

# Closing Study

Former Weymouth Public Schools  
Administration Building  
111 Middle Street



## Abstract

In accordance with Weymouth Public Schools Policy FCB, Retirement of Facilities, the following report is a comprehensive closing study providing detailed information to inform the decision of retiring or recycling 111 Middle Street.

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Weymouth Public Schools

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## Section 1: Background

Weymouth Public Schools Central office moved from 111 Middle Street to the Abigail Adams school and occupied approximately 1/3 of the facilities first floor. (See figure 1.1 below). Central Office personnel moved over to the Abigail Adams facility in phases beginning in the summer of 2022. This coincided with the opening of the new Chapman Middle School in the fall of 2022. The green highlighted areas indicate spaces currently occupied by central office personnel.

The following closing study is in accordance with Weymouth Public Schools policy, Section F, Facilities Development, sub section FCB, Retirement of Facilities. The written policy is listed below. Each of the seven sections is identified followed by a complete summary of the findings for each factor.

Although 111 Middle Street is not a school, the facility was assessed for the feasibility of becoming an educational setting for probable future use as an alternative pathway for students.

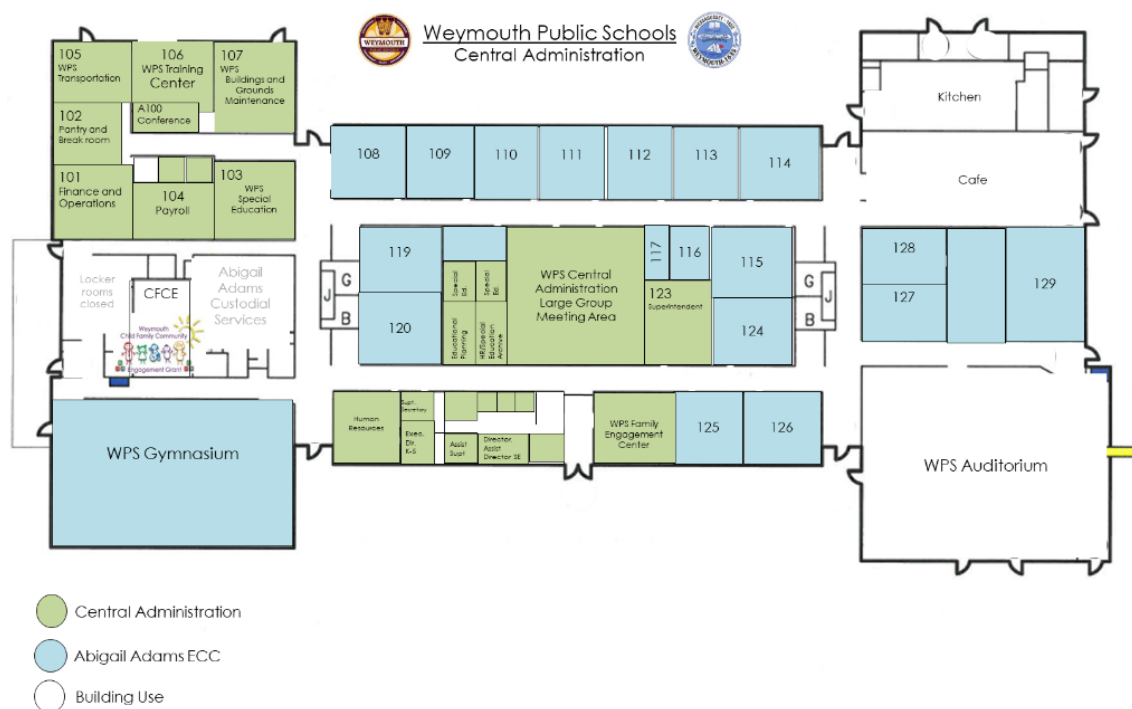


Figure 1.1

## Section 2: FCB Policy

When a school building becomes inadequate by virtue of age, condition, size of site, lack of need, or other overriding limitations, and cannot reasonably and economically be brought up to the current educational standards, the building should be considered for a comprehensive closing study. The Superintendent will recommend to the School Committee which facilities appear to justify further analysis.

The School Committee may seek both professional advice and the ad-vice of the community in making its recommendations as to the retirement of any school facility. This will permit the public, which originally acquired the property, to benefit from its recycling or retirement.

A closing study will include direct involvement by those neighbor-hoods considered in the study and will be concerned with all or some of the following factors:

1. Age and current physical condition of the facilities, its operating systems, and program facilities.
2. Adequacy of site, location, access, surrounding development, traffic patterns, and other environmental conditions.
3. Reassignment of children, including alternative plans according to Committee policy.
4. Transportation factors, including numbers of children bussed, time, distance, and safety.
5. Alternative uses of the building.
6. Cost/Savings
  - a. Personnel
  - b. Plant Operation
  - c. Transportation
  - d. Capital Investment
  - e. Alternative Use
7. Continuity of instructional and community programs.

## Section 3: Individual FCB Factors

### 3.1.a FCB Age, Physical Condition, Operating Systems and Programming of the Facility

111 Middle street, formerly known as Weymouth Public Schools Administration Building, is a 5,984 NSF, 1-1/2 story building located at 111 Middle Street in East Weymouth. The closest major intersection is Middle and Broad Streets. The structure was completed 1940 and formerly housed all Weymouth Public Schools Central Administration including Superintendent's, Special Education Administration, Finance and Business Administration, Facilities, Buildings and Grounds and Human Resources including payroll. 111 has 5.05 acres of woodlands, Mitchell field and parking. The property abuts 6 residential properties, all active and one industrial property, a Verizon switching station. In addition, Abigail Adams and Academy Avenue Schools abut the property. There are no EPA protected wetlands, conservation areas or any other protected lands on this property.

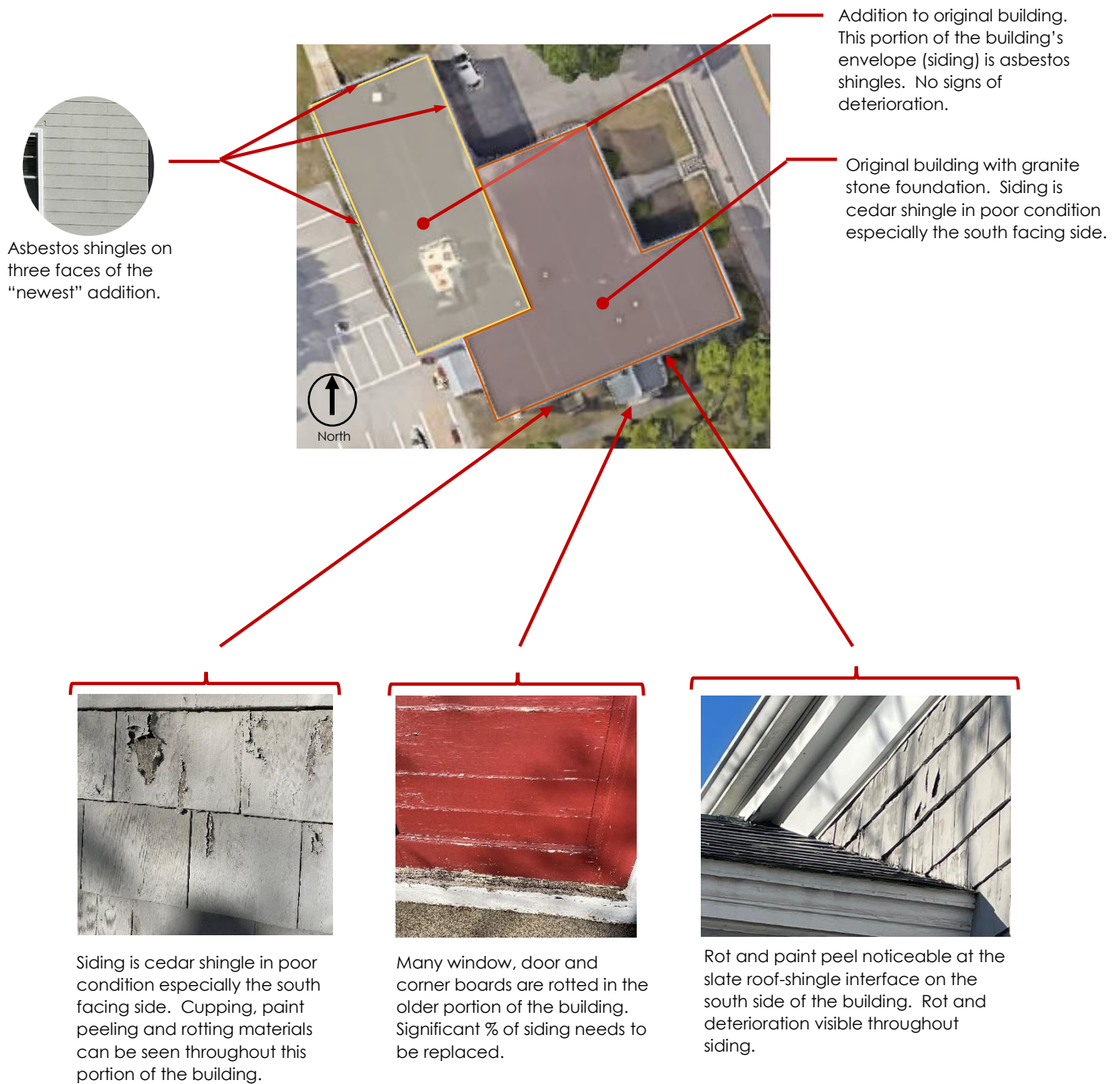
#### **WPS Former Central Offices**

Address: 111 Middle Street, Weymouth MA

- Building Value: \$ 736,600
- Land Value: \$731,100
- Other Value: \$ 15,400
- Total Value: \$1,483,100
- Lot Size: 219,978.00 Sq. Ft.
- Year Built: 1940
- Building SF: 5,984 Sq. Ft.

### 3.1 (continued)

#### 3.1.b FCB Age, Physical Condition, Operating Systems and Programming of the Facility



### 3.1 (continued)

#### 3.1.c FCB Age, Physical Condition, Operating Systems and Programming of the Facility



##### Boiler and Heating Distribution

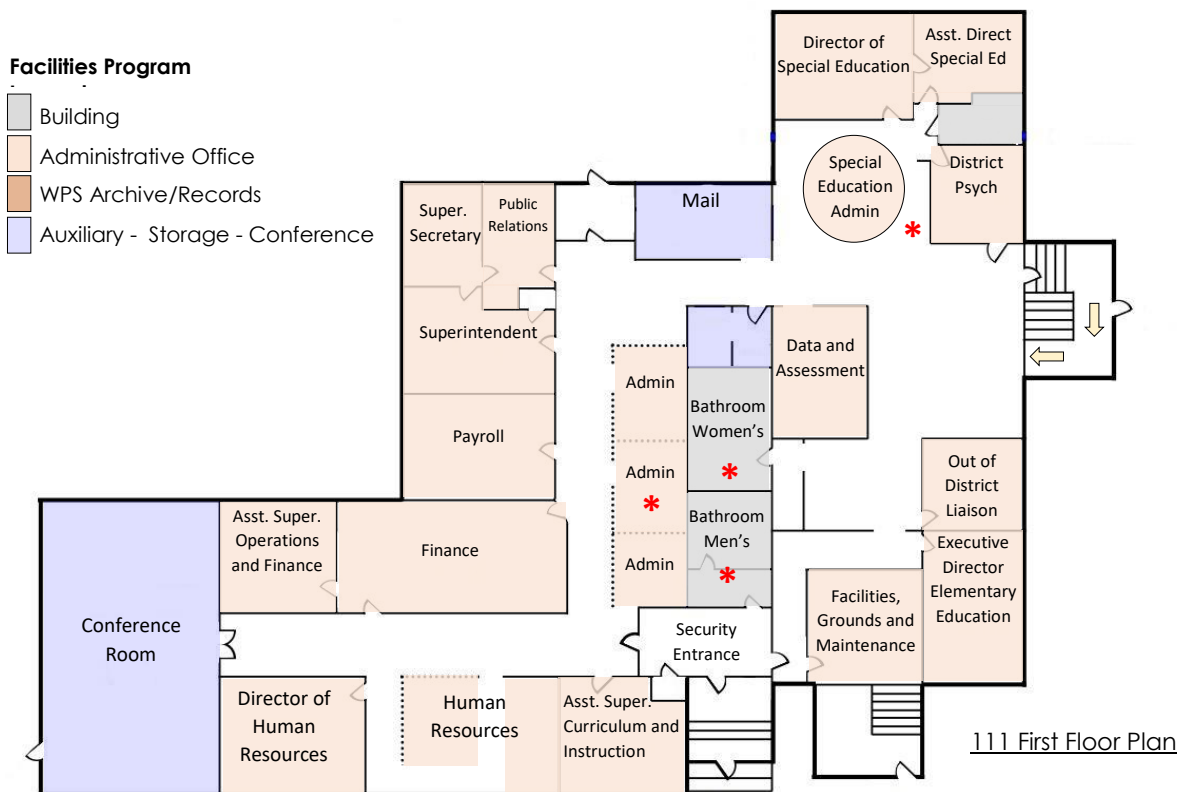
Installed in 2004, This single hot water boiler system rated as poor. Although maintained twice annually, the system is visibly worn and soot is noticeable from the front of the boiler. The distribution system is fair but some areas of the building do not have direct access to baseboard heat or radiators. This unit is also difficult to repair as there is asbestos in many of the reachable areas in and around the units and pipes. Heating system does not have a redundancy – single boiler from 2004.

- Life Safety Systems: The Life Safety System at 111 would need a significant upgrade. Current only two zones and only one fire notification speaker/strobe for the entire building. This also may prompt a fire suppression upgrade (adding sprinklers).
- HVAC: Ventilation and Air Conditioning would need an overhaul as some spaces lack ventilation and access to fresh air. The roof top unit has required *more than routine* maintenance in the past five years. The unit is adequately sized for the square footage, but distribution is limited.
- Plumbing and Water Supply: Bathrooms and plumbing are not appropriate for an educational environment. Single stall men's and women's bathrooms exist within other spaces. Plumbing and some fixtures original to 1940's facilities.
- Electrical and Mechanical: The electrical systems in working order – no known issues. There are no unit ventilators or other mechanical systems.
- Technology: Technology and internet services are more than adequate with robust wireless access as well as access points throughout the building.
- Building Envelope/Roof: The of is in fair condition and will need more than routine maintenance in coming years due to the age of the facility and roof. There is noticeable ponding occurring on both roof sections. Windows have been upgraded to thermal replacement windows throughout the facility.

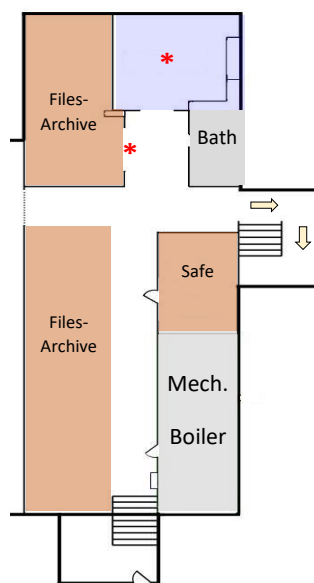
## 3.1 (continued)

3.1.d FCB Age, Physical Condition, Operating Systems and Programming of the Facility

These plans visualize the former administrative programming of the spaces within 111. Focus areas of interest are noted below and marked with a red asterisk.

**Facility Focus Areas (Physical Condition)**

1. Low ceilings, unknown abandoned utility lines.
2. Lighting inadequate.
3. Area filled with archive material – over capacity.
4. Exposed joists, unknown building materials.
5. No life safety fire alert system in basement.
6. Overall Life Safety System: Only one fire notification alarm for first floor. 2.
7. Small and isolated bathrooms.
8. Open, non-confidential spaces.



111 Unfinished Basement







## 3.1 (continued)

3.1.d FCB Age, Physical Condition, Operating Systems and Programming of the Facility

The table below is an analysis of the existing conditions in the 111. The colors help visualize how close the administrative spaces compare to learning environments that meet 963 CMR guidelines for new school buildings built in partnership with MSBA. The spaces where compare to both a typical classroom and small group room. This space analysis quantifies how close the learning environments are to current 21<sup>st</sup> century design. It also indicates what may be missing from the educational facility or requires consideration to meet current standards. Note we did not identify the spaces grade or current educational use as they are former administrative spaces.

**Space Summary Key**

	Meets or exceeds MSBA Standard
	Approaching (-4% to -30%) on NSF
	Moderate deficit square footage (-30% to -60%) of NSF
	Significant deficit in square footage (-60% or more) of NSF

Existing Conditions <sup>1</sup>			Variation from MSBA Typical Classroom			Variation from MSBA SGR		
Room Type	Grade	NSF	MSBA*	NSF Diff.	% Diff MSBA	MSBA*	NSF Diff.	% Diff MSBA
Room 101	NA	181	950	-769.05	-425%	500	-319	-176%
Room 102	NA	177	950	-773.4	-438%	500	-323	-183%
Room 103	NA	610	950	-340.5	-56%	500	110	18%
Room 104	NA	153	950	-797.2	-522%	500	-347	-227%
Room 105	NA	290	950	-660	-228%	500	-210	-72%
Room 106	NA	176	950	-774.4	-441%	500	-324	-185%
Room 107	NA	183	950	-767.5	-421%	500	-318	-174%
Room 108	NA	94	950	-856	-911%	500	-406	-432%
Room 109	NA	79	950	-871	-1103%	500	-421	-533%
Room 110	NA	117	950	-832.75	-710%	500	-383	-326%
Room 111	Storage	30	950	-920	-3067%	500	-470	-1567%
Room 112	NA	124	950	-826	-666%	500	-376	-303%
Room 113	NA	165	950	-785	-476%	500	-335	-203%
Room 114	NA	110	950	-840	-764%	500	-390	-355%
Room 115	MDF	20	950	-930	-4650%	500	-480	-2400%
Room 116	NA	102	950	-847.6	-828%	500	-398	-388%
Room 117	NA	101	950	-848.52	-836%	500	-399	-393%
Room 118	NA	142	950	-808.5	-571%	500	-359	-253%
Room 119	NA	135	950	-815	-604%	500	-365	-270%
Area A (see floor plan)	NA	291	950	-659.4	-227%	500	-209	-72%
Area B (see floor plan)	NA	325.9	950	-624.1	-192%	500	-174	-53%
Area C (see floor plan)	NA	532	950	-418	-79%	500	32	6%

### 3.1 (continued)

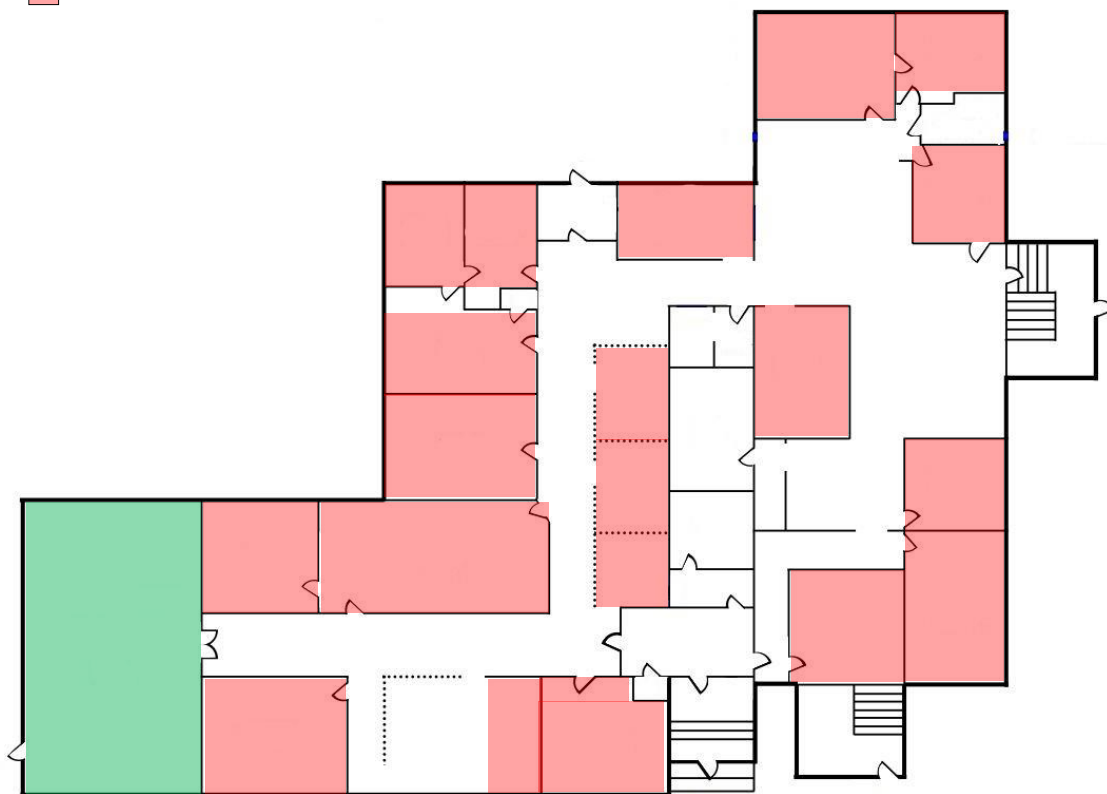
#### 3.1.d FCB Age, Physical Condition, Operating Systems and Programming of the Facility

The floor plan below visualizes how close the administrative spaces compare to learning environments that meet 963 CMR guidelines for new school buildings built in partnership with MSBA. This helps to see where the biggest NSF deficits are located within the facility. The colors are consistent with the previous space summary table.

The basement of 111 is not a viable learning environment and was therefore excluded from the visual aide.

##### Space Summary Key

- Meets or exceeds MSBA Standard
- Approaching (-15% to -30%) on NSF
- Moderate deficit square footage (-30% to -60%) of NSF
- Significant deficit in square footage (-100% or more) of NSF



111 Middle Street Main Floor

### 3.1 (continued)

#### 3.1.e FCB Summary of Age, Physical Condition, Operating Systems and Programming of the Facility

##### Previous renovations, major maintenance and additions

- 2017 – Carpet replacement and asbestos remediation.
- 2004 – Boiler replaced, unknown cost.
- 2003 - \$65,000 Roof replacement

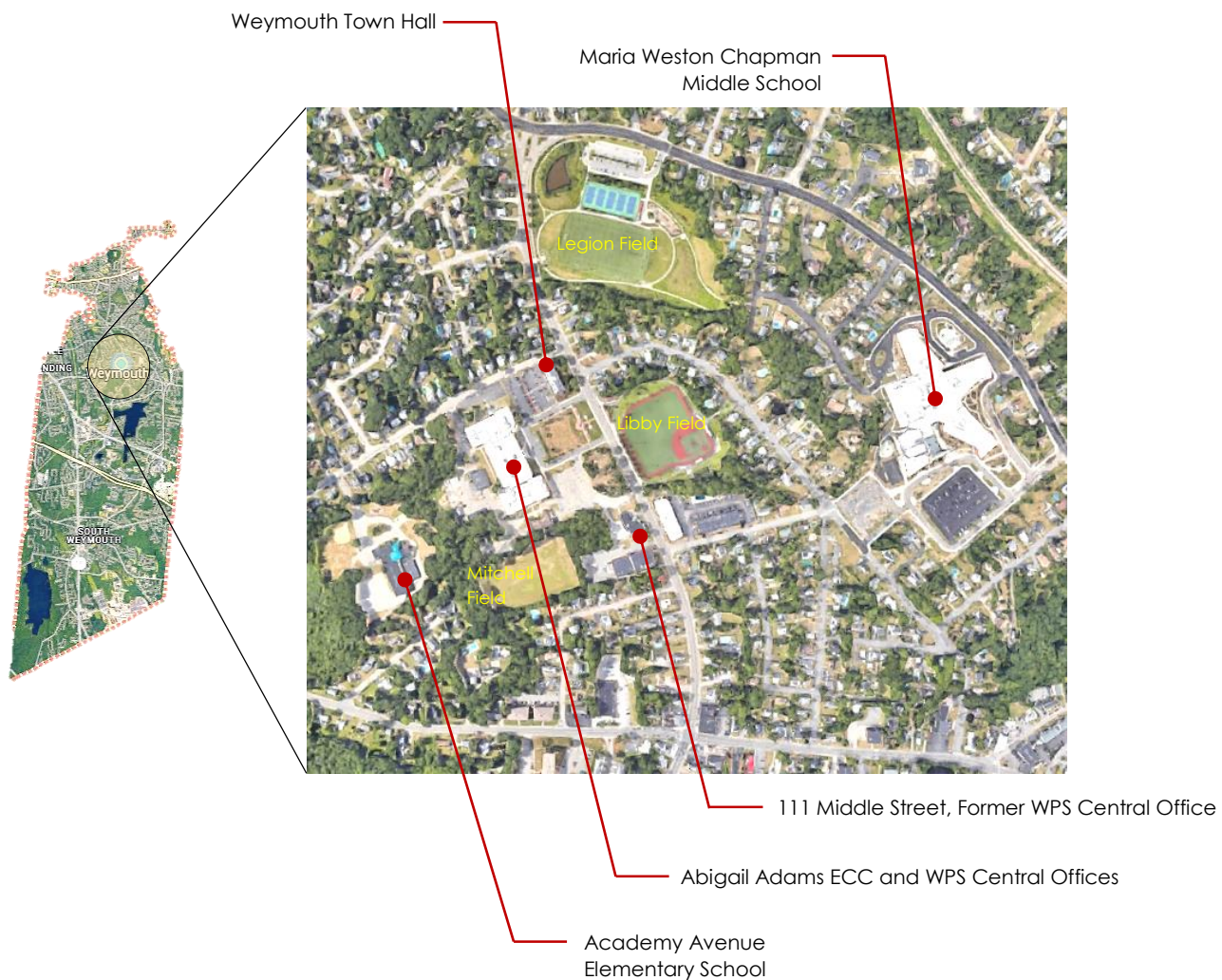
##### Areas of focus and concern

- Facility spaces would need to be overhauled in order to create adequate learning environments.
- Bathrooms are not appropriate for an educational environment. Plumbing upgrade required to meet educational standards.
- Life Safety Systems would need a significant upgrade, current only two zones and only one fire notification speaker/strobe for the entire building. This may prompt a fire suppression upgrade.
- There are multiple rooms in which the spaces are not adaptable unless structural changes are made to the facility; rooms 105 through 109, 113 through 116, 118 and 119.
- HVAC would need an overhaul as some spaces lack ventilation and or radiators and both the boiler and rooftop unit need more than routine maintenance.
- Heating system does not have a redundancy – single boiler from 2004.
- Siding, trim, and basement windows in poor condition, especially on east and south facing sides of the building.
- With 4136 NSF on main floor, only approximately 3 small classrooms would be viable with very little square footage left over for bathrooms, support staff and offices.
- **Although adequate for administrative or office spaces, 111 is not a viable educational environment without significant renovations and upgrades to the facilities systems.**

## 3.2 Adequacy of Site, Location, Access, Surrounding Development, Traffic Patterns, and other Environmental Conditions

### 3.2.a Adequacy of Site and Location, Access, Surrounding Development, Traffic Patterns, and other Environmental Conditions

The former Weymouth Public Schools Central office is located centrally in one of Weymouth's most densely populated areas. The building is also located near Town Hall, Abigail Adams ECC and Central office, Academy Avenue School, Chapman Middle School and short driving distances to most elementary schools. The site is adequate for its current use as administrative offices and the central location makes it an ideal location within Weymouth.





### 3.2 (continued)

#### 3.2.b Adequacy of Site, Location, Access, Surrounding Development, Traffic Patterns, and other Environmental Conditions

111 Middle street, formerly known as Weymouth Public Schools Administration Building, is a 5,984 NSF, 1-1/2 story building located at 111 Middle Street in East Weymouth. The closest major intersection is Middle and Broad Streets. The structure was completed 1940. 111 has 5.05 acres of woodlands, parking, grassy areas and includes Mitchell field. The surrounding development abuts 6 residential properties, all active and one industrial property, a Verizon switching station. In addition, Abigail Adams ECC and Central office as well as Academy Avenue Elementary School. about the property. There are no EPA protected wetlands, conservation areas or any other protected lands on this property. There is a significant amount of ledge (bedrock) in the woodland area behind the property. The elevation drops to legion field and to middle street (111 resides on a small hill). There is no room for expansion of this property.



### 3.2 (continued)

#### 3.2.c Adequacy of Site, Location, Access, Surrounding Development, Traffic Patterns, and other Environmental Conditions



Access to and from 111 Middle street is adequate. There are 34 existing parking slots. Parking regulations and standards call for a maximum of 24. 111 is well within meeting the guidelines for parking. There is a large sidewalk in the front of the property on Middle Street and several crosswalks in the area.

### 3.3 Reassignment of children including alternative plans according to Committee Policy

111 Middle Street has not been used as a school and therefore this section is not applicable. There are no children impacted by retiring or recycling 111.

### 3.4: Transportation factors, including number of children bussed, time location and safety

111 Middle Street has not been used as a school and therefore this section is not applicable. There are no children impacted by retiring or recycling 111.

### 3.5: Alternative Uses of the Building

111 Middle Street functionality as an office space is the most likely alternative use of the space. Although adequate for administrative or office spaces, 111 is not a viable educational environment without significant renovations and upgrades to the facilities systems. Other considerations for Weymouth Public Schools to use the space are listed below in table 1.1.

Table 1.1

Proposed use/function	Need	Viability	Cost Rating/Additional information
Office Swing Space	None	High	<b>Little</b> to none
Maintenance Work Space	None	Low	<b>High</b> Would have to add power, ventilation, dust collection etc.
Pathway Learning Center	None	Low	<b>High</b> Full building systems, structural and abatement renovations and upgrades would need to occur prior to the use as an educational space. Renovation would trigger bringing whole facility up to current building code.
Storage/Archive Center	Moderate	Low	<b>Medium</b> Interior space is adequate for storage and archive activities but lacks temperate and humidity controls for long term record keeping. Rooms would need to be retrofitted with adequate shelving and storage file cabinets. Dehumidification either building wide or by room should be investigated.
Professional Development (PD) Professional Learning Community (PLC) Swing Space	None to Low	High	<b>Little</b> to no renovation costs. Almost all professional development takes place in spaces adjacent to the teaching and learning in the schools themselves so teachers, administrators and coaches can access resources as needed. There is little to no need for swing space to be added. Central offices at Abigail Adams has ample PD and PLC swing space for educators.
Office space Rental/Lease	Unknown	Low	<b>Medium</b> Some renovations may need to take place prior to clients renting or leasing the space. WPS would more likely than not hire a consultant or management corporation to facilitate the leasing and/or landlord responsibility. This does not include legal fees associated with shifting the deed to a leased property. This option would generate revenue for WPS. Current lease rate is between \$17 to \$42 per sf/year. (\$83,776,172 to \$251,328 annually)

### 3.5: (continued) Alternative Uses of the Building

Transfer of property to Town of Weymouth	High	High	<b>None</b> The town of Weymouth has very limited office spaces for its growing departments. The vicinity of the property to Town Hall, WPS Central Offices and central location in town make it desirable space option for the town.
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### 3.6 Potential Cost Savings

- a. Personnel
- b. Plant Operation
- c Transportation
- d. Capital Investment
- e. Alternative uses

#### 3.6.a Personnel

111 Middle Street Personnel were transferred from 111 Middle Street to Abigail Adams Central Offices in the summer of 2022. The .2 FTE custodial position, cleaning after 9:00 PM during weekdays, was absorbed into the reorganization of custodial services at the New Chapman Middle School. There were no reductions in personnel when 111 was closed.

#### 3.6.b Plant Operations

The table 1.2 shows plant operations savings from retiring or recycling 111.

Table 1.2

Description	\$	Notes
Utilities: Electric and Gas	\$16,500	\$9500 budgeted for Electric FY24 \$7000 budgeted for Gas FY24.
Alarm Monitoring	\$2337.84	\$390.00 per quarter for services. \$194.46 monitoring. Actual costs.
Konica	none	Transferred to Abigail Adams Central Office
EZ Waste and Recycling	none	Transferred to Abigail Adams Central Office
Water Cooler	none	Transferred to Abigail Adams Central Office
Comcast Internet	Free	Not in use, to remain – obsolete.
Technology/Fiber Optics	none	Part of town fiber run – Equipment, SD WAN phone main trunk and servers already under contract to be transferred to Chapman MDF room.



### 3.6.c Transportation

111 Middle Street has not been used as a school and therefore this section is not applicable. There are no children impacted by retiring or recycling 111. There was no transportation affiliated with Central Office Personnel.

### 3.6.d Capital Investment

Future Capital Investment savings are **very high**. Repairs include the following:

- Boiler Replacement – 19 years old, close to replacement
- Building Envelope Renovation – South, East and portions of the North need siding replacement, trim, and doorway replacement – poor condition.
- Rooftop Ventilation Upgrades. HVAC unit required more than routine maintenance.
- Roof Replacement – Ponding occurring near center of roof.
- Life Safety Systems – Code compliance

### 3.6.e Alternative Use Savings

See Table 1.1 and 1.2 for Alternative Use savings.

### 3.7 Continuity of Instruction and Community Programs

Continuity of Instruction and Community Programs and Services were not disrupted during transferring of Central Office Space from 111 to Abigail Adams Central Office Spaces. The build out of Abigail Adams Central Office was being constructed while the building was vacant. When the spaces were complete and became available, staff moved directly into the space with little to no loss in productivity. The transfer of WPS Central Office was done in phases by department with Building and Grounds being the first department in the new building and Superintendents Office being last.

111 Middle Street has not been used as a school and therefore this section is not applicable to school based Continuity of Instruction and Community Programs. There are no children impacted by retiring or recycling 111.

## Section 4: Request for Additional information – WPS School Committee

### Formal Request for information

Additional Information requested by Weymouth Public School Committee verbalized during the meeting then in writing (see email below).

"From: **Rebecca Sherlock-Shangraw, EdD** <[rebecca.sherlockshangraw@weymouthps.org](mailto:rebecca.sherlockshangraw@weymouthps.org)>  
Date: Fri, Dec 8, 2023 at 4:03 PM  
Subject: As requested: Questions for the closing study  
To: Robert Wargo <[robert.wargo@weymouthps.org](mailto:robert.wargo@weymouthps.org)>, <[matthew.meehan@weymouthps.org](mailto:matthew.meehan@weymouthps.org)>  
Cc: Tracey Nardone <[tracey.nardone@weymouthps.org](mailto:tracey.nardone@weymouthps.org)>

Hi Rob and Matt,  
Thank you very much for a thoughtful presentation and discussion last night.  
As requested, here are the questions I asked to be included in the 111 Middle Street closing study:

1. What are impacts on human capital (eg. reassigned custodial/maintenance workers)?
2. What are the anticipated financial impacts/cost savings (eg. leased office machines, IT infrastructure, heat/electric/water, fire and security services, etc.)?
3. What space 'needs' do other WPS departments have and does 111 Middle Street have the potential to meet those needs?
4. Are there any revenue-generating opportunities the Committee should consider with regard to 111 Middle Street?
5. What options are on the table for 111 Middle Street after the building is retired from the School Department use?

Looking forward to our next meeting -

Gratefully,  
Rebecca"

#### 4.1 What are impacts on human capital (e.g. reassigned custodial/maintenance workers)?

111 Middle Street Personnel were transferred from 111 Middle Street to Abigail Adams Central Offices in the summer of 2022. The .2 FTE custodial position, cleaning after 9:00 PM during weekdays, was absorbed into the reorganization of custodial services at the New Chapman Middle School. There were no reductions in personnel when 111 was closed.

#### 4.2. What are the anticipated financial impacts/cost savings (e.g. leased office machines, IT infrastructure, heat/electric/water, fire and security services, etc.)?

\$18,837.84 annual total savings. See table 1.2 for details.

#### 4.3 What space 'needs' do other WPS departments have and does 111 Middle Street have the potential to meet those needs?

See table 1.1 for detailed information. The current Abigail Adams Central Office facility at 89 Middle Street is meeting all WPS administrative needs. There is adequate space to meet all of the needs of all WPS Central office departments. Functionality and swing spaces are available as well.

#### 4.4 Are there any [revenue-generating opportunities](#) the Committee should consider with regard to 111 Middle Street?

Yes, there are revenue generating options for 111 Middle Street. Table 1.1 describes current lease rates for modern office space in Weymouth. Current lease rates are between \$17 to \$42 per sf/year. (\$83,776,172 to \$251,328 annually). The space could not be leased as an educational space without major renovation. There would also be expenses related with managing the property and legal fees which are unknown.

Selling the property would provide a onetime revenue source and the property. The current market value is unknown. The assessed values are below.

The property's assessed values:

- Building Value: \$ 736,600
- Land Value: \$ 731,100
- Other Value: \$ 15,400
- Total Value: **\$ 1,483,100**

#### 4.5 What options are on the table for 111 Middle Street after the building is retired from the School Department use?

Although adequate for administrative or office spaces, 111 is not a viable educational environment without significant renovations and upgrades to the facilities systems. Weymouth Public Schools does not require administrative or office space as Abigail Adams central office is more than adequate for the needs of the district at this time.

The next prudent step is to release the property for retirement/recycle and formerly ask other town departments if the space at 111 is viable for their needs.