

District: Fall River  
School Name: Morton Middle School  
Category: Feasibility Study

### Recommendation

That the Statement of Interest (SOI) for the Morton Middle School located in the City of Fall River be moved from the Hold category and placed in the Feasibility Study category to study potential solutions to programmatic deficiencies and aging systems at the facility.

### Background

The District submitted an SOI for one of its 32 schools, the Morton Middle School. Built in 1924, the structure is a four-story building. The building is approximately 107,000 SF in size, on a site that is 1.27 acres. The Morton Middle School was originally designed for Grades 6-8. The current 2008 enrollment is 616 students.

According to the SOI, only minor work has occurred on the building enclosure systems through the years. Many of the original envelope components are in need of replacement or repair. The building's exterior walls are 84 years old; the last leak repair was done in 1998, and such repairs only take place on an emergency basis. The roof is 50 years old, however, in 1998, the auditorium roof was replaced with an EPDM roof and abutting masonry walls were re-pointed and flashed. Windows were replaced in 1983; however, they either do not work properly or do not work at all, due to the unavailability of repair parts. The SOI concludes that the structure was built in 1925 and contains solid walls and floors, in addition to asbestos containing building material, making it difficult and cost prohibitive to accommodate the modern educational needs. The District indicates that upgrades to the existing building are not possible due to the original design and structural materials limiting what may be repaired or replaced.

MSBA staff have been working with the District to better understand the building's deficiencies and the needs of the District. Staff recommend that the school be moved to the Feasibility Study category to further study the appropriate solution to the identified problems.