

March 7, 2013

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

To Whom It May Concern,

Kingscott has been asked to provide an opinion regarding the facility condition of Edwin K. Washburn Primary School and Governor John Carver Elementary School at Carver Public Schools in Carver, Massachusetts.

Kingscott was hired by the District to conduct a Facility Feasibility Study. The first phase of the Feasibility Study included a Facility Assessment of the Elementary Buildings and their site. The assessment was completed in May 2006. A detailed report documenting the Facility Assessment was prepared and provided to the District.

At the time of our assessment, we found a number of significant concerns with the elementary buildings and site, some of which are highlighted here. The buildings are situated on the same site a short distance apart. However, the Primary School and Elementary School essentially act like a single building because of shared space, program, and staff. The statements below are based upon observations made in 2005/2006 and conditions identified at that time.

Site

- 23.7 Acres – landlocked and small for the number of students; the District's Central Supply Building is also located on the site adding to traffic flow problems
- Site size and the location of the buildings on the site create poor traffic flow and mixing of cars, buses, and pedestrians; this presents a significant safety concern
- There is no barrier-free route to the buildings
- The water well has had a history of contamination problems and it is not adequate to dependably serve the domestic water and fire protection needs of the buildings and the site
- Sanitary System is at capacity and was reported by the District to have been experiencing breaks in the lines
- Lighting is inadequate

Edwin K. Washburn Primary School

- Originally constructed in 1975 as an "open-plan" school
- The "open-plan" is significantly distracting to teaching and learning
- Attempts have been made to create closed classrooms with partitions as well as fixed or moveable storage units, disrupting the effective operation of the HVAC System and resulting in uneven ventilation and uncomfortable temperatures
- Windows are not operable and add to the poor ventilation, especially in times of power outage as the emergency generator is not adequate to operate the HVAC system
- Building envelope is not adequately insulated to meet current energy standards
- Some of the HVAC Equipment is near the end of its expected useful life and should be replaced

- Building lacks a fire-sprinkler system, a significant concern in an “open-plan” school where there are few, or no, protected egress corridors
- Fire Alarm System is not adequate

Governor John Carver Elementary School

- Originally constructed in 1951
- Building houses primarily general classrooms and lacks adequate space for Specialized Instruction – students must walk to Washburn Primary School; this is very inconvenient in bad weather and significantly reduces the amount of education time on a daily basis
- Main Entrance and Toilet Rooms do not provide adequate barrier-free access
- Stairs, storage rooms, mechanical/electrical rooms do not have adequately fire-rated enclosures
- Mechanical System terminal units – cabinet heaters and unit ventilators – have exceeded their expected service life and should be replaced
- Domestic Hot Water system has exceeded its expected service life and should be replaced
- Electrical Service and distribution are inadequate
- Fire Alarm System is inadequate

At the time of our assessment in 2005/2006 we would characterize the Site as “moderate” to “poor” condition, the Washburn Primary School as “moderate” to “poor” condition, and the Governor John Carver Elementary School as “poor” condition. At the time the assessment was conducted, it was our opinion that these facilities were in need of major investment to extend their useful service life, increase their energy efficiency, improve safety, and enhance the educational learning environment.

Kingscott does not have any knowledge of modifications or improvements the District may have made to the facilities, if any, since the completion of our assessment more than six years ago. Accordingly, we can’t make any determination of how any improvements, if made, may modify our assessment findings. Also, Kingscott has no knowledge of the present conditions of the site and the buildings; and whether any additional operational, safety, or other building use issues now exist. However, given that more than six years has elapsed since our assessment, if improvements have not been made, it is likely that additional issues may exist and the condition of the facilities has become worse.

Sincerely,
Kingscott



Robert McGraw, AIA, LEED AP
President