

Massachusetts School Building Authority

School District Hamilton-Wenham

District Contact Thomas Geary TEL: (978) 767-0670

Name of School Winthrop School

Submission Date 5/28/2021

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: Core
Potential Project Scope: Potential New School
Is this a Potential Consolidation? Yes

If "YES", Please describe Potential Consolidation that is anticipated at the school.

It has been discussed many times in the community to consolidate the Winthrop Elementary and the Cutler Elementary into one building. This was studied in the 2014 District Master Plan written by SMMA. Combining the two schools would allow the District more flexibility with resources.

Is this SOI the District Priority SOI? No
School name of the District Priority SOI: Cutler School

Is this part of a larger facilities plan? Yes

If "YES", please provide the following:

Facilities Plan Date: 6/4/2014

Planning Firm: SMMA Architects

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:

The Hamilton-Wenham District Master Plan was completed in June of 2014. The Master Plan had the following goals:

1. Facilitate a visioning process, involving a broad range of community and District stakeholders to identify educational and community goals for the district with a focus on transformation of the HWRSD school system so as to promote the 21st Century learner.
2. Review a number of narrowly-defined facilities reports developed in the last 5 years regarding the state of the District's facilities as well as work conducted by the District for repairs and or replacement of certain building components.
3. Perform a Demographic Study to understand the population changes experienced already, as well as those anticipated over the next ten years.
4. Review the role and ramifications of School Choice on the population and needed facilities.
5. Develop a comprehensive Master Plan with options for incorporating Goals identified through the Visioning process with demographics, School Choice and existing buildings.

The consolidation of the Cutler and Winthrop Elementary Schools was presented as one option for modernizing the school facilities of the HWRSD in the Facilities Master Plan. This consolidation would maximize the efficiencies a single school of approximately 600 students would have over two separate schools and would spare the communities from having to extensively renovate two separate buildings.

Please provide the current student to teacher ratios at the school facility that is the subject of this SOI: 12 students per teacher

Please provide the originally planned student to teacher ratios at the school facility that is the subject of this SOI: 12 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.

Hamilton-Wenham Regional School District's annual report provides the budget information. The District is currently in the process of Portrait of a Graduate planning to coincide with comprehensive strategic planning scheduled to be finalized in June of 2022.

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? No

If "YES", how many teaching positions were affected? 0

At which schools in the district?

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

Has the district had any recent staff layoffs or reductions? No

If "YES", how many staff positions were affected? 0

At which schools in the district?

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

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.

n/a

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).

The Capital Budget is formulated by using a ten year outlook of capital needs for the District. This process is done in collaboration with the Superintendent of Schools, the Assistant Superintendent of Finance and Administration, District Leadership Team, and the School Committee's Capital Finance Sub-Committee. Through the Capital Finance SubCommittee, the School Committee, the School Committee votes a final budget in mid- February. This budget is then sent to Annual Town Meeting for approval. Annual Town Meeting is usually held in early April in both Hamilton and Wenham. After warrants are finalized at Town Meeting it is then sent to the voters for ballot.

General Description

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 Winthrop Elementary is a one-story school which was originally constructed in 1958-1959 with a classroom wing addition that was built in 1965-66. It was designed by the notable architectural firm Hugh Stubbins & Associates and is a significant example of the mid-century modern architectural style. The 1965 classroom wing addition has the same exterior building materials and design of the original building, but for what appear to be budgetary reasons, took a different approach to several elements: the interior design of the corridor walls is different (although the same design of cubbies was used), the ventilation system is different, there are no skylights, and it was built with separate boiler room. There was a library/media center addition in the back of the school in 1989.

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

46000

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).

Winthrop Elementary School is located in Hamilton, MA on Bay Road (Route 1A), a minor arterial roadway with one lane in each direction. The school site is approximately 14.8 acres located within an R-1A Zone in downtown Hamilton and is surrounded by Patton Park on the north, residential neighborhoods on the east and commercial land uses on the west. It is located within Zone X (areas of minimal flooding) on the Flood Insurance Map.

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)

325 Bay Rd, Hamilton, MA 01982

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).

The single story structure is founded on traditional spread footings with a concrete slab-on-grade at the first level. There are minor localized cracks at some column bases at the original building, where it appears that repairs/patching have been done in the past. The roof framing is comprised of glulam bents and arches supporting wood purlins and wood decking. The bents are supported on steel HSS columns which are exposed at the cafetorium and wide flange columns along the corridor locations. Glulam girders continue over these columns, cantilevering beyond the exterior wall with a tapered exposed wood beam.

The majority of the exterior walls were replaced in 2015. Original single-pane windows set in steel frames were replaced with an insulated aluminum storefront window system with fixed and operable insulated glass units.

The building is enclosed at the ends of each building wing by brick veneer with concrete masonry unit (CMU) back-up. The interior face of masonry units is covered by furring and plaster. The existing drawings reveal that there is no insulation within these walls.

1989 Addition:

The addition follows the same architectural language as the existing building (curtainwall along most of exterior,

framed by brick at the ends of the building), except that a thermally broken, aluminum storefront window system (EFCO-type) was used with insulated fixed and operable glass units (hopper type with screen). These are in fair condition; several glass units have lost their seal and some windows move within the frame.

Has there been a Major Repair or Replacement of the EXTERIOR WALLS? YES

Year of Last Major Repair or Replacement:(YYYY) 2015

Description of Last Major Repair or Replacement:

Original single-glazed steel framed windows with metal spandrel panels were replaced with an insulated, storefront window system. The replacement covered the original 1958-1959 section of the building as well as the 1965 classroom wing addition.

Roof Section A

Is the District seeking replacement of the Roof Section? NO

Area of Section (square feet) 46000

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

Single Ply EPDM

Age of Section (number of years since the Roof was installed or replaced) 8

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

Replacement of roof with EPDM in 2013.

Window Section A

Is the District seeking replacement of the Windows Section? NO

Windows in Section (count) 0

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

Double Pane

Age of Section (number of years since the Windows were installed or replaced) 5

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

Replacement of single pane windows with double pane e-glass storefront-type system in original building and 1965 addition in 2015.

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).

The original heating system is comprised of a hydronic loop feeding duct coils, air handler coils and some unitary heaters. The first building addition in 1965 installed a primary heating system, consisting of a boiler, appurtenances and circulation pump. This addition utilized unit ventilators, radiators and unit heaters for terminal heating equipment. The two original oil burning boilers from 1959 were converted to gas. Their controls system has been non-functioning and on manual over-ride since at least 1998. The 1965 addition had a 3rd boiler as part of its scope.

The 1989 building addition tapped into the original boiler system as a heating source and utilized unit ventilators and radiators for terminal heating equipment. In the original building segment, all heating and ventilation services serving the classrooms are located within two below-corridor trenches running the length of the building. As such, this system has limited expandability potential and limited serviceability.

In 2014, the building's two original boilers, as well as the boiler in the 1965 addition, were replaced by two high-efficiency condensing natural gas boilers. This project did not address the remainder of the building's HVAC system, which remain original to the building.

The control system which regulates the School's space temperature is pneumatic. Perimeter classroom floor grilles distribute conditioned air up the face of the exterior wall. Return grilles, located in the classrooms' interior walls, transfer air down into the corridor return-air trench plenum. This return plenum connects to the concrete block built-up air handler. Several years ago about ½ the classrooms were upgraded with unit ventilators.

The building's electrical service is rated 600 Ampere, 208Y/120 volt, three phase, four wire and is provided by National Grid Electric. This power supply works out to be 4.9 total watts per square foot, which is below the industry standard for a new elementary school of 10 watts/sf.

The main service and metering equipment is located within a corridor off the main kitchen. The main distribution panel is a General Electric, Spectra series dating back to the late 1980's. The panel appears to be in fair condition despite its location in proximity to humidity and moisture.

Boiler Section 1

Is the District seeking replacement of the Boiler? NO

Is there more than one boiler room in the School? YES

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

Age of Boiler (number of years since the Boiler was installed or replaced) 8

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

None

Has there been a Major Repair or Replacement of the HVAC SYSTEM? NO

Year of Last Major Repair or Replacement:(YYYY) 1989

Description of Last Major Repair or Replacement:

None

Has there been a Major Repair or Replacement of the ELECTRICAL SERVICES AND DISTRIBUTION SYSTEM? NO

Year of Last Major Repair or Replacement:(YYYY) 1980

Description of Last Major Repair or Replacement:

Updated main electrical panel

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).

1959 and 1965 Buildings

Floors are mostly Vinyl Composition Tile (VCT) approximately 30 years old, there are some areas where the original Vinyl Asbestos Tile (VAT) is still in place either exposed or under VCT. Classrooms vary with carpet or VCT, but both are in generally good shape.

The corridor walls and classroom dividing walls in the connector classroom wing have plaster finish with most likely CMU block behind it. The Multi-Purpose Room (MPR) appears to be maple wood panels and solid wood trim. The MPR and classroom wings have continuous wired glass, which allows natural light from skylights to enter the rooms. Offices adjacent to the MPR have sheetrock and stud partitions, and maple wood panels. The Gym has vertical wood siding at each end and CMU block up to the top of door height. Wood panels appear to be in good condition, except where subject to daily use, such as doors.

Throughout the majority of the building, the ceiling is tongue-and groove wood plank, with a clear finish. In some locations, a portion of the wood plank ceiling is covered by acoustical panels that have been surface mounted to the planks.

1989 Addition

VCT in classrooms appears to be in very good condition, however the VCT in corridors have joints separating and lifting. Carpeting in the library appears to be in good condition.

Walls are primarily constructed of metal studs and sheetrock, which are generally in good condition.

This portion of the building also has wood plank fastened to the underside of the roof structure, except that the

wood appears to be a soft wood with a darker stain. 1'x1' acoustical ceiling tiles are surface mounted to wood plank.

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).

The Winthrop Elementary School has a current population of approximately 254 students, made up of two classes (sections) of each grade from Kindergarten to Grade 5. Winthrop also houses three of the District's Special Education Programs; the Pre-K program, the Intensive Learning Program, and the Classroom for Academic, Social and Emotional Learning.

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).

Typical classrooms are generally adequate in size ranging from 830 sf to 870 sf. There appears to be adequate space for supporting subject areas: art, music, and SPED, while other support areas are short on space and cramped. These include: main office, teacher work room, toilet rooms etc. The library and technology lab, when combined, are undersized, as is the gymnasium.

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).

The Winthrop School is not currently overcrowded.

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 Hamilton-Wenham Regional School District currently provides adequate annual maintenance on all school facilities. The District employs a full-time Director of Facilities, who works with the Assistant Superintendent for Administration and Finance to develop and implement an annual preventative maintenance program. Additionally, the Director of Facilities works in conjunction with building principals to address any unforeseen but necessary repairs. Both preventative and emergent maintenance work is coordinated through the use of the "School Dude" work order system. The District employs a team of three full-time maintenance workers to complete maintenance assignments as they are identified through the work-order system.

Over the past 8 years, the Hamilton-Wenham Regional School District has completed several large-scale repair projects

to school facilities:

Year Project School Cost

2011 HVAC System Cutler \$1,349,000

2014 Roof Winthrop \$587,000

2014 Roof Cutler \$546,000

2015 HVAC System Buker \$579,000

2015 HVAC System and Exterior Walls Winthrop \$1,959,000

All of these projects were financed through debt exclusions that were approved by the Towns of Hamilton and

Wenham. The Cutler HVAC (2011), Cutler Roof (2014), Buker HVAC (2015), and Winthrop HVAC and Exterior Walls (2015) were all part of the MSBA's Accelerated Repair Program.

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.

The Winthrop School was built over 60 years ago. In the intervening time, our model for education has undergone a dramatic change. The Winthrop School was designed to support an educational model where teacher-led instruction was the expected modality, and special education services were extremely limited. As a result, the school is almost entirely made up of general-purpose classrooms. In order to provide spaces that support our current educational model, such as cooperative learning, and project-based instruction, spaces have been repurposed and, in some cases, temporarily subdivided in order to provide spaces that can at best be labeled “adequate.” Additionally, the school’s gym and library spaces are undersized and do not support the full range of programming the district offers. In the case of the library space, it currently serves a dual purpose as the school’s maker lab, yet the library lacks resources such as power outlets, sinks, and adequate storage for this program. The limitations of the Winthrop School building will only become more glaring as our model of education continues to evolve to a more student-centered model.

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.

The Hamilton-Wenham Regional School District has done everything possible to prolong the useful life of the Winthrop School. In 2013, the main roof section was replaced and any structural elements that were found to have rotted because of the faulty roof were remedied. In 2014, the building's two original boilers, as well as the boiler in the 1965 addition, were replaced by two high-efficiency condensing natural gas boilers. This project did not address the remainder of the building's HVAC system, which remains original to the building. In 2015, the original single-glazed, steel framed windows with metal spandrel panels were replaced with an insulated, storefront window system. The replacement covered the original 1958-1959 section of the building as well as the 1965 classroom wing addition. In 2019, at the order of the Hamilton Fire Chief, the HWRSD will install a fire protection system and upgrade the school's fire alarm. While these system upgrades allow the HWRSD to continue to maintain the Winthrop School as a functional elementary school, the shortcomings in the school's design as outlined in "Questions 1 and 3" cannot be remedied by small-scale renovations. The HWRSD Facilities Plan, completed by SMMA Architects in 2014, explored the potential of renovating the Winthrop School, however the proposed plans would trigger code requirements, such as ADA and Massachusetts Seismic Requirements, that make these plans cost prohibitive. Consolidating the Winthrop and Cutler Schools into one new facility is a more cost-effective solution that will provide students with facilities that support modern instructional approaches.

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.

The Mission of the Hamilton-Wenham Regional School District is to "Educate our students to become young adults who demonstrate mastery of the knowledge and skills needed to be successful members of our global economy and engaged citizens of the 21st Century." As we strive to prepare all students to be "future-ready," we are constantly hindered by a facility that was designed and built 60 years ago. The educational program of today and the future requires programs that develop students' abilities to work cooperatively, using a myriad of technologies, in a setting where students can be fully integrated with their peers. School facilities need to be flexible to allow for multiple forms of teaching and learning. While the Winthrop School has received several improvements to its physical systems in the past few years, including a new roof in 2013, new boilers in 2014 and new windows in 2015, the original 1958 design of the school does not meet the standards for education required in 2019.

The Winthrop School's 60-year-old design and layout does not support the current educational program of the Hamilton-Wenham Regional School District. One example of this is the school's Integrated Preschool and Intensive Learning Programs (ILP). Both of these programs serve students with the greatest level of need in the District in classrooms that were originally designed to be general purpose classrooms. The classroom spaces utilized by these programs lack basic amenities that should be available to fully support these programs. These basic amenities include dedicated toileting facilities for students who are not physically or developmentally able to use facilities for typically functioning students. The Winthrop School also lacks spaces for small group therapy sessions. As a result, general purpose classrooms for these programs are sub-divided with temporary partitions, which leave much to be desired in terms of providing privacy and freedom of distractions for students. The classrooms dedicated to these programs also lack adequate storage space for educational materials. Currently, materials are stored in shelving units in the classrooms, which is a potential danger for students whose disabilities make it impossible for them to comprehend that a shelf may tip over.

The facilities of the Winthrop School also prevent the district from delivering optimal services to other students who exhibit learning challenges. While inclusion is our primary method for delivering Special Education Services, there is still a need to deliver pullout services. The lack of dedicated spaces for small group instruction mean that pullout services for special education students are delivered in larger classrooms that have been subdivided with temporary partitions. In one case, students receive services in a supply closet that has been converted to a small-group instruction space. Supplemental Reading Instruction is currently delivered in a space that too small to contain the schools reading resources. In order to accommodate the need for small-group instruction spaces, full size classrooms have been subdivided with temporary partitions. These spaces are less than ideal as they do not provide the privacy necessary to deliver specialized instruction to students. They also do not provide the soundproofing necessary for the administration of special education assessments, which calls the results of these assessments into question.

In addition to lacking space for small group instruction, the Winthrop School also lacks dedicated space for faculty and parent meetings. Again, a general-purpose classroom currently has been set aside for this purpose but is definitely less than ideal. The lack of dedicated meeting space makes the scheduling of IEP Team Meetings extremely challenging. It also hinders the ability of the faculty to hold regular meetings to review the results of student assessment data and to plan interventions to assist students who demonstrate a lack of effective progress.

The design of the Winthrop School also presents challenges to maintaining the safety and health of students and staff. The school's main entrance opens directly to the school's multipurpose room, where all students eat their lunch. Visitors to the building are screened by a camera and buzzer system that is monitored by the principal's secretary in the school's main office, but once they gain entry to the building, visitors can easily bypass the main office and directly access all areas of the school building. The school nurse's office is also undersized and can only be accessed

through a space that is currently used as a teacher workspace. Students who enter the nurse's office cannot be afforded an adequate level of privacy and must also contend with the noise from the teacher's copy machine.