remove Lockers to Allow Pull Clearance	48,000		partial
23	Modify Circulation Desk	8,000		complete

Priority

1	Current Critical	Total	\$7,839,560
2	Potentially Critical		
3	Necessary, not yet critical		
4	Recommended		
G	Grandfathered		

E.A. Jones School (L)				
Item Number	Description	Value	Fiscal Year	Notes
5	Repair Concrete at Ramp	\$ 8,000		complete
2	Install Handrails and Guardrails	\$ 8,000		
15	Modify to Allow Push/ Pull Clearances	\$ 5,600		
17	Insulate Exposed Pipe Below Sink	\$ 560		renovation
29	Remove Vents and Replace with New	\$ 60,000		
33	Replace Doors and Frames	\$ 50,400		renovation
34	Repair Concrete and Install Bumpers	\$ 8,000		
35	Scrape, Prime and Paint	\$ 800		ongoing
43	Install New Carpet	\$ 21,600		complete
53	Patch Concrete and Install Threshold	\$ 9,600		complete
55	Repair Cracks in CMU, Cut Expansion Joints, Paint	\$ 32,000		
56	Repair wood Gym Floor	\$ 32,000		
66	Provide NFPA 13 Sprinkler System	\$ 552,960		
68	Install Fire Alarm System Devices	\$ 34,560		
72	Install Voice Evacuation System	\$ 48,000		
73	Replace Cast Iron Boiler	\$ 100,224		
74	Replace Indoor AHU	\$ 69,120		
75	Remove and Replace Unit Vent	\$ 207,360		partial
76	Replace Existing Steam Heating	\$ 32,000		
45	Replace Acoustical Ceiling Tiles	\$ 18,000		ongoing
47	Replace Damaged VCT	\$ 112,000		
48	Replace Casework	\$ 208,000		
52	Scrape, Prime and Paint	\$ 27,200		ongoing
57	Replace Auditorium Seating	\$ 69,600		renovation
70	Replace Electrical Infrastructure	\$ 276,480		
32	Clean Brick and Masonry	\$ 6,400		
36	Clean Stucco and Pre-cast Concrete	\$ 6,400		
63	Upgrade Interior Lighting with LED	\$ 483,840		complete
64	Upgrade Lighting Controls	\$ 103,680		
65	Upgrade HVAC Controls and New CO Sensors	\$ 345,600		
71	Provide Additional Security System Components	\$ 172,800		in progress
10	Modify Sinks to Comply	\$ 52,800		complete
21	Install ADA Handrails	\$ 8,000		complete
80	Abate Pipe Insulation	\$ -		
82	Abate 12x12 Vinyl Tile	\$ -		
83	Abate 9x9 Vinyl Tile	\$ -		
84	Abate Sink Under Coating	\$ -		

Priority

1	Current Critical	Total	\$3,171,584
2	Potentially Critical		
3	Necessary, not yet critical		
4	Recommended		
G	Grandfathered		

Helen Hansen Elementary School (M)				
Item Number	Description	Value	Fiscal Year	Notes
28	Patch and Repair Spalling Concrete	19,200		complete
37	Replace Panel Above Window	8,000		
38	Re-point Brick	3,200		
15	Modify to Allow Push/ Pull Clearances	16,000		
S1	Replace Damaged Asphalt Curbs	17,280		ongoing
66	Provide NFPA 13 Sprinkler System	471,309		
68	Install Fire Alarm System Devices	29,457		
72	Voice Evacuation Systems in Assembly Areas	48,000		
45	Replace Acoustical Ceiling Tile	12,600		ongoing
47	Replace Damaged VCT	165,600		ongoing
70	Replace Electrical Infrastructure	294,568		
74	Replace Indoor AHU	58,914		
75	Remove and Replace Unit Vents	176,741		
77	Insulate Piping in Boiler Room	8,000		complete
78	Remove and Replace Boiler	120,000		complete
63	Upgrade Interior Lighting with LED	412,395		complete
64	Upgrade Lighting Controls	88,370		
65	Upgrade HVAC Controls and New CO Sensors	294,568		
71	Provide Additional Security System Components	147,284		in progress
10	Modify Sink to Comply	148,800		
12	Modify Handrail/ Install 12" Extensions	5,760		
21	Install ADA Handrails	20,000		
23	Verify Slope of Ramp and Modify	40,000		
79	Abate Cementitious Fitting Insulation	0		
80	Abate Pipe Insulation	0		
82	Abate 12x12 Vinyl Tile	0		
83	Abate 9x9 Vinyl Tile	0		
84	Abate Sink Under Coating	0		
85	Abate Freezer Ceiling Material	0		

Priority

1	Current Critical	Total	\$2,606,046
2	Potentially Critical		
3	Necessary, not yet critical		
4	Recommended		
G	Grandfathered		

Wilkins Elementary School (N)				
Item Number	Description	Value	Fiscal Year	Notes
28	Patch and Repair Spalling Concrete	\$ 7,200		complete
4	Modify Guardrails and Handrails	\$ 12,000		
7	Install High Visibility Tape	\$ 560		complete
15	Modify to Allow Push/ Pull Clearances	\$ 11,200		
29	Remove Vents and Replace	\$ 40,000		
35	Scrape, Prime and Paint	\$ 2,000		ongoing
39	Repair Brick and Re-point	\$ 6,400		
58	Remove and Replace Damaged Vents	\$ 16,000		
59	Install New Door, Frame and Threshold	\$ 19,200		complete
60	Replace Damaged Glazed Block	\$ 4,800		
66	Provide NFPA 13 Sprinkler System	\$ 610,074		
68	Install Fire Alarm System Devices	\$ 38,130		
72	Install Voice Evacuation System	\$ 48,000		
76	Replace Existing Steam Heating	\$ 32,000		
43	Install New Carpet	\$ 28,800		
45	Replace Acoustical Ceiling Tiles	\$ 13,200		ongoing
46	Replace Wood Doors, Frames and Hardware	\$ 13,600		
47	Replace Damaged VCT	\$ 228,800		café/hall
48	Replace Casework	\$ 320,000		
70	Replace Electrical Infrastructure	\$ 381,296		
73	Replace Cast Iron Boilers	\$ 110,576		
74	Replace Indoor AHU	\$ 76,259		
75	Remove and Replace Unit Vents	\$ 228,778		
32	Clean Brick and Masonry	\$ 2,400		
33	Replace Doors and Frames	\$ 22,400		
36	Clean Stucco and Pre-cast Concrete	\$ 7,200		complete
63	Upgrade Interior Lighting with LED	\$ 533,814		complete
64	Upgrade Lighting Controls	\$ 114,389		
65	Upgrade HVAC Controls and New CO Sensors	\$ 381,296		
71	Provide Additional Security System Components	\$ 190,648		in progress
9	Replace Door Knobs with Lever Types	\$ 7,840		in progress
10	Modify Sinks to Comply	\$ 124,800		
18	Modify Service Window to Be ADA Compliant	\$ 10,400		complete
21	Install ADA Handrails	\$ 24,000		complete
22	Provide Cane Detection	\$ 7,040		
80	Abate Pipe Insulation	\$ -		
81	Abate Flue Breaching Insulation	\$ -		
83	Abate 9x9 Vinyl Tile	\$ -		partial
84	Abate Sink Under Coating	\$ -		
85	Abate Freezer Ceiling Material	\$ -		

Priority		Total	
1	Current Critical		\$3,675,099
2	Potentially Critical		
3	Necessary, not yet critical		
4	Recommended		
G	Grandfathered		

Joseph R. Dawe Elementary School (O)				
Item Number	Description	Value	Fiscal Year	Notes
40	Repair and Paint Damaged EIFS	\$ 36,000		
4	Modify Guardrail and Handrails	\$ 24,000		
15	Modify to Allow Push/ Pull Clearances	\$ 26,400		
41	Replace Loading Dock Bumpers and Repair Conc.	\$ 12,000		
47	Replace Damaged VCT	\$ 201,600		
55	Repair Cracks in CMU, Cut Expansion Joints	\$ 12,800		
60	Replace Damaged Glazed Block	\$ 4,800		
61	Remove Carpet and Install New	\$ 14,400		in progress
66	Provide NFPA 13 Sprinkler System	\$ 865,280		
68	Add Fire Alarm System Devices	\$ 54,080		
72	Install Voice Evacuation System	\$ 48,000		
45	Replace Acoustical Ceiling Tiles	\$ 72,000		ongoing
48	Replace Casework	\$ 400,000		contracted
70	Replace Electrical Infrastructure	\$ 540,800		partial
73	Replace Cast Iron Boilers	\$ 156,832		in progress
74	Replace Indoor AHU	\$ 108,160		
75	Remove and Replace Unit Vents	\$ 324,480		contracted
32	Clean Brick and Masonry	\$ 800		
63	Upgrade Interior Lighting with LED	\$ 757,120		complete
64	Upgrade Lighting Controls	\$ 162,240		
65	Upgrade HVAC Controls and New CO Sensors	\$ 540,800		
71	Provide Additional Security System Components	\$ 270,400		in progress
10	Modify Sinks to Comply	\$ 153,600		
21	Install ADA Handrails	\$ 12,000		complete
26	Install Grab Bars and Pipe Insulation	\$ 2,800		
27	Modify Loading Dock, Stairs and Handrails	\$ 12,000		
79	Abate Cementitious Fitting Insulation	\$ -		
80	Abate Pipe Insulation	\$ -		
81	Abate Flue Breaching Insulation	\$ -		
82	Abate 12x12 Vinyl Tile	\$ -		
84	Abate Sink Under Coating	\$ -		
85	Abate Freezer Ceiling Material	\$ -		

Priority

1	Current Critical
2	Potentially Critical
3	Necessary, not yet critical
4	Recommended
G	Grandfathered

Total \$4,813,392

Joseph H. Gibbons Elementary School (P)				
Item Number	Description	Value	Fiscal Year	Notes
40	Repair and Paint Damaged EIFS	\$ 36,000		
7	Install High Visibility Tape	\$ 560		complete
15	Modify to Allow Push/ Pull Clearances	\$ 22,400		
17	Insulate Exposed Pipe Below Sink	\$ 4,480		
41	Replace Loading Dock Bumpers and Repair Conc.	\$ 12,000		
55	Repair Cracks in CMU, Cut Expansion Joints	\$ 19,200		
66	Provide NFPA 13 Sprinkler System	\$ 865,280		
68	Add Fire Alarm System Devices	\$ 54,080		
72	Install Voice Evacuation System	48,000		
45	Replace Acoustical Ceiling Tiles	\$ 63,000		ongoing
47	Replace Damaged VCT	\$ 172,800		
48	Replace Casework	\$ 432,000		
70	Replace Electrical Infrastructure	\$ 540,800		
73	Replace Cast Iron Boilers	\$ 156,832		complete
74	Replace Indoor AHU	\$ 108,160		
75	Remove and Replace Unit Vents	\$ 324,480		
63	Upgrade Interior Lighting with LED	\$ 757,120		complete
64	Upgrade Lighting Controls	\$ 162,240		
65	Upgrade HVAC Controls and New CO Sensors	\$ 540,800		in progress
71	Provide Additional Security System Components	\$ 270,400		
10	Modify Sinks to Comply	\$ 139,200		
21	Install ADA Handrails	\$ 12,000		
27	Modify Loading Dock, Stairs and Handrails	\$ 12,000		
79	Abate Cementitious Fitting Insulation	\$ -		
80	Abate Pipe Insulation	\$ -		
82	Abate 12x12 Vinyl Tile	\$ -		
85	Abate Freezer Ceiling Material	\$ -		
86	Abate Fire Doors	\$ -		

Priority		Total	
1	Current Critical		\$4,753,832
2	Potentially Critical		
3	Necessary, not yet critical		
4	Recommended		
G	Grandfathered		

APPENDIX D

Open Capital Projects

ATM 22 – Gibbons Wheelchair Accessible Swing **\$70,000**

- Procurement of Landscape Structures and installation from MHEC Collaborative
- Project installation Spring 2023

STM 22 – Dawe and Gibbons Security Vestibules **\$600,000**

- Project bid on February 2, 2023 with a winning bid of \$442,460 from Rinaldi
- Remainder of article to cover soft cost, owner access control, and potential hazardous materials abatement and testing.
- Contract in signature process.
- Work to start after last day of school.

STM 22 – Video Improvements, Elementary Schools **\$452,409**

- Working with Avigilon (camera manufacturer) to design camera specifications and layout.
- Exterior outward facing cameras to include driveways, playgrounds, parking.
- Avigilon currently summarizing equipment and writing specs for bid package.
- Plan to advertise bid March/April and start work in summer

ATM 23 – Hansen Playground **\$950,000**

- Begin working with Landscape Structures and students on preliminary design components.
- Upon approval of article, work with Landscape Structures to finalize design and scope.
- Procure equipment and bid construction portion of project – be ready for late May/early June bid
- Schedule construction

ATM 23 - Intrusion Alarm Upgrades and Interior Door Hardware **\$450,000**

Door hardware – approx. 238 doors @ \$700 (locksets) + approx. 178 doors @ \$250 (closers) = \$211,100

- Upon approval of article, procure door hardware
- Replacing current door handles and key cores with storefront lockset function.
- The storefront lockset locks automatically upon closing. Doors that do not currently have closers will be equipped with closers.
- Installation of handles and key cores to be done by SPS maintenance staff.
- Locksets to be replaced include all classrooms systemwide with the exception of SHS. This includes large student gathering spaces such as gyms and cafeterias.
- School offices and adult occupied spaces (conference rooms and offices) will be fit with existing privacy lock function (push button to lock from inside).

Intrusion alarms – approx. \$230,000

- Upon approval of article, replace intrusion alarm panels at seven schools with Honeywell Vista or equivalent to accommodate expanding number of nodes and users.
- Expand number of motion and contact devices at each building as needed.

- Alarm panels to utilize existing wiring.
- Contract with state bid list vendor (also on MHEC collaborative) for purchase and installation.
- Installation to begin late summer (after camp programs end).

Summary of Potential Capital Projects - Stoughton Public Schools

Preferred/Estimated Target	School(s)	Description of Scope or Need for Work	Estimated Cost	Source	Funding Source
FY25	O'Donnell Middle School	Boiler Replacement - potential federal grant project.	\$500,000	FMP	Renew America's Schools Grant
FY26	Dawe, Gibbons, Hansen	Remediation of asbestos and replacement of flooring in cafeterias and main/select hallways as needed. (3 to 5 year plan)	~\$150,000 to 200,000 per school	FMP	TM
FY26	Dawe, Gibbons, Hansen	Replacement or modification of sinks, fixtures, and/or insulation of pipes on sinks in common areas (clinics, restrooms) and classrooms as needed to comply with current ADA requirements. (Updates to ADA requirements since last ADA upgrades)	~\$250,000	FMP/ADA	TM
FY27	Dawe, Gibbons, Hansen, OMS	Replacement of air handler units located in large spaces (cafeterias, gyms, OMS chorus room and Learning Commons)	\$800,000	FMP	TM
FY27	Dawe, Gibbons, Jones, Hansen, Wilkins, OMS	Addition of voice evacuation systems in the Gym and Cafeteria at Dawe, Gibbons, Hansen, Jones, Wilkins and OMS to comply with the latest code requirement. (Occupancy over 100)	~\$300,000*	FMP	TM
FY27	Hansen	Pave graveled area currently used for staff parking and add proper drainage.	~\$75,000	Facilities	TM
FY27	Districtwide	Wireless access System	\$465,000	Technology	TM
FY28	O'Donnell Middle School	Assessment and replacement of selected windows on west facing academic wing, south facade, and partial replacement on east facing academic wing of windows, doors, and storefronts due to age and condition of windows. Water intrusion into the building from these exposures is significant and is causing damage to other finishes and persistent moisture. Potential FY24 Green Communities money to replace glass on large storefront south facade with insulated panels - pending. Potential of about \$60K	~ \$3,000,000	FMP	50% TM/50% MSBA Accelerated Repair

Summary of Potential Capital Projects - Stoughton Public Schools

Preferred/Estimated Target	School(s)	Description of Scope or Need for Work	Estimated Cost	Source	Funding Source
FY28	Gibbons, Hansen	Modernize HVAC control to allow for optimized operations to improve energy efficiency.	~\$600,000	Energy Management	TM/ pursuing grant funding
FY28	SHS	TV studio video upgrades	\$85,000	Technology	TM
FY28	Districtwide	Server replacement	~\$350,000	Technology	TM
FY29	Districtwide	Network switch replacement	~\$450,000	Technology	TM
FY29	Dawe	Installation of one energy efficient Viessmann boiler to supplement the one acquired two years ago through the Green Communities grant.	~\$200,000	FMP	TM/ pursuing grant funding
* awaiting quotes from public address system companies to integrate voice evacuation for all emergency announcements					
All prices are 2023 estimates					

APPENDIX E

