



# OLD COLONY

REGIONAL VOCATIONAL TECHNICAL HIGH SCHOOL DISTRICT  
476 NORTH AVENUE, ROCHESTER, MASSACHUSETTS 02770-1899

Telephone: 508-763-8011 • Fax: 508-763-9821



Aaron L. Polansky  
Superintendent-Director

J. Michael Parker  
Principal

Gary Linehan  
Assistant Principal

Sarah Griffith  
Business Manager

Krystla Fay  
Special Services Coordinator

Catherine Tuccinardi  
Academic Coordinator

Bethany Botelho  
CVTE Coordinator

May 4, 2021

Massachusetts School Building Authority  
40 Broad Street, Suite 500  
Boston, MA. 02109

To Whom It May Concern,

Enclosed is a copy of the required vote and Statement of Interest for Old Colony Regional Vocational Technical High School. It is with hope, enthusiasm, and great optimism that we submit this packet to the Massachusetts School Building Authority. We thank you for your consideration of our candidacy and appreciate the potential for partnership and collaboration moving forward.

Wishing everyone in the office health and peace of mind during this extended break from normalcy

Sincerely,

Aaron L. Polansky, Superintendent-Director  
Old Colony Regional Vocational Technical High School



**The Commonwealth of Massachusetts**  
**Massachusetts Senate**  
*Chair of Senate Committee on Ways and Means*

**Senator Michael J. Rodrigues**  
First Bristol and Plymouth District

State House, Room 212  
Boston, MA 02133-1053  
Tel. (617) 722-1114  
Fax. (617) 722-1498

Michael.Rodrigues@MASenate.gov  
www.MASenate.gov

*Vice-Chair*  
Senate Committee on Steering and  
Policy

**DISTRICT OFFICES**

One Government Center  
Room 235  
Fall River, MA 02722  
Tel (508) 646-0650  
Fax. (508) 646-0656

Somerset Town Hall  
140 Wood Street  
Somerset, MA 02726  
Tel. (508) 673-8408

April 27, 2021

Massachusetts School Building Authority  
40 Broad Street, Suite 500  
Boston, MA 02109

RE: Old Colony Regional Vocational Technical High School

To Whom It May Concern,

I write in strong support of Old Colony Regional Vocational Technical High School's Statement of Interest submission to the Massachusetts School Building Authority. Old Colony's initiative to expand the school's capacity in terms of both enrollment and student accommodations will undoubtedly prove to be a vital asset to students from each of its five communities, and I fully endorse their efforts.

Old Colony's vision includes a multitude of essential improvements to the school that would transform its capabilities as one of the state's leading vocational institutions. These improvements include, but are not limited to: new programs of study, expanded and renovated learning spaces, necessary technological updates, a raised enrollment cap, and an extension of the school's region. This would accommodate the steadily-increasing volume of applications from outside its current district. Such advancements would substantially enhance the education of future students, as well as offering a high quality education to a greater number of students from a wider range of communities.

I would like to reiterate my strong support for Old Colony Regional's Statement of Interest regarding expansion, and would appreciate your consideration of it. Please do not hesitate to contact me, should you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael J. Rodrigues", with a stylized flourish at the end.

Michael J. Rodrigues  
State Senator  
*Chair, Senate Committee on Ways & Means*



*The Commonwealth of Massachusetts*  
*House of Representatives*  
*State House, Boston 02133-1054*

WILLIAM M. STRAUS  
REPRESENTATIVE  
10TH BRISTOL DISTRICT  
ROOM 134  
TEL: (617) 722-2400

DISTRICT OFFICE  
Tel: (508) 992-1260  
William.Straus@MAhouse.gov

COMMITTEE  
Chairman  
Transportation

May 3, 2021

Massachusetts School Building Authority  
40 Broad Street, Suite 500  
Boston, MA 02109


Re: 2021 Statement of Interest – Old Colony Regional Vocational Technical High School

I write in support of the 2021 Statement of Interest submitted by the Old Colony Regional Vocational Technical High School in the town of Rochester. Old Colony serves students from the five towns of Mattapoisett, Rochester, Lakeville, Carver, and Acushnet. In addition to its academic curriculum, Old Colony offers its students a choice from among thirteen different technical programs. The school is a dependable community partner and contributor to the educational and technical formation of the youth of its district member towns across Southeastern Massachusetts.

Last year, the Authority identified Old Colony as a Priority Statement of Interest and the school was the subject of a Senior Study Site Visit. Although Old Colony was ultimately not included in the eligibility phase last year, I am confident that the school will once again prove to be a deserving and worthy applicant. To that end, I am pleased to offer my support for Old Colony for the 2021 Statement of Interest process.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

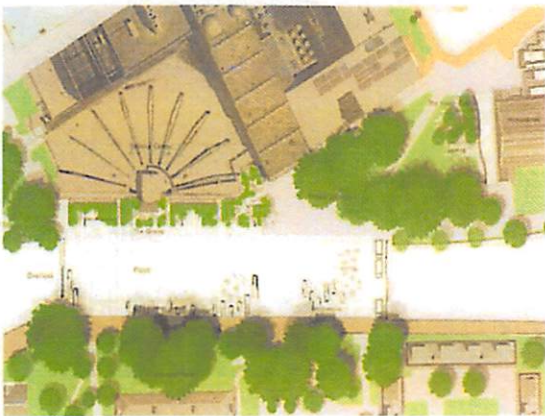


William M. Straus  
10<sup>th</sup> Bristol District



# OLD COLONY

## Our Vision



Old Colony Regional Vocational Technical High School is a public vocational high school in Rochester, MA . The communities of Acushnet, Carver, Lakeville, Mattapoisett, and Rochester comprise the Old Colony Regional School District. Approximately 70 nonresident students from Freetown attend Old Colony on a tuition basis. A combined population of approximately 550 students are enrolled in 13 different vocational programs. Old Colony boasts attendance, MCAS scores, graduation, and post-secondary placement rates rivalling the best vocational schools in the

Commonwealth. Disciplinary issues are nominal while student engagement thrives.

The footprint of our legacy facility has seen minimal change since its inception in 1975. Vocational education, and the nationwide demand for this model, has over the past four decades, significantly changed. Forty plus years ago, nobody could have imagined how the influx of technology and evolution of equipment would change the instructional setting. To remain current with industry standards and the rigors of academic delivery, space is needed to meet the demands of vocational education in the 21st century and beyond.

The Old Colony Regional Agreement was updated in 2019 through support from an Efficiency & Regionalization Grant provided by the Commonwealth. Now that the agreement language has been updated and approved by the Department of Elementary and Secondary Education and member towns, the district has a vision of expanding our footprint to address the demand for increased enrollment and program growth. Our in-district enrollment will drive the nature of expansion. Prior to this planning process, a decision must be made about the status of Freetown and whether to extend an invitation for Freetown to join the Old Colony Regional School District. An expanded footprint will allow us to optimize learning opportunities by combining up to date academic areas with increased classroom/working space for related and vocational teaching areas. Space for a larger cafeteria and for a collaborative partnership supporting a post-secondary presence on the Old Colony campus will provide additional benefits to our student body. We look forward to the possibility.

# Streamlining Efforts

**Facilities improvements** will help us to meet the needs of our **existing population** but are only an ignition point in our effort to chart this course.

## Charting the Course

Classrooms at Old Colony are occupied most of the school day. Storage spaces, converted lunchrooms areas, conference rooms, and lobby space, have been transformed into makeshift classrooms. Facility overhaul will serve as a jumping off point for environmental improvements system-wide at Old Colony. Simply stated: Without appropriate space, Old Colony cannot meet our goal to improve current conditions while offering expanded regional access to our sending communities requiring additional staff and additional classroom space. Our classrooms, cafeteria, vocational, lab space, wellness and athletic facilities do not currently meet acceptable standards and preclude us from meeting enrollment demands while maximizing service delivery for our student body.



# Next Steps

## Old Colony Regional Vocational Technical High School

Expansion of Old Colony Regional Vocational Technical High School will allow for the addition of vocational programs, reduction of class sizes, and increased academic, vocational staff, and classroom space.

Our well-maintained legacy building is in need of an overhaul to allow space required to maximize delivery of modern day vocational education and accommodate growth that would include the addition of new Chapter 74 programs to meet labor market demand and interest of our sending districts.

Our academic and vocational programs currently operate in conditions that limit functionality and inhibit best practice due to space constraints and limitations for program expansion. In 2019, Old Colony received over 320 applications for approximately 150 students. We welcome the opportunity to increase regional access, add programming, and expand the region. Expanding our footprint will allow us accomplish this.

Expansion of our legacy building will allow for:

- New Chapter 74 Programs
- Increased enrollment of approximately 30 students/year over 4 years (120 students)
- Wellness Facility with access for public use
- Expanded Laboratory/STEM Space
- Conference and All Purpose Rooms
- 21st Century Learning Spaces
- Expanded Cafeteria & Courtyard
- Separation of Auditorium & Cafeteria
- Post-secondary presence on campus
- Fire protection & water access

# **OLD COLONY REGIONAL VOCATIONAL TECHNICAL HIGH SCHOOL DISTRICT**

**476 North Avenue  
Rochester, MA 02770**

**Wednesday  
April 21, 2021**

## **DISTRICT MINUTES**

**Present: Mrs. Shirley Bourque, Mrs. Sharon Cruz, Mr. Richard Gamache, Ms. Nancy Souza, Mr. Maurice St. Amand, Mr. Robert Marshall, Mr. Justin Brodeur, Mr. Donald Foster, Mr. Gary Mansfield, Mrs. Joanne Puskar, Mr. David Hughes, Mr. Donald Williams**

**Absent: Mr. Stephen Cassidy, Ms. Evelyn Bouley**

**Also: Mr. Aaron Polansky, Superintendent-Director, Mrs. Sarah Griffith, Business Manager; Mrs. Catherine Tuccinardi, Academic Coordinator; Mr. Kyle O'Neill, Director of Technology; Ms. Johanna Kaufman, Grants, Data, and Assessments Director; Mrs. Jolene Costa, District School Secretary**

**Mr. Polansky called the meeting to order at 6:00 p.m.**

**Mr. Polansky stated this evening's meeting is taking place via ZOOM Technology and will be streamed live on the Old Colony Facebook page.**

**Mr. Polansky named all those in attendance and turned the meeting over to Mrs. Bourque, School Committee Chair.**

**Mrs. Bourque led the Pledge of Allegiance for all those in attendance and a moment of silence.**

**Mrs. Bourque asked and noted no public participation.**

**Mrs. Bourque waived the reading of items listed on the Consent Agenda and a motion was made by Mr. Robert Marshall and seconded by Mr. David Hughes, it was unanimously**

**Voted: To approve the Consent Agenda a. through d.**

**Acceptance of minutes listed below:**

**March 24, 2021 Policy Subcommittee**

**March 24, 2021 Public Hearing District**

**March 24, 2021 District Committee**

**March 24, 2021 Executive Session**

**On a motion duly made by Mr. Robert Marshall and seconded by Mr. David Hughes, it was unanimously**

**Voted: To approve the sale or disposal of surplus property in accordance with District Policy NEPN Code DN as previously approved by the District School Committee**

**Mrs. Griffith was available for any discussion regarding the Operating Statement.**

**Warrants were available for review.**

**Mr. Polansky thanked the Administrative Team and all staff members for the preparation that has taken place to reopen the school for in-person learning.**

**Mrs. Cruz joined the meeting at 6:09 p.m.**

**Mr. Polansky stated the Department of Education released new contact tracing guidelines stating that close contact on a bus or in a classroom is within 3 feet and all other close contact is classified within 6 feet.**

**Mr. Polansky stated masks will be worn with social distancing in school and stressed the importance of staff and students to continue to be vigilant outside of school.**

**Mrs. Bourque asked the level of in person participation and how academics will work with remote students.**

**Mrs. Tuccinardi stated there are fewer than five students who will learn remotely and will work on a one to one plan with instructors.**

**Mr. Marshall stated the guidance coming from the Department of Education is extremely contradicting and unjustified.**

**Mrs. Cruz asked Mrs. Tuccinardi if the students who are remote will have separate educational plans.**

**Mrs. Tuccinardi stated the students will not have separate educational plans and will get the same work their classmates are getting. She stated the one to one plan between the students will be what works best for them individually when it comes to academics and learning remotely.**



**On a motion duly made by Mr. David Hughes and seconded by Mr. Donald Foster, it was unanimously**

**Voted: To approve the Old Colony Cloud Security Policy EHAA as recommended by the Policy Subcommittee**

**Mrs. Bourque commended Mrs. Puskar and Mr. Brodeur for their work on the Cloud Security Policy.**

**On a motion duly made by Mr. Donald Foster and seconded by Mr. David Hughes, it was unanimously**

**Voted: To authorize the Superintendent to submit to the Massachusetts School Building Authority the Statement of Interest Form dated April of 2021 for the Old Colony Regional Vocational Technical High School located at 476 North Avenue Rochester, MA 02770 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;**

- 2. Elimination of existing severe overcrowding;**
- 4. Prevention of severe overcrowding expected to result from increased enrollments, which must be substantiated;**
- 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 a full range of programs consistent with state and approved local requirements;**

**and hereby further specifically acknowledge 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 Old Colony Regional Vocational Technical High School District to filing an application for funding with the Massachusetts School Building Authority.**

**Mr. Polansky stated Old Colony moved from a round of 70+ to a Senior Study phase that consisted of approximately 30 schools, but Old Colony was not invited to move forward in the process. Mr. Polansky was informed that no vocational schools were invited into the Eligibility Phase during the last submission period.**

**Mr. Polansky stated that the District will continue to advocate for the building project and will seek continued support from sending districts.**

**Mrs. Bourque articulated the importance of speaking with Representatives about a building project for Old Colony and where we stand as a school with regard to the need for more space, continued enrollment growth, and upgrades to ensure our facilities are equipped for current day learning models.**

**On a motion duly made by Mr. David Hughes and seconded by Mr. Gary Mansfield, it was unanimously**

**Voted: To re-certify the FY22 Budgeted Revenue and Assessments to incorporate ESSER II use to offset town Minimum Local Contributions and satisfy Net School Spending Requirements.**

<b>Total FY22 Revenues:</b>	<b>\$ 5,160,910</b>
<b>Total FY22 Assessments:</b>	<b>\$ 7,734,285</b>
<b>Revised FY22 Assessments by Member Town:</b>	
<b>Acushnet</b>	<b>\$ 2,085,627</b>
<b>Carver</b>	<b>\$ 1,336,668</b>
<b>Lakeville</b>	<b>\$ 2,251,643</b>
<b>Mattapoisett</b>	<b>\$ 825,914</b>
<b>Rochester</b>	<b>\$ 1,234,433</b>

**Mr. Marshall thanked Mrs. Griffith and Mr. Polansky for answering his questions regarding budget and assessments.**

**On a motion duly made by Mr. David Hughes and seconded by Mr. Donald Foster, it was unanimously**

**Voted: To approve \$2,000 DLCS Learning Devices Grant for Computer Science**

**On a motion duly made by Mr. Gary Mansfield and seconded by Mr. David Hughes, it was unanimously**

**Voted: To approve \$6,991 School Nutrition Equipment Assistance Grant for the purchase of a new convection oven in the cafeteria**

**On a motion duly made by Mr. David Hughes and seconded by Mr. Donald Foster, it was unanimously**

**Voted: To approve the Collective Bargaining Agreement between the Old Colony Regional Vocational Technical School District and Teamsters Local 59 for September 1, 2020 – August 31, 2023**

**Mr. Polansky recognized and thanked Mr. Donald Williams for his 11 years of service on the School Committee.**

**Mrs. Bourque commended Mr. Williams for his representation and at times being the only Carver representative for many years and thanked him for his service.**

**Mr. Polansky stated 150 students have been accepted for the class of 2025.**

**Mr. Polansky stated it was a very competitive class and thanked all students and families who applied and showed interest.**

**Mr. Polansky discussed the grant funded Weekend Discovery Biotech Crime Academy being put on in collaboration with Bristol Community College.**

**Mr. Polansky stated within 24 hours 34 of the 50 spots had been filled and thanked Mrs. Laurie Smith, Old Colony Science Instructor, and BCC.**

**Mr. Polansky discussed the virtual assembly with Ashley Bendiksen, local award-winning activist and youth motivational speaker, which took place on April 15<sup>th</sup> for all in house 9<sup>th</sup> and 11<sup>th</sup> graders as well as staff where she discussed staying positive when faced with life challenges.**

**Mr. Polansky reviewed the Professional Development opportunities during the summer.**

**Mrs. Bourque stated she was concerned about the amount of students that were accepted and the class sizes effect on the building and budgets for our sending districts.**

**Mr. Polansky stated that the class size typically decreases over the summer and will end at somewhere between 140-150.**

**Ms. Souza stated the online summative evaluation for the Superintendent-Director is due May 7<sup>th</sup> based upon the timeline that was created by the Evaluation Subcommittee.**

**Mr. Polansky stated he works on his evaluation throughout the year and will share it with the Subcommittee by next week.**

**Ms. Bouley entered the meeting at 6:44 p.m.**

**Upcoming meeting dates are as follows**

**District Committee – Wednesday, May 19, 2021  
6:00 p.m. – Hybrid/Cafeteria**

**Meeting was adjourned at 6:48 p.m.**

Respectfully submitted,



**Mrs. Jolene Costa**  
**District Committee Secretary**

  
**Mrs. Shirley Bourque, Chairman**

*May 6, 2021*  
\_\_\_\_\_  
**Date**



## Massachusetts School Building Authority

---

### 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

---

School District    Old Colony Reg Voc Tech

District Contact   Aaron L Polansky TEL: (508) 763-8011

Name of School    Old Colony Regional Voc Tech

Submission Date   4/26/2021

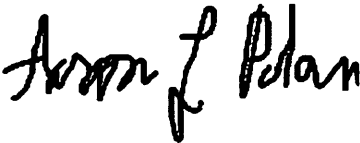

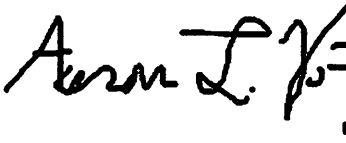
---

### 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
Aaron L. Polansky	Shirley Bourque	Aaron L. Polansky
Superintendent		
		
(signature)	(signature)	(signature)
Date	Date	Date
4/22/2021 2:09:07 PM	4/23/2021 2:43:54 PM	4/22/2021 2:09:54 PM

\* 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    Old Colony Reg Voc Tech

District Contact    Aaron L Polansky TEL: (508) 763-8011

Name of School    Old Colony Regional Voc Tech

Submission Date    4/26/2021

### 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.

Potential Project Scope:      Potential New School

Is this SOI the District Priority SOI?      YES

School name of the District Priority SOI:      2021 Old Colony Regional Voc Tech

Is this part of a larger facilities plan?      NO

If "YES", please provide the following:

Facilities Plan Date:

Planning Firm:

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:**

**Please provide the current student to teacher ratios at the school facility that is the subject of this SOI: 10 students per teacher**

**Please provide the originally planned student to teacher ratios at the school facility that is the subject of this SOI: 10 students per teacher**

**Does the District have a Master Educational Plan that includes facility goals for this building and all school buildings in District? YES**

**If "YES", please provide the author and date of the District's Master Educational Plan.**

The District Improvement Plan was authored in 2017 by a diverse group of stakeholders. The plan identifies the need to explore expansion of our current physical plant to accommodate growth of the district, expansion of Chapter 74 programming, increased applications, and the potential addition of a new member town (Freetown). Current facilities do not provide sufficient space for current population and leave no room for expansion to accommodate over 325 applications for 150 spots.

**Is there overcrowding at the school facility? YES**

**If "YES", please describe in detail, including specific examples of the overcrowding.**

Many spaces throughout the building are limited. Most academic classrooms cannot accommodate more than 25 students comfortably. Our vocational spaces do not allow for fluid movement. For example, our Machine and Tool Technology (Advanced Manufacturing) space has machines that are placed so close together, that traffic can only move one way. Some individuals may find it uncomfortable to move through this respective area. Our Electronics Engineering, Computer Science, and Business Technology programs all share single open classroom spaces for two teachers per program teaching two separate grades. The shared classroom results in the need for students to hone in on their own instructor and manage distraction to the best of their ability.

Our cafeteria is at capacity. We were running four lunches and moved to three, as a result of scheduling issues. Four lunches was a major interruption to the academic process. Three lunches are overcrowded. Our cafeteria also doubles as a classroom during down time, due to lack of alternative space. We run Health classes out of our gymnasium with portable tables and chairs for students. We would prefer to run these classes in official classroom settings. Members of our administrative and counseling team have offices that were originally intended to be closets. There is no room to add Chapter 74 programming, despite our desire to expand.

**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.**

Does Not Apply

**Please provide a description of the local budget approval process for a potential capital project with theMSBA. 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).**

Our most recent budget (FY21) was approved by our School Committee in March of 2020 at our public hearing. The process begins in 2019 as we solicit budget requests from each respective department and review these requests with our Budget Subcommittee and Finance Committees from each of our member towns. Once the budget is approved by the Budget Subcommittee and reviewed by local Finance Committees, it is brought to our full School Committee for a vote and public hearing. After the public hearing, assessments are submitted to our five member towns for placement on their respective town warrants. Our FY20 budget was approved by all five member towns. The state of the world resulting from CoVid-19 has resulted in uncertainty around our FY21 Budget, though our member towns all indicated support of our requests prior to the pandemic. The proposed budgets for FY20 and FY21 did not include any reduction in staffing, discontinued programs, or consolidation of facilities.

## 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).

Old Colony Regional Vocational Technical High School was constructed in 1974 and opened in the year 1975. Old Colony is a single-story, 107,000 sq. ft., secondary school which offers academic and vocational education to students in grades 9–12. At time of construction, the building's total occupant load was rated at 575; this number may need to be re-evaluated using current Department of Education standards. The building is partitioned to include 14 academic classrooms with an average size of 750 square feet, 11 vocational related classrooms and 13 vocational shops, a cafetorium, main building kitchen and a library. Old Colony is located in the Town of Rochester, MA and serves children from 5 neighboring towns including Acushnet, Rochester, Lakeville, Carver and Mattapoisett.

The steel framed, single-story structure employs a combination of brick and mortar and insulated metal panels as sheathing. The architect also enlisted the use of aluminum framed window walls to allow natural light into the facility. The building was built slab-on-grade with a small basement that houses the main electric, water and boiler systems. The interior walls of the building consist of both pumice cement block and metal clad fire rated gypsum. The flooring is a combination of vinyl asbestos tile, vinyl composition tile, epoxy coating, carpeting and wood. Built in the mid-seventies, the building was constructed utilizing asbestos containing building materials (ACBM). The known asbestos is maintained in good condition and is kept under surveillance following the regulations from the Department of Labor. The ACBM however should be abated as part of a larger project.

The only addition to the original building was completed in 1986. A 1,512 sq. ft. (36 ft x 42 ft) addition was added to the Metal Fabrication & Joining Technology shop to provide additional instructional space and project assembly. Listed below are several completed repair/renovation projects that required substantial capital funding to complete.

In 1991, the original septic leaching field was determined to be too close to the building's drinking water supply. It was necessary to install a new leaching field outside the wellhead protection area.

A performance contract project was completed in 2010. This project provided facility upgrades to failing HVAC systems and mechanical equipment, new lighting and kitchen equipment such as walk-in refrigerator and freezer replacements. These upgrades were performed for both phase-replacement of aged and failing equipment and energy conservation measures.

In 2013, the roof was replaced with a single-ply membrane and classroom #9 was renovated and repurposed to create a Science Laboratory classroom.

Additional small scope projects have been completed over the years to meet the need of students and educational plan. Because of the limitations of the facility, closets and small rooms originally designed as storage areas are being utilized for office and work spaces. Maintenance has been tasked with creating workable spaces for staff, athletics, Administration and student development.

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

107097

**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 Old Colony RVTHS campus encompasses 84 acres in a rural setting. Approximately 17 acres of the 84 are maintained grounds which include the landscaping around the facility and parking lots and the sports fields on the east side of our site. There are 4 parking lots on the campus which can accommodate up to 320 vehicles. At this time, 3 lots are utilized by our faculty and students and one parking lot at the rear of the site is used by the contracted bus company to house their vehicles. A storm drainage system diverts water from the lots and drives to the wooded areas around the campus. The storm drainage system in parking lots A, B and C however, should be evaluated. The drainage system is ineffective in these parking lots. This is particularly problematic during heavy downpours, which creates flooding and pooling areas at and around the general vicinity of the storm drains. During the winter months, water collects at these points during freeze/thaw cycles. This pooling water freezes over at times causing hazardous icing conditions.

All asphalt surfaces are showing signs of wear and age. Several thousands of dollars are expended annually for the maintenance and repair of pot holes and cracks. This annual need for repairs is getting far ahead of available funding for patching and repair work.

There is no town water or sewage in this area of Rochester. The school relies on one private well for its water supply and one septic system for sewage disposal. The well is a gravel packed well, approximately one hundred sixty feet deep with a production rate of nearly 200 gallons per minute. An average of 4,500 gallons of water per day is consumed when school is in session. This well also provides domestic water to the field house and is used for irrigation. The septic system includes an 18,000-gallon concrete holding tank and a 3,000-gallon main grease trap. The original leaching field was replaced in 1991. The proximity of the drinking water well, necessitated the replacement of the field. The new field consists of three each, twenty-five square foot distribution boxes and twenty leaching pits.

The building utilizes an oil separator system to remove any oils or fuels generated by the shops from entering the septic system. This underground vessel has a 2,000-gallon capacity and is located to the west of the automotive shop. It was last replaced in 1998 and is pumped annually.

There are two vernal pools on the eighty-four-acre site which are in a wooded area and kept in their natural state; no activities or foot traffic is permitted at these locations. These pools are respectively located approximately three-hundred and five-hundred yards southeast of the school building. Each vernal pool is approximately one quarter acre to one half acre in size.

There are several small buildings on the campus.

There is minimal storage in the facility and as such, several containers and sheds are utilized to house equipment and supplies. To the south of the facility, there are three buildings a 700 square foot shed for Carpentry items, a 400 square foot shed used by Automotive and a 4,000 square foot maintenance garage which is used for landscaping supplies, vehicle and grounds equipment storage and is also used by the Athletic Department. At the southeast side of the facility there are two small outbuildings used by the Electrical Shop for instruction (950 ft<sup>2</sup>) and storage (600 ft<sup>2</sup>) respectively. A field house is located on the perimeter of the Oliveira Field House and is used for student athlete training, related storage, game viewing and recording.

A small cemetery dating back to the late 1800's lies deep in the woodland landscape in the southwest corner of the lot. Exterior lighting includes a mixture of metal-halide, high pressure sodium and LED fixtures of varying wattage. Existing fixtures have been changed out for newer LED technology in phases as budget monies allow.

The school site is not landlocked.

There are no known conditions that would impair a project at this site.



**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)

476 North Avenue  
Rochester, MA 02770

**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).

Roof (106,000 sq. ft.):

The building has a flat roof. The original construction included a tar and gravel built-up roof (BUR) system installed over 2 layers of 5/8-inch gypsum board substrate over a metal roof deck. Circa 1987, a spray applied silicone based urethane insulation with granular protective coating type roof system was applied over the existing built-up roof. From 1997–2000, a 3-year span, the entire roof was recoated in sections. It was completed in phases due to budgetary constraints. In 2013, the roof was replaced with a 60 mil PVC membrane utilizing tapered insulation to provide positive drainage with an average R-value of R-25. The roofing system was manufactured by Sarnafil Roofing Systems and overall is in good condition. We have experienced several leaks since installation. These leaks are typically workmanship issues and are therefore covered under the existing warranty.

Walls:

Exterior walls are brick veneer with upper sections of insulated aluminum panel for aesthetic detail. Overall the masonry is in good shape for its age. There are areas of the exterior wall where joint separation, mortar deterioration and step cracking issues are evident. It is surmised that water infiltration at the gym and several classrooms is due to masonry failures. Repointing of these areas is required. The use of aluminum framed window curtain walls is prevalent in the classroom wings, entrances and some office space to capture natural light for the purposes of daylighting.

Windows:

The double pane, insulated, aluminum frame windows are the original installation to the building. Although still operable, many windows are fogged and condensation is present between the panes indicating seal failures and energy loss. The caulking is failing at most areas although evident that the caulking around the windows had been replaced at some point. There is concern for water entry from these windows.

Doors:

Original to the building, the exterior doors are either aluminum framed, glass storefront doors or steel flush mount doors with or without a vision glass panel. These doors have been in place for 45 years. Both interior and exterior doors are an on-going maintenance issue with weekly structural, mechanical and hardware failures. The thresholds on the exterior doors are lifting causing some of the frames to warp. This causes a multitude of problems including weather strip failures, air gaps and sometimes prevents the doors from opening.

There are a total of 16 overhead aluminum doors. 10, 12'h x 10'w, doors were replaced in the 2010 performance contract work and are located at the Automotive Shop and 6, 8'h x 8'w, doors are installed at varied locations around the building for bulk material delivery. These smaller doors are an indeterminate age.

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

**Year of Last Major Repair or Replacement:(YYYY)**    1975

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

Original exterior walls

**Roof Section**    A

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

**Area of Section (square feet)**    106000

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

60 mil Single-ply PVC membrane

**Age of Section (number of years since the Roof was installed or replaced) 7**

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

2019 seam failures. 3 times in separate areas. Repairs were determined to be workmanship related and repair costs were covered under existing warranty.

**Window Section A**

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

**Windows in Section (count) 103**

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

Aluminum frame, insulated, double pane.

**Age of Section (number of years since the Windows were installed or replaced) 45**

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

Does not apply

**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).**

**HVAC:**

The piping & main infrastructure of the HVAC system is original to the building as are the corridor & passage doorway unit heaters & the ceiling mounted heat & ventilation units in the Auto & Welding Shops. The boilers & rooftop units were replaced as part of a performance contract project. This project was focused on efficiency & energy conservation measures & completed in 2010. Due to budget limitations, the scope of work focused on the mechanicals with the highest rate of failures including the existing roof top units & boilers & did not allow for expansion of the circa 1975 footprint or inclusion of any spaces with newer technology.

Two banks of Viessmann, #WB2B, condensing boiler packages were installed as part of this project. Each bank of heating boilers has three WB25-105 gas fired boilers with a maximum output of 350,000 BTU/hr. The boilers heat the building hot water & supply process water to a perimeter heating loop only. They provide limited BTU's through wall mounted, fin-tube radiation and/or fan coils; this heat is available in some, but not all spaces.

A series of roof top units with an integral gas-fired heating element provide either heat only or both heat & cooling (with an incorporated D/X cooling package) respectively to separate zones throughout the facility. The forced air supplied by each roof top unit flows through variable air volume (VAV) systems & provide mechanically tempered air as required. None of the roof top units are tied into the emergency generator. During times of power outages in mid-winter, the building can get very cold; freeze ups are a concern. This inoperable state during an outage adversely affects the occupied space air exchange requirement.

While significant improvements were made to the aged system and the overall occupant comfort was enhanced, there were several areas in the building not included in the scope of work. The Auto & Metal Fabrication Shops continue to utilize the original ceiling mounted, gas fired fan coils to provide heat during the winter months. These units are inefficient & in fair to poor condition. Additionally, due to the HVAC system's limitations & in an effort to protect vital equipment from heat & humidity, the school has installed portable A/C units in critical areas. These 8,000 BTU units are ineffective but help to somewhat reduce space temperature & humidity during the warmer months. Spaces in the building that have no mechanical cooling or dehumidification & which house equipment adversely affected by the lack of tempered air include Graphic Arts, Machine & Tool and the IT Server Room.

It is important to note that the Welding Shop fume capture ductwork is in fair to poor condition.

**PLUMBING:**

Most plumbing fixtures are original equipment & have surpassed their useful life. Although repairs & replacements have been made, the fixtures do not meet today's codes for accessibility or water conservation measures. The piping overall is in very poor shape & is prone to failure. The cast iron piping & under slab plumbing is especially problematic with annual repairs in the thousands of dollars. Floor drains in Culinary & Auto have rotted away & are not functioning. The grease

traps in both the main kitchen & Culinary Department respectively have rotted & cannot be fastened down & do not seal.

#### **ELECTRICAL:**

The incoming primary electrical service is underground cable & conduit, encased in concrete. It enters the building at 2,000 amps through a step-down transformer, owned by the electric utility company. The switch gear room, located in the basement of the school building, has five main distribution panels ranging in size from 400-800 amps. Power is distributed throughout the building via 36 circuit breaker panels with loads ranging from 60-400 amps. Twelve panels are 277/480 volts & 24 panels are 120/208 volt. There are 17 step down transformers located throughout the building ranging in size from 9 KVA to 150 KVA. Transformers are all dry type 480 volt three phase primary and 120/208 volt three phase four wire secondary. Emergency power is provided by a 50 KW, 277/480 volt, three phase Onan generator. The generator is driven by natural gas & water cooled. It was installed in 1997. With the exception of six of the 480/277-volt circuit breaker panels & the emergency generator, all electrical equipment is original. The circuit breaker panels were changed in the late 1990's & emergency generator upgraded in 1998.

The phone, clock/bells, & public address system are in need of updating. The building has an emergency generator & automatic transfer switch. The natural gas fired generator is rated at 100KW & has limited capacity. It powers the phone system, fire alarm, perimeter heat, some corridor lighting, walk-in freezers & coolers, sewer ejector pumps & well pump. This limited function does not allow for school to be occupied as the water well controls & compressor do not work if line voltage is interrupted.

#### **Boiler Section 1**

**Is the District seeking replacement of the Boiler?** YES

**Is there more than one boiler room in the School?** NO

**What percentage of the School is heated by the Boiler?** 10

**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)** 11

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

Annual maintenance to boilers. Recirculation pumps have a high failure rate. 3 of the 6 pumps have been replaced. One failed this fiscal year (FY20).

**Has there been a Major Repair or Replacement of the HVAC SYSTEM?** YES

**Year of Last Major Repair or Replacement:(YYYY)** 2008

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

The boilers and rooftop units were replaced as part of a performance contract project. This project was focused on efficiency and energy conservation measures and was completed in 2010. Due to budget limitations, the scope of work focused on the mechanicals with the highest rate of failures including the existing roof top units and boilers and did not allow for expansion of the circa 1975 footprint to include areas that now require tempered air to accommodate sophisticated equipment.

Two banks of Viessmann, #WB2B, condensing boiler packages were installed as part of this project. Each bank of heating boilers has three WB25-105 gas fired boilers with a maximum output of 350,000 BTU/hr. VFD drivers and pumps were installed in conjunction with this work.

A series of 20 roof top units were replaced including 12 heating and ventilation, 1 make-up air and 7 HVAC packaged units respectively to separate zones throughout the facility. The forced air supplied by each rooftop unit flows through variable air volume (VAV) systems and provide mechanically tempered air as required.

**Has there been a Major Repair or Replacement of the ELECTRICAL SERVICES AND DISTRIBUTION SYSTEM?** YES

**Year of Last Major Repair or Replacement:(YYYY)** 1998

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

With the exception of six of the 480 / 277-volt circuit breaker panels and the emergency generator, all electrical equipment is original. The circuit breaker panels were changed in the late 1990's and the emergency generator was upgraded in 1998.

**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 interior of Old Colony RVTHS is comprised of dated finishes. The interior walls consist of pumice cement block or metal clad fire rated gypsum. The flooring is a combination of vinyl asbestos tile (VAT), vinyl composition tile (VCT), epoxy coating, carpeting and wood. While the VCT and VAT flooring overall is in good condition, the carpeting and epoxy coated floors are an indeterminate age and failing. The carpeting is worn thin, faded and fraying; the epoxy has worn through to the original cement slab. These floors are well beyond their useful life. Wood flooring is used in the gymnasium, stage and Carpentry Shop. These floors are original construction and thin. The gymnasium floor is well beyond its useful life and is prone to lifting and separating issues which poses a trip hazard. It also impacts athletics with playability and ball rebound. This floor requires constant repair and may become unusable for school activities.

Most shops have high vaulted industrial type ceilings where the steel joists to the roof deck is open and visible. On the Academic side, a steel grid system suspended from the bar joists is incorporated into the ventilating system and is used as a plenum throughout the building. The larger grid sections form squares which are inlaid with an aluminum track grid system and lined with Armstrong acoustic tiles.

Lighting is comprised of several different types and styles of bulbs and fixtures. Types include 2' x 4' ceiling mounted troffers, recessed can lights and pendant or chain mount shop lights. In April 2019 a lighting retrofit project was completed as part of a Mass-Save Energy Program. The existing t-12 and t-8 fixtures in academic classrooms and vocational shops were adapted to use 4 foot LED bulbs with a bulb and ballast change out.

The current vocational shop lighting however is inadequate for instruction and maintenance is currently looking into options of either increasing the lumen output of the fixtures or adding additional fixtures to meet code requirements.

The interior doors are a veneer shell with an asbestos core. It appears this style of door was utilized to meet the required fire rating. The asbestos core doors prohibit us from performing minor in-house maintenance, such as changing a door knob or hinge, without proper training and certification. It also requires proper and costly disposal of any disturbed asbestos materials. Hardware is original and requires constant adjustment or replacement.

Throughout the facility there are numerous accessibility issues including door hardware, fixture height, length of travel, proper slope, and maneuverability clearance. Additionally, there are areas without lifts or ramps and do not allow accessibility and inclusion.

**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).**

Old Colony Regional Vocational Technical High School is a 9-12 public vocational high school in Rochester, MA serving the communities of Acushnet, Carver, Lakeville, Mattapoisett, and Rochester. Nonresident students from Freetown attend Old Colony on a tuition basis. A combined population of approximately 550 students are enrolled in 13 different vocational programs:

- Automotive Technology
- Business Technology
- CAD Drafting
- Computer Science
- Cosmetology



Culinary Arts  
 Electrical  
 Electronics Engineering Technology  
 Graphic Communication & Design  
 Health Careers  
 House & Mill Carpentry  
 Machine & Tool Technology  
 Metal Fabrication & Joining Technology

The footprint of our legacy facility has seen minimal change since its inception in 1975. Vocational education, and the nationwide demand for this model, has over the past four decades, significantly changed. Forty plus years ago, nobody could have imagined how the influx of technology and evolution of equipment would change the instructional setting. To remain current with industry standards and the rigors of academic delivery, space is needed to meet the demands of vocational education in the 21st century and beyond.

Our academic and vocational programs currently operate in conditions that limit functionality and inhibit best practice due to space constraints and limitations for program expansion. In 2017, Old Colony received over 188 applications for approximately 150 spots in the incoming class. In 2019 we received over 300 applications. In 2020 we received over 325 applications. We welcome the opportunity to increase regional access, add Chapter 74 programming, and expand the region with the addition of Freetown. Expanding our footprint will allow us accomplish this.

New Construction or Expansion of our legacy building will allow for:

- \* New Chapter 74 Programs
- \* Increased enrollment of approximately 30 students/year over 4 years (120 students)
- \* Addition of new member town to the district
- \* Wellness Facility with access for public use
- \* Appropriate Laboratory/STEM Space
- \* Conference and All Purpose Rooms
- \* 21st Century Learning Spaces
- \* Expanded Cafeteria & Courtyard
- \* Separation of Auditorium & Cafeteria
- \* Post-secondary presence on campus
- \* Fire protection & water access

**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).

The library consists of 1,905 ft<sup>2</sup> with a capacity rated at 70. The 275 ft<sup>2</sup> Librarian's office was repurposed to house the Special Services Administrator. The library is divided into two areas consisting of a computer/work and meeting areas and a separate reading area with seating for approximately 20. It is used as a meeting /conference room during and after school hours as well. The library serves as the primary location for our school committee meetings.

The school gymnasium consists of 8057 ft<sup>2</sup> with occupant capacity rated at 500; it has 4 sections of wood bleachers on steel frame. These operable bleachers are maintained in good to fair condition. On the east side of the gym between the bleachers is an abandoned-in-place wood construction folding wall which is original to the building. It is no longer operable & beyond repair. The wood gym floor has failed & is prone to lifting creating trip hazards. This room is inadequate in size and functionality as there is no room for practice during the winter season. There is no separate space for health & wellness. Health classes are taught using folding tables & chairs in the gym during a shared gym time. The strength & conditioning equipment is located in what was a storage closet. Space was taken from the custodial storage closet to create a small space for the Athletic Trainer. The Trainer's room is cramped & does not support the need of

student athlete services.

The school has a Cafetorium, a combined cafeteria/auditorium, which is 3107 ft<sup>2</sup> with occupant capacity rated at 200. This room should be a dedicated cafeteria but it is used by the school for large group meetings during the day, utilized daily for enrichment & remediation before & after lunch periods & houses the Drama Department & Music Club. The stage is small & does not support the needs of the Drama Department or Music. There are two storage rooms on the stage once designated as Drama Dept. storage. These were converted into office space for the MCAS, Grants & Data Coordinator & school psychologist respectively. While there is tremendous interest in the Arts, there is limited space to provide programs.

The school has one science lab which is 1,435 ft<sup>2</sup> in size. The science lab was deemed obsolete by The New England Association of Schools and Colleges during a 1997 evaluation and was remodeled in 2013. Storage & work space was increased almost 2-fold. Total seating was increased from 20 to 36. Students participate in lab and classwork on solid-surface lab benches and work spaces that surround the room. There is a lab hood work station, one emergency shower and one eye wash station, yet three more science classrooms are without this access.

There are 14 academic classrooms which range in size from 658 ft<sup>2</sup> to 1,200 ft<sup>2</sup> with most averaging 750 ft<sup>2</sup>. There are three special education classrooms – 478 ft<sup>2</sup>, 484 ft<sup>2</sup> and 479 ft<sup>2</sup> respectively. The building houses 13 vocational shops and 11 vocational related classrooms.

**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).**

Old Colony currently serves approximately 550 daytime high school students. In addition, we serve an adult education and youth programming population during non-traditional building hours. Over the years, a multitude of renovations have been made to transform existing space and allow for additional classrooms, conversion of closet space to learning and office space. Unfortunately, these conversions have resulted in less than optimal conditions. Old Colony maintains our commitment to full utilization of our existing space and has an imminent need for additional space in order to accommodate our existing population and increased interest from our sending communities. Current vocational spaces are overcrowded in many programs. Almost all educational spaces are undersized when compared to state minimums.

Due to facility limitations, it was necessary in many cases, to install divider walls to turn one classroom into two. Examples of these rooms include the CLC Lab which was divided into two rooms in 2005. This was done to create a Health Careers Related classroom.

The Culinary Arts Related classroom was divided in the early 1980's to create a Special Needs Classroom. Several closets and teacher's work rooms have been repurposed to serve as Administrative Office space, student services or to support one-on-one learning.

Changes listed below were made to provide needed space in classroom and shop areas over the past several years.

#### Health Careers Shop:

Removed and reconfigured storage cabinets, counters and shelving to create an area for computer work stations and additional floor space.

#### Computer Information Technology:

An additional classroom was needed. A wall and doorway was constructed in this space to create one additional classroom.

#### Graphic Communications & Design:

The shop was reconfigured to increase work space and improve functionality. Cement block walls that encompassed the dark room and instructor office areas were removed to accommodate a total revamp of the shop layout. Alterations to the exhaust and electrical systems were part of this project.

**Business Technology:**

A closet in Business Technology was converted into a TV Studio. The materials stored in the closet were moved to another closet space that housed an administrator who was relocated to a different converted storage area.

**Computer Aided Drafting:**

Fixed storage cabinets, shelving, power poles and lighting were reconfigured to create additional work stations for increased enrollment in that shop.

In addition to the school day, the facility is used extensively for ancillary educational programs. Classrooms and shops are routinely used for adult education evening and weekend courses. Recent programs have included continuing education courses offered by Fitchburg State College, adult classes, student enrichment summer programs, Electrical Code classes and OSHA training courses. Additionally, the building is used by member towns as a shelter, an emergency dispensing site and for community athletic events.

**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 School Committee recognizes & supports the need to maintain the school facilities to the highest degree. Repairs, upgrades & capital projects are prioritized & addressed through the budgeting process. The Building & Grounds Department has a work order system & preventive maintenance program in place for routine repairs and to record preventative maintenance efforts to equipment such as rooftop units, hot water boilers, roof membrane & all other assets of the school facilities. The District employs capable personnel & preventative maintenance & repair work is generally performed by in-house staff. Specialty work or work that requires a specific license (not held) is contracted out. Annual preventative maintenance contracts are in place to maintain and prolong the life of facility equipment.

Old Colony has a Capital Improvement Plan. We have not addressed a capital project through an override or debt exclusion vote in recent years. We address such projects through our annual operating budget, or in rare circumstances through our excess & deficiency account. Projects completed using these methods include upgrades to the fire alarm system, extensive asphalt repairs in our parking lots and the installation of an irrigation system on our athletic field which was all done with in-house labor. More recently, pole lighting is being installed at our main athletic field.

**Recent Capital Projects include:**

1991: The original septic leaching field was determined to be too close to the building's drinking water supply. A new leaching field was installed outside the wellhead protection area.

2010: A performance contract project was completed. This project provided facility upgrades to failing HVAC systems & mechanical equipment, new lighting and kitchen equipment such as walk-in refrigerator and freezer replacements.

2013: The roof was replaced with a single-ply membrane and classroom #9 was renovated and repurposed to create a Science Laboratory classroom.

2017: The curbing around the main entrance approach and student drop-off was replaced as a safety measure due to spalling, separating and cracking issues.

Our existing Capital Plan through fiscal year 2027 is identified below without expanded narrative due to character limitations. This is a living document and is subject to change depending on need, funding and grant opportunities, etc. Much of this list would be covered by acceptance into the MSBA pipeline.

**Fiscal Years 20-21:**

- Replace domestic water storage tank
- Move well pump vault above ground
- Add security vestibule at main lobby entrance

**Fiscal Years 22-23:**

- Installation of new kitchen grease traps in Culinary Department
- Replacement of epoxy flooring in cafeteria and culinary preparation areas
- Replace carpeting in academic wing with flooring

**Fiscal Years 24-25:**

- Replace P/A, Clock, and Phone systems

**Fiscal Years 26-27:**

- Resurface asphalt, walkways, and curbing (may required phased approach)
- Evaluate storm drainage in conjunction with asphalt project

## Priority 2

### *Question 1: Please describe the existing conditions that constitute severe overcrowding.*

---

Old Colony has begun utilization of non-traditional spaces for the sake of modified instructional settings. We are currently conducting health classes in our gymnasium with portable tables and chairs, instead of conducting these classes in a traditional classroom.

We were running four lunches and found this to be of interruption to our scheduling efforts. We have moved to three lunches and find our cafetorium to be at capacity while struggling to adequately serve the large number of students attending a single lunch period.

While we do enjoy renovations to one of our science classrooms that have allowed for a lab setting. The remaining three science classrooms are limited in size and do not allow for sufficient lab work or functionality in comparison.

Numerous members of our administrative team, and a member of our counseling staff, are currently working in office space that was constructed for the purpose of storage. We would like to provide members of our staff with appropriate space for the work they are doing.

Our cafetorium is also used as a learning space for many of our special education classes during non lunch periods. We would like to see additional classrooms to accommodate our special education students.

## Priority 2

***Question 2: Please describe the measures the School District has taken to mitigate the problem(s) described above.***

In the question prior, we outlined the issues and measures to mitigate. Please find a cut and paste of the information below:

Old Colony has begun utilization of non-traditional spaces for the sake of modified instructional settings. We are currently conducting health classes in our gymnasium with portable tables and chairs, instead of conducting these classes in a traditional classroom.

We were running four lunches and found this to be of interruption to our scheduling efforts. We have moved to three lunches and find our cafetorium to be at capacity while struggling to adequately serve the large number of students attending a single lunch period.

While we do enjoy renovations to one of our science classrooms that have allowed for a lab setting. The remaining three science classrooms are limited in size and do not allow for sufficient lab work or functionality in comparison.

Numerous members of our administrative team, and a member of our counseling staff, are currently working in office space that was constructed for the purpose of storage. We would like to provide members of our staff with appropriate space for the work they are doing.

Our cafetorium is also used as a learning space for many of our special education classes during non lunch periods. We would like to see additional classrooms to accommodate our special education students.



**Priority 2**

***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.***

Old Colony has begun utilization of non-traditional spaces for the sake of modified instructional settings. We are currently conducting health classes in our gymnasium with portable tables and chairs, instead of conducting these classes in a traditional classroom. Teachers in this situation have limited access to technology and must utilize valuable class time for the set up and breakdown of the learning space that would otherwise be in place if appropriate space were available.

We were running four lunches and found this to be of interruption to our scheduling efforts. We have moved to three lunches and find our cafetorium to be at capacity while struggling to adequately serve the large number of students attending a single lunch period. While this model is not ideal, we are able to deliver lunches and make sure our students are fed. The space is limited and tight, but manageable.

While we do enjoy renovations to one of our science classrooms that have allowed for a lab setting. The remaining three science classrooms are limited in size and do not allow for sufficient lab work or functionality in comparison. Teachers in this situation have limited access to lab equipment and functional lab space and must utilize valuable class time for the set up and breakdown of the learning space that would otherwise be in place if appropriate space were available. Some labs cannot be conducted in the space available. Creative scheduling, modification of curriculum, and switching of classroom space must be orchestrated in many situations.

Numerous members of our administrative team, and a member of our counseling staff, are currently working in office space that was constructed for the purpose of storage. We would like to provide members of our staff with appropriate space for the work they are doing. We have a wonderful team of staff and administrators. They do not complain despite the fact that the conditions of their home base are less than desirable.

Our cafetorium is also used as a learning space for many of our special education classes during non lunch periods. We would like to see additional classrooms to accommodate our special education students. Materials are stored in the cafeteria in movable closets (on wheels) and in bins. This further impedes the available space of the cafeteria and also results in the cluttered appearance. Staff and students deserve a more functional and comfortable learning space.

**Please also provide the following:**

<b>Cafeteria Seating Capacity:</b>	200
<b>Number of lunch seatings per day:</b>	3
<b>Are modular units currently present on-site and being used for classroom space?:</b>	NO
If "YES", indicate the number of years that the modular units have been in use:	
Number of Modular Units:	
Classroom count in Modular Units:	
Seating Capacity of Modular classrooms:	
What was the original anticipated useful life in years of the modular units when they were installed?:	
<b>Have non-traditional classroom spaces been converted to be used for classroom space?:</b>	YES
If "YES", indicate the number of non-traditional classroom spaces in use: 3	
Please provide a description of each non-traditional classroom space, its originally-intended use and how it is currently used (maximum of 1000 characters):	
Gymnasium: Intended for physical activity. Currently serves as a health classroom and gymnasium. The space is also	

used for large scale assemblies that don't fit in our cafetorium.

Cafetorium: Intended for lunches and small scale assemblies. Currently serves as a special education classroom, enrichment space, storage used for administrative office, and drama club home base absent appropriate storage or sound system.

Library: Intended to serve as library. Currently serves as classroom space and conference room for meetings that exceed 10 participants in the event the cafetorium is unavailable.

**Please explain any recent changes to the district's educational program, school assignment policies, grade configurations, class size policy, school closures, changes in administrative space, or any other changes that impact the district's enrollment capacity (maximum of 5000 characters):**

We would like to add an HVAC and Plumbing program to our list of offerings. There are additional Chapter 74 Programs we would like to offer. We have no space to expand.

Some of our academic classes are approaching 30 students. We would like to limit classroom size, but have limited flexibility due to a lack of classroom space for division of larger classes due to class size.

We would like to increase enrollment to meet the demand from member communities. We currently accept less than 50% of our applicants due to space constraints (150/325+ in 2020). We would like to bring enrollment to 770 in the near future. Current circumstances lock us in at approximately 550. The Town of Freetown has expressed interest in joining the district which would further support expanded enrollment.

Many of our administrative team members and a member of our counseling department are housed in areas that were not intended to be offices. We would like to ensure that appropriate space is available for members of the Old Colony staff.

**What are the district's current class size policies (maximum of 500 characters)?:**

The School Committee and Union recognize that class size is of paramount importance in establishing quality education. In recognition of this the Committee shall strive to achieve the following desirable number of students per teacher:

Academic Subjects: 25

Shops and Labs: 16

Physical Education: 25

**Priority 4**

***Question 1: Please describe the conditions within the community and School District that are expected to result in increased enrollment.***

---

In 2017, Old Colony received 188 applications for 150 spots in the incoming class.  
In 2018, Old Colony received 304 applications for 150 spots in the incoming class.  
In 2019, Old Colony received 326 applications for 150 spots in the incoming class  
In 2020, Old Colony has received 327 applications for 150 spots in the incoming class.

If the last three years are an indication of the interest in an Old Colony education, we are optimistic that expanded enrollment is warranted. The Town of Freetown has recently expressed an interest in joining the Old Colony District. We would like to support this request and feel that expansion may be the best way for us to accommodate the request and secure buy-in from current member districts, as the availability of seats for member students would be impacted without expansion of our current enrollment, which could in turn result in a no vote from member districts with regard to the Freetown request.

**Priority 4**

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

---

For the first time ever, we were unable to accept Freetown (non-resident) students, due to the increased interest from our member towns. Unfortunately, these Freetown students are without access. The positive is that we are able to service an increased number of member town students. Expansion of our facility would result in a win-win for all parties.

**Priority 4**

***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.***

In addition to a lack of access resulting from high demand, we are also precluded from expanding our program of offerings due to space constraints. We would like to expand access and expand our program of offerings. Expansion would include our offering of additional Chapter 74 programs such as HVAC and Plumbing. Our hands are currently tied with regard to expanded enrollment and expanded programming. Less than 50% of the students who have expressed interest in Old Colony have access to the opportunity.

**Please also provide the following:**

<b>Cafeteria Seating Capacity:</b>	200
<b>Number of lunch seatings per day:</b>	3
<b>Are modular units currently present on-site and being used for classroom space?:</b>	NO

**If "YES", indicate the number of years that the modular units have been in use:**

**Number of Modular Units:**

**Classroom count in Modular Units:**

**Seating Capacity of Modular classrooms:**

**What was the original anticipated useful life in years of the modular units when they were installed?:**

<b>Have non-traditional classroom spaces been converted to be used for classroom space?:</b>	YES
--	-----

**If "YES", indicate the number of non-traditional classroom spaces in use:** 3

**Please provide a description of each non-traditional classroom space, its originally-intended use and how it is currently used (maximum of 1000 characters).:**

Gymnasium: Intended for physical activity. Currently serves as a health classroom and gymnasium. The space is also used for large scale assemblies that don't fit in our cafetorium.

Cafetorium: Intended for lunches and small scale assemblies. Currently serves as a special education classroom, enrichment space, storage used for administrative office, and drama club home base absent appropriate storage or sound system.

Library: Intended to serve as library. Currently serves as classroom space and conference room for meetings that exceed 10 participants in the event the cafetorium is unavailable.

**Please explain any recent changes to the district's educational program, school assignment policies, grade configurations, class size policy, school closures, changes in administrative space, or any other changes that impact the district's enrollment capacity (maximum of 5000 characters). :**

We would like to add an HVAC and Plumbing program to our list of offerings. There are additional Chapter 74 Programs we would like to offer. We have no space to expand.

Some of our academic classes are approaching 30 students. We would like to limit classroom size, but have limited flexibility due to a lack of classroom space for division of larger classes due to class size.

We would like to increase enrollment to meet the demand from member communities. We currently accept less than 50% of our applicants due to space constraints (150/325+ in 2020). We would like to bring enrollment to 770 in the near future. Current circumstances lock us in at approximately 550. The Town of Freetown has expressed interest in joining the district which would further support expanded enrollment.

Many of our administrative team members and a member of our counseling department are housed in areas that were not intended to be offices. We would like to ensure that appropriate space is available for members of the Old Colony staff.

**What are the district's current class size policies (maximum of 500 characters)?:**

The School Committee and Union recognize that class size is of paramount importance in establishing quality education. In recognition of this the Committee shall strive to achieve the following desirable number of students per teacher:

Academic Subjects: 25

Shops and Labs: 16

Physical Education: 25



**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.***

Despite a rigorous maintenance program and upgrades to the building through the years, there are a number of health and safety concerns that still need to be addressed. The facility was opened in 1975. Most systems are original, 45-years old, and well past their useful life.

**Interior**

The interior of Old Colony RVTHS is comprised of dated finishes. The interior walls consist of pumice cement block or metal clad fire rated gypsum. The flooring is a combination of vinyl asbestos tile (VAT), vinyl composition tile (VCT), epoxy coating, carpeting and wood. While the VCT and VAT flooring overall is in good condition, the carpeting and epoxy coated floors are an indeterminate age and failing. The carpeting is worn thin, faded and fraying; the epoxy is chipped and cracked and has worn through to the original cement slab. These floors are well beyond their useful life. Wood flooring is used in the gymnasium, stage and Carpentry Shop. These floors are original construction and thin. The gymnasium floor is well beyond its useful life and is prone to lifting and separating issues which poses a trip hazard and also impacts athletics with playability and ball rebound. This floor requires constant repair and may become totally unusable for school activities.

The interior doors are a veneer shell with an asbestos core. It appears this style of door was utilized to meet the then required fire rating. The asbestos core doors prohibit us from performing minor in-house maintenance, such as changing a door knob or hinge, without proper training and certification. It also requires proper and costly disposal of any disturbed asbestos materials. Hardware is original and requires constant adjustment or replacement.

The locker rooms and showers are in disrepair and not accessible. The shower room floor has a water retention barrier making it totally inaccessible.

There are no female student bathrooms in Wings 7 and 8 which include Automotive, Welding, Carpentry and Electrical. The original design was geared to traditional student learning so the student restrooms are disproportionately located in the building. More bathrooms are needed in the facility.

Due to the footprint of the facility space is paramount and there is minimal space for storage so sheds and containers are utilized to house educational materials and equipment.

Throughout the facility there are numerous accessibility issues including door hardware, fixture height, length of travel, proper slope, and maneuverability clearance. Additionally, there are areas such as the cafetorium without lifts or ramps and do not allow accessibility and inclusion.

**ACBM**

The building was built using asbestos containing materials; the ACBM is prevalent in the facility and should be removed. Any and all work to conduct routine maintenance or improve the facility proves to be complicated and expensive because of this hazardous material.

**HVAC**

The piping and main infrastructure of the HVAC system is original to the building as are the corridor & passage doorway unit heaters and ceiling mounted heat and ventilation units in the Auto & Welding Shops. These units are inefficient and in fair to poor condition. The fin tube radiation in the main office and academic wings are not zoned and run uncontrolled. Spaces in the building that have no mechanical cooling or dehumidification and which house equipment adversely affected by the lack of tempered air include Graphic Arts, Machine and Tool and the IT Server Room. Due to budget limitations, the scope of work in the 2010 HVAC upgrade project focused on the mechanical equipment with the highest rate of failures including the existing roof top units & boilers & did not allow for expansion of the circa 1975 footprint or inclusion of any spaces with newer technology. The original hot water heating loop requires constant maintenance and repair IE: Air bleeders not performing causing air pockets. Copper piping is thin and sometimes leaks. Because most of the existing infrastructure was utilized to save budget dollars, there is uneven heating and cooling throughout the facility.

### Electrical

The existing electrical service and mains are at capacity and original to the building. There is hope to expand our program offerings to include HVAC and plumbing. To increase the load to support these programs the main switch gear would need to be replaced and sized appropriately.

The emergency systems including phone, clock/bells, & public address system are in need of updating. These systems are prone to failure and require constant oversight and repair. The security camera system is dated and has limited capacity. It does not provide adequate picture quality nor does it cover all critical areas. The cameras are prone to failure losing picture entirely.

The existing fire alarm system was replaced in phases over a four-year period from 2006 – 2010 and the work was largely performed by the in-house electrician. This system is prone to exhibit troubles and faults on the main panel. Troubleshooting is difficult as there is no "as-built" drawings; the addressable detectors are mislabeled; and different styles of devices were utilized for install.

Lighting is comprised of several different types and styles of bulbs and fixtures. Lighting is inadequate in the shop areas and lumen levels at the work area is well below established standards. Supplemental lighting is needed and safety is a concern. This is especially evident in machine, metal fabrication, automotive and the construction shops including electrical and carpentry.

The generator is rated at 100 kW & has limited capacity. It powers the phone system, fire alarm, perimeter heat, some corridor lighting, walk-in freezers & coolers, sewer ejector pumps & well pump. This limited function does not allow for the building to be occupied as the domestic water well system and HVAC rooftop units will operate if line voltage is interrupted.

### Plumbing

Most plumbing fixtures are original equipment & have surpassed their useful life. Although repairs & replacements have been made, the fixtures do not meet today's codes for accessibility or water conservation measures. The piping overall is in very poor shape & is prone to failure. The cast iron piping & under slab plumbing is especially problematic with annual repairs in the thousands of dollars; it is rotting away. Recently discovered floor drains in Culinary & Auto for example have rotted and have caved-in and are not functioning. The grease traps in both the main kitchen & Culinary Department respectively have rotted to the point where they cannot be fastened down and do not seal causing sanitary and safety concerns.

The building has no fire suppression other than outdated Ansul systems over the kitchen cooking equipment.

### Domestic Water

Old Colony Voc-Tec is its own public water supplier. The 45-year old water system equipment needs to be replaced. The high pressure water storage tank is an underground steel vessel and the integrity of the shell is unknown. It is a cause of great concern for both the possible contamination of our drinking water and rupture of the steel shell. Either of these issues would be a catastrophic event to the continuing operations of the school. A failure could prevent the school from operating for an indeterminate amount of time. The well control system utilizes mercury switches for pump and compressor operation. This antiquated system as designed and built, poses an environmental hazard and should be replaced. Its location at the water source makes it especially problematic.

### Envelope

Windows and doors are original to the building and provide little to no insulating value and most allow air infiltration. The windows and several of the windows are fogged indicating seal failure and loss of insulating rating. The caulking is failing at most areas although evident that the caulking around the windows had been replaced at some point. There is concern for water entry from these windows.

Both interior and exterior doors are an on-going maintenance issue with weekly structural, mechanical and hardware failures. The thresholds on the exterior doors are lifting causing some of the frames to warp. This causes a multitude of problems including weather strip failures (heat loss), air gaps and sometimes prevents the doors from opening.

There are areas of the exterior wall where joint separation, mortar deterioration and step cracking issues are evident. It is surmised that water infiltration at the gym and several classrooms is due to masonry failures. Repointing of these areas is required to prevent further damage.

### Site

The driveway and parking lot storm drainage system diverts water from the lots and drives to the wooded areas around the campus. The drainage system is ineffective in the parking lots and is particularly problematic during heavy downpours. Flooding and ponding areas are expected at the storm drains. During the winter months, water collects at these points during freeze/thaw cycles. This ponding water freezes over at times causing hazardous icing conditions.

All asphalt surfaces are showing signs of wear and age. Cracking and frost heaves are prevalent throughout the roadways and lots.

Several thousands of dollars are expended annually for the maintenance and repair of pot holes and cracks. This annual need for repairs is getting far ahead of available funding for patching and repair work.

The building utilizes an oil separator system to remove any oils or fuels generated by the shops from entering the septic system. This underground vessel has a 2,000-gallon capacity and is located to the west of the automotive shop. This tank should be evaluated to verify proper operation and the tightness as this poses a risk of an environmental disaster.

There is minimal storage in the facility and as such, several containers and sheds are utilized to house equipment and supplies. A field house is located on the perimeter of the Oliveira Stadium and is used for student athlete training, related storage, game viewing and recording. This building is a wood structure and does not meet today's building and accessibility codes.

## Priority 5

***Question 2: Please describe the measures the district has already taken to mitigate the problem/issues described in Question 1 above.***

---

In 1986: A 1,512 sq. ft. addition to the Metal Fabrication & Joining Technology shop to provide additional instructional space and project assembly.

In 1991: The original septic leaching field was replaced.

In 2010: A performance contract project was completed. This project provided facility upgrades to failing HVAC systems and mechanical equipment, new lighting and kitchen equipment such as walk-in refrigerator and freezer replacements. These upgrades were performed for both phase-replacement of aged and failing equipment and some energy conservation measures.

In 2013: The roof was failing and was replaced.

In 2019: A lighting retrofit project was completed as part of a Mass-Save Energy Program.

Additional small scope projects have been completed over the years to meet the need of students, faculty and the educational plan.

On-going routine maintenance to electrical, plumbing and building envelope systems to mitigate issues.

Routine inspections and scheduled preventative maintenance is performed on facility equipment and systems by both in-house staff and licensed tradespeople.

Annual contracts are held for HVAC maintenance.

Capital Improvement Plan is in place to monitor and communicate the current condition of the facility and its future needs.

## 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.***

### Interior

Overall the flooring and floor covering is worn and in various stages of disrepair. This has the potential of slip and trip hazards, it is unsightly and does not provide the atmosphere of a well-kept facility. Wood flooring is used in the gymnasium, stage and Carpentry Shop. These floors are original construction and thin. The gymnasium floor is well beyond its useful life and is prone to lifting and separating issues which poses a trip hazard and also impacts athletics with playability and ball rebound. This floor requires constant repair and may become totally unusable for school activities.

The locker rooms and showers are in disrepair and not accessible. These areas are not able to be utilized for proper hygiene and do not allow inclusion of students with disabilities.

The original design was geared to traditional student learning so the student restrooms are disproportionately located in the building. There are no female student bathrooms in Wings 7 and 8 which include Automotive, Welding, Carpentry and Electrical. There are no boys rest rooms in Wing 9 which houses Cosmetology. This issue forces the respective students to walk through the building to the closest facility. This time out of class takes away from instruction and unduly forces the student to travel an excessive distance for personal hygiene. More bathrooms are needed in the facility.

Throughout the facility there are numerous accessibility issues that do not meet criteria for the ADA/AAB including door hardware, fixture height, length of travel, proper slope, and maneuverability clearance. Additionally, there are areas such as the cafetorium without lifts or ramps and do not allow accessibility and inclusion.

### ACBM

The building was built using asbestos containing materials; the ACBM is prevalent in the facility and although in good condition, it continually poses a health risk to building occupants.

### HVAC

Because most of the existing infrastructure was utilized to save budget dollars, there is uneven heating and cooling throughout the facility. Moving from overly warm to cool spaces or sitting in an overly warm space is not conducive to student learning.

Spaces in the building that have no mechanical cooling or dehumidification and which house equipment adversely affected by the lack of tempered air include Graphic Arts, Machine and Tool and the IT Server Room. The modern equipment in these spaces sometimes malfunctions during times of high temperatures and high humidity. This affects the programs and projects on which students are working.

### Electrical

The emergency systems including phone, clock/bells, & public address system and security camera systems should be replaced. These systems are prone to failure and require constant oversight and repair. The existing fire alarm system is problematic. Troubleshooting is difficult.

These systems above are critical safety equipment.

The existing electrical service and mains are at capacity and original to the building. There is hope to expand our program offerings to include HVAC and plumbing. To increase the load to support these programs the main switch gear would need to be replaced and sized appropriately.

Lighting is inadequate in the shop areas. Students sometimes use supplemental lighting for work. Instructors have voiced concern and dissatisfaction with the current lighting.

The generator has limited capacity. The domestic water well-controls and HVAC systems do not operate if line voltage is interrupted

therefore, the building cannot support occupancy.

#### Plumbing

Most plumbing fixtures do not meet today's codes for accessibility or water conservation measures. The piping overall is in very poor shape & is prone to failure. The cast iron piping & under slab plumbing is rotting away. The grease traps in the main kitchen & Culinary Department respectively have rotted to the point where they cannot be fastened down and do not seal causing sanitary and safety concerns. These issues are causing concern with the faculty about the integrity of our plumbing and sanitary measures needed with the grease traps leaking. It mandates extra effort on their part to wash floors and watch for standing water.

#### Domestic Water

The 45-year old water system equipment is a cause of great concern for both the possible contamination of our drinking water and rupture of the steel shell. Either of these issues would be a catastrophic event to the continuing operations of the school. A failure could prevent the school from operating for an indeterminate amount of time.

#### Envelope

Windows and doors are original to the building and provide little to no insulating value and most allow air and water infiltration. This causes cold spots in corridors and classrooms.

The windows and several of the windows are fogged indicating seal failure and loss of insulating rating.

Both interior and exterior doors are an on-going maintenance issue with weekly structural, mechanical and hardware failures.

#### Site

The drainage system is ineffective in the parking lots and is particularly problematic during heavy downpours. Parking lots flood and cause students to get soaked. During the winter months, water collects at these points during freeze/thaw cycles. This ponding water freezes over at times causing hazardous icing conditions.

The building utilizes an oil separator system to remove any oils or fuels generated by the shops from entering the septic system. Should this underground vessel fail it would be an environmental disaster.

There is minimal storage in the facility which impacts the faculty and as such, several containers and sheds are utilized to house equipment and supplies.



**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.***

We believe the building has reached the end of its useful life; it limits student enrollment of our member Towns; it does not support existing programs for today's learner nor will it allow for expansion to allow for new program offerings. Although well maintained, the doors, windows, electrical, plumbing and heating systems in the 45-year old building are in need of replacement.

We hope to partner with the MSBA to provide additional capacity for students, a broader program offering and an improved and more secure educational space. The expectation of this partnership would be to extend the facility's useful life 50 years.

**Please also provide the following:**

**Have the systems identified above been examined by an engineer or other trained building professional?:** NO

**If "YES", please provide the name of the individual and his/her professional affiliation (maximum of 250 characters):**

**The date of the inspection:**

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

**Priority 6**

***Question 1: Please describe the conditions within the community and district that are expected to result in increased enrollment.***

---

In 2017, Old Colony received 188 applications for 150 spots in the incoming class.

In 2018, Old Colony received 304 applications for 150 spots in the incoming class.

In 2019, Old Colony received 326 applications for 150 spots in the incoming class.

In 2020, Old Colony has received 327 applications for 150 spots in the incoming class.

If the last three years are an indication of the interest in an Old Colony education, we are optimistic that expanded enrollment is warranted. The Town of Freetown has recently expressed an interest in joining the Old Colony District. We would like to support this request and feel that expansion may be the best way for us to accommodate the request and secure buy-in from current member districts, as the availability of seats for member students would be impacted without expansion of our current enrollment, which could in turn result in a no vote from member districts with regard to the Freetown request.

**Priority 6**

***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.***

---

For the first time ever, we were unable to accept Freetown (non-resident) students, due to the increased interest from our member towns. Unfortunately, these Freetown students are without access. The positive is that we are able to service an increased number of member town students. Expansion of our facility would result in a win-win for all parties.

**Priority 6**

***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.***

---

In addition to a lack of access resulting from high demand, we are also precluded from expanding our program of offerings due to space constraints. We would like to expand access and expand our program of offerings. Expansion would include our offering of additional Chapter 74 programs such as HVAC and Plumbing. Our hands are currently tied with regard to expanded enrollment and expanded programming. Less than 50% of the students who have expressed interest in Old Colony have access to the opportunity.

**Priority 6**

**Question 4: Please provide a detailed explanation addressing the reason(s) why the district believes that enrollment growth is only short term. Please include estimates of when this short term growth is expected to begin and end, and explain the district's current plan for accommodating this growth.**

We don't believe that enrollment growth is "only" short term.

**Please also provide the following:**

**Cafeteria seating capacity:** 200

**Number of lunch seatings per day:** 3

**Are modular units currently present on-site and being used for classroom space?:** NO

**If "YES", indicate the number of years that the modular units have been in use:**

**Number of modular units:**

**Classroom count in modular units:**

**Seating capacity of modular classrooms:**

**What was the original anticipated useful life in years of the modular units when they were installed?:**

**Have non-traditional classroom spaces been converted to be used for classroom space?:** YES

**If "YES", indicate the number of non-traditional classroom spaces in use:** 3

**Please provide a description of each non-traditional classroom space, its originally-intended use and how it is currently used (maximum of 1000 characters):**

Gymnasium: Intended for physical activity. Currently serves as a health classroom and gymnasium. The space is also used for large scale assemblies that don't fit in our cafetorium.

Cafetorium: Intended for lunches and small scale assemblies. Currently serves as a special education classroom, enrichment space, storage used for administrative office, and drama club home base absent appropriate storage or sound system.

Library: Intended to serve as library. Currently serves as classroom space and conference room for meetings that exceed 10 participants in the event the cafetorium is unavailable.

**Please explain any recent changes to the district's educational program, school assignment policies, grade configurations, class size policy, school closures, changes in administrative space, or any other changes that impact the district's enrollment capacity (maximum of 1000 characters):**

We would like to add an HVAC and Plumbing program to our list of offerings. There are additional Chapter 74 Programs we would like to offer. We have no space to expand. Some of our academic classes are approaching 30 students. We would like to limit classroom size, but have limited flexibility due to a lack of classroom space for division of larger classes due to class size. We would like to increase enrollment to meet the demand from member communities. We currently accept less than 50% of our applicants due to space constraints (150/325+ in 2020). We would like to bring enrollment to 770 in the near future. Current circumstances lock us in at approximately 550. The Town of Freetown has expressed interest in joining the district which would further support expanded enrollment. Many of our administrative team members and a member of our counseling department are housed in areas that were not intended to be offices.

**What are the district's current class size policies (maximum of 500 characters):**

The School Committee and Union recognize that class size is of paramount importance in establishing quality education. In recognition of this the Committee shall strive to achieve the following desirable number of students per teacher:

Academic Subjects: 25

Shops and Labs: 16

Physical Education: 25

--



**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.***

---

Old Colony would like to add Plumbing, HVAC, Horticulture, and expanded arts programs. We are currently unable to accommodate these programs due to a lack of space due to the constraints of our existing facility. Our current science classrooms are limited with regard to lab space. Only one of four science classrooms is equipped with appropriate conditions to conduct true lab work.

**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.***

---

Without expansion of our current facility, we are unable to offer additional programming. We have made accommodations within our control to improve conditions within a second science classroom. We are still not in a position to make improvements that meet expectation of a fully functional lab space.

We have converted half of our library to a Maker Space where students can experiment with a multitude of mediums to explore the arts as part of integration efforts with our typical classrooms. We even introduced a block in the day for students to explore passions. This was an unorthodox way to address space constraints, but does impact the length of other periods. Our union was agreeable to an extension of the day to accomplish this.

We have made some upgrades to our cafetorium stage in an effort to accommodate our drama club, but feel the upgrades still result in a second class facility for the students when compared to other high schools.

The addition of Chapter 74 programs will remain an impossibility until we expand our current infrastructure and facility.

**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.***

Students in our science classes are impacted by our lack of lab space. Students are also impacted by our limited ability to offer courses and extracurricular activities focused on the arts. Our Special Education students receive academic support in our cafeteria when it is not used for lunches. We would prefer to be running academic support out of classrooms. Teachers and students are limited by the space in which activities take place.

## 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 \_\_\_\_\_, prior to the closing date, the  
\_\_\_\_\_  
[City Council/Board of Aldermen,  
Board of Selectmen/Equivalent Governing Body/School Committee] of \_\_\_\_\_ [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 \_\_\_\_\_ for the  
\_\_\_\_\_  
[Name of School] located at  
\_\_\_\_\_  
[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

---

---

---

---

---

\_\_\_\_\_  
; [Insert a description of the priority(s) checked off  
on 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**

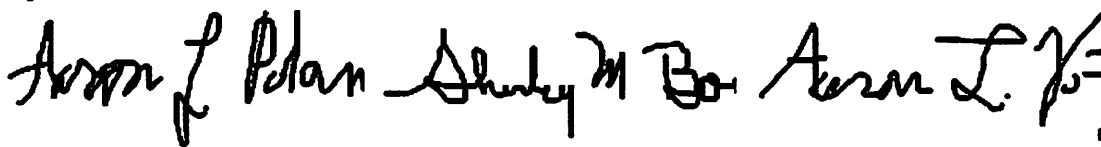
**Superintendent of Schools**

Aaron L. Polansky

Shirley Bourque

Aaron L. Polansky

Superintendent



(signature)

(signature)

(signature)

Date

Date

Date

4/22/2021 2:09:07 PM

4/23/2021 2:43:54 PM

4/22/2021 2:09:54 PM

\* 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.