

10. SCHOOL FACILITIES

Minuteman Regional High School is physically located in the towns of Lexington and Lincoln on a 66 acre campus, most of which is wetlands, woodlands, and a pond. The parcel also borders a national park, an electric company depot, and an industrial park. The multi-level school building contains 310,000 square feet and was built in the early 1970's under a design concept known as the Open School. In addition, there are also numerous other spaces including but not limited to a swimming pool, athletic fields and outdoor facilities, out-buildings, energy house (used as the M.A.S.S. Office), and green house.

An in-house staff of fifteen individuals maintains the operations, cleaning, and maintenance of all building tasks inside and outside, scheduling and organization of function set-ups, coordination of the motor pool and numerous activities as needed. The staff includes six in mechanical roles and nine in custodial positions. When required, work is contracted out according to MA DESE regulations.

Numerous renovation, alteration, remodeling, and construction projects have taken place since 2000 in an effort to take corrective measures and update the aging facility, but there are still many obstacles to overcome.

The Visiting Team agrees with significant reservations that Minuteman Regional High School meets Standard 10: School Facilities. The school facility needs are great and must be addressed. The Visiting Team agrees that Minuteman Regional High School is in the process of continual improvement relative to that standard.

Commendations

The Visiting Committee commends Minuteman Regional High School for the following:

1. Allowing public use of the facilities in numerous venues in a variety of circumstances (i.e. pool, restaurant, cosmetology, bank, outside areas).
2. On-going efforts in maintaining the overall day-to-day cleanliness of the building
3. Employing an in house custodial staff which leads to strong staff buy-in.
4. Maintaining the facilities despite the out-dated and antiquated equipment and physical plant.
5. Installing and using an electromagnetic fire door system
6. Incorporating water-saving measures by replacing all plumbing fixtures (i.e. metered faucets, toilets and urinals).
7. Providing generous parking facilities available for staff, student, and public use.

Recommendations

The Visiting Committee recommends:

Building:

1. Conducting a professional system-wide analysis and formulating an implementation plan to address and correct all entry/exit problems, concerns with regard to safety, security, rodent control and infestation, and energy conservation.
2. Implementing the identified corrective actions in the above entry/exit plan.
3. Removing all padlocks from egress doors.
4. Conducting a professional structural analysis of all interior alterations and their compliance with all applicable regulations and codes.
5. Implementing corrective actions necessary to ensure all interior alterations are in compliance with all applicable regulations and codes.
6. Renovating the main entrance to conform to ADA standards and codes (i.e. parking, curb cuts, revamp ramp, handle rails, and doors).
7. Providing access to all levels as per ADA standards and codes.
8. Revising the evacuation plan to reflect the current facility and posting corrected evacuation maps throughout the facility.
9. Installing visible exit signage as required by building code throughout the building.
10. Conducting a thorough inventory of outdated/unused equipment and fixtures in all areas.
11. Removing all outdated and unused equipment throughout the entire building and property.
12. Removing hoist from structural member of building in the Welding program.
13. Providing adequate outside signage directing people around the facility.
14. Labeling all doorways appropriately inside and outside.
15. Replacing the entire roofing system and replacing and/or eliminating the skylights.
16. Certifying/documenting the absence of asbestos in the building.
17. Ensuring proper placement and signage of fire extinguishers and/or blankets where appropriate.
18. Making sustainable improvements to the outside grounds with regard to their overall condition and intended use to include but not be limited to: sports fields, courts, fencing, building access, parking etc.
19. Developing and implementing a plan to address the wetland issues as they relate to water-inundation problems throughout all areas of the property (i.e. inadequate swales, drainage, bridge, etc.).
20. Removing or replacing outdoor basketball court, condemned bleachers, and any additional related structural issues.
21. Repairing, removing/replacing damaged out-buildings.
22. Providing direct access from egress to the outside for the building/construction trades.
23. Replacing broken windows in main building and elsewhere on property.
24. Repairing or replacing outdoor electrical items such as but not limited to outlets, light poles, and luminaries.
25. Maintaining the landscaping, including trimming the encroaching shrubbery in the parking areas to allow for adequate visibility and esthetics.
26. Repairing or replacing broken rain gutters.

27. Enclosing, securing, or removing the enclosure and/or abandoned water and gas lines outside near the Auto Collision program.
28. Replacing bumper guard at loading dock by the Auto Collision program.
29. Replacing softball field backstop.
30. Utilizing the already-purchased software program "School-Dude" to schedule, monitor, and evaluate all school-related maintenance.
31. Removing chain-link fencing attached to stairwell handrails.

Please refer to individual program reports for additional program specific issues in need of attention.

Mechanicals:

32. Conducting a professional system-wide analysis and formulating an implementation plan of the HVAC system, in addition to the ESCO plan, to determine its overall effectiveness given its age and number of extensive alterations.
33. Implementing the identified corrective actions in the above HVAC plan.
34. Conducting a professional system-wide analysis and formulating an implementation plan to replace the electrical distribution system, in addition to the ESCO plan, given its age and overall poor condition.
35. Implementing the identified corrective actions in the above Electrical Distribution plan.
36. Coordinating the replacement of the emergency electrical stand-by system with the professionally-developed Electrical Distribution plan to meet all current emergency regulations and codes.
37. Upgrading out-dated fire alarm system to meet current standards and codes.
38. Inspecting drinking water lines for the presence of lead and replace as necessary.

Please refer to individual program reports for additional program specific issues in need of attention.

General:

39. Auditing all areas for appropriate machine guards.
40. Repairing and/or installing guards based on the audit above.
41. Repairing/replacing all frayed, worn rugs.
42. Repairing all bathroom enclosures.
43. Repairing all broken stair treads.