

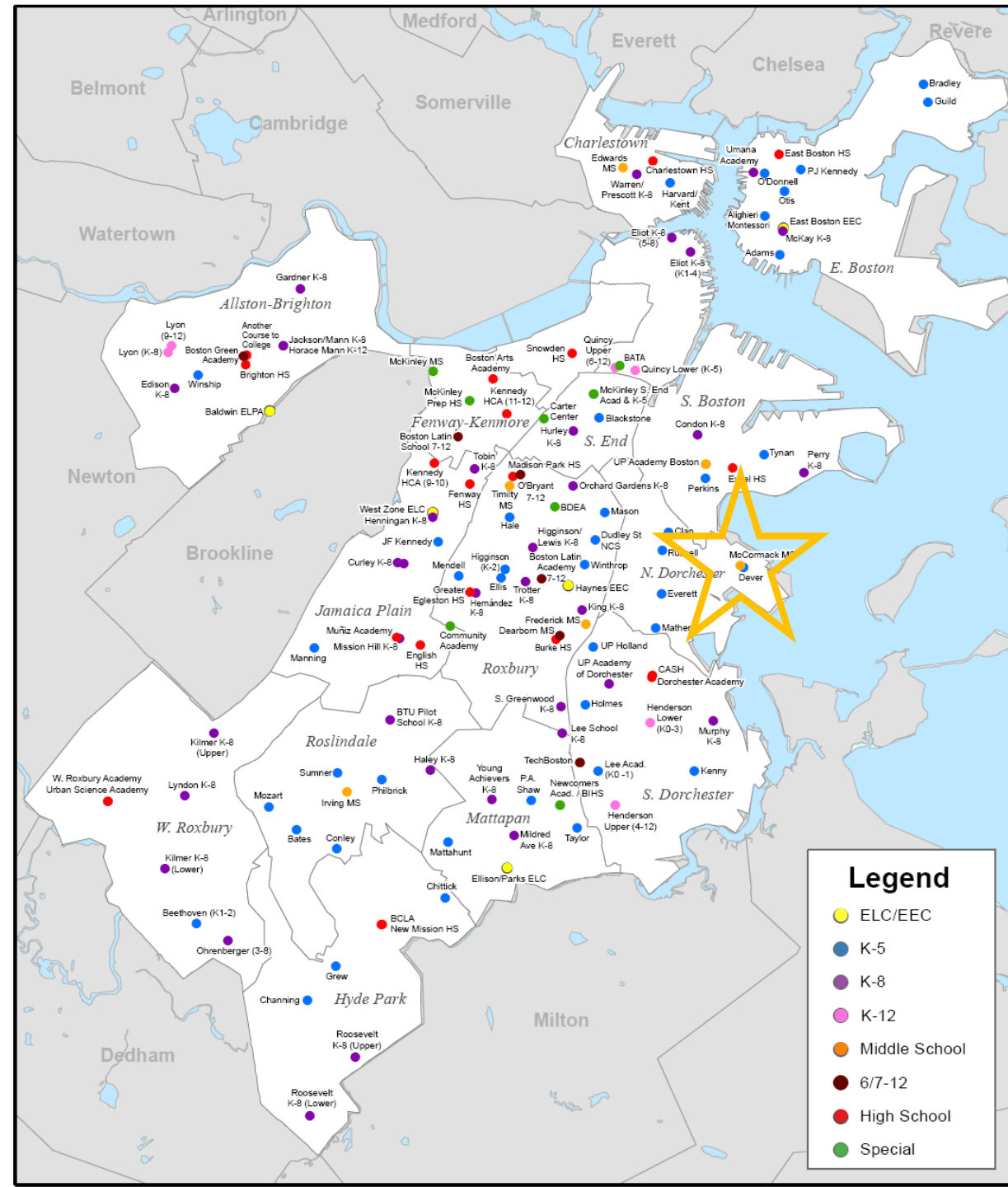
Build BPS

Welcome to the
William McCormack
Middle School



District Map

BOSTON
PUBLIC
SCHOOLS
SY 2015 - 2016



BPS Timeline



Key

- EARLY EDUCATION CENTER
- ELEMENTARY
- ELEMENTARY/MIDDLE
- MIDDLE
- HIGH

School names and type represent the current BPS system



Build BPS
Boston Public Schools
Building History



Building Boston's Public Schools, One Story at a Time

SMMA

Agenda



Introductions

10 Year Facility and Educational Masterplan

Phase II Process

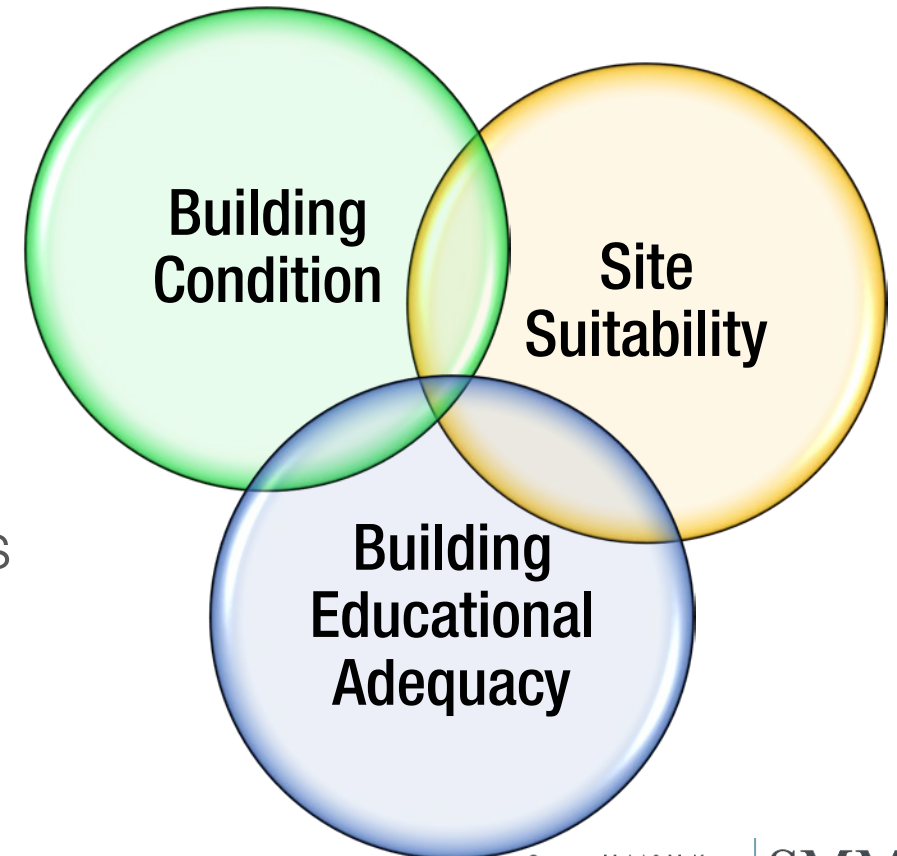
Physical Analysis Report

Educational Program Assessment Report

21st Century Educational Concepts & Spaces

Site and Neighborhood Discussion

Next Steps and Q&A



What's in the study?



- Demographics
- Facility Assessments
- Educational Adequacy Assessments
- Community Engagement
- Financial Planning

Community Outreach



- Survey
 - Parents
 - Teachers
 - Staff
 - Students
- Tool Kit for Each School
- Neighborhood Discussion
- Community wide Engagement (by “Type”)
 - Elementary School
 - Middle School
 - High School
- August: Superintendent’s City Wide Event

What Assessments are ***NOT*** for



NOT rating the educational programs

NOT rating the educational performance of the schools

NOT rating the teachers of the school

NOT a “project” (but we use projects as tools for assessing)

NOT rating the community or neighborhood “*value*”

Facility Physical Assessment Sub-Committee



Barbara Deane-Williams, Lead Convener

Kim Rice, BPS

Al Taylor, BPS

Carleton Jones, BPS

Khadijah Brown, BPS

Brian Chambers, BPS

Mary Driscoll, BPS

Ramon Soto, Mayor's Office

Brian McLaughlin, PCMD

Austin Blackmon, Environment & Energy

Jonathan DePina, PCMD

Abi Vladeck, Budget

Paul Williams, Budget

TBD, DoIT

Nick Kraman, CPC

Joel Thompson, CPC

Richard Stutman, BTU

Facility Physical Assessment



Building and site investigations by team of professionals:

Architect (Educational designer)
Structural Engineer
MEP Engineer
Civil Engineer

Criteria Evaluation Form

SCHOOL NAME: _____ ID#: _____
HISTORICAL BUILDING NAME: _____ SCHOOL ENROLLMENT: _____
BUILDING ENROLLMENT: _____

1 | Facility Evaluation Criteria

Physical Analysis

Major investments in the last 20 years? (> \$5 Mil)

Rating Category

☐ Excellent ☐ Good ☐ Fair ☐ Poor ☐ Failing

Roof

- Membrane
- Space on roof for solar

NEEDS ☐ Minor ☐ Moderate ☐ Major ☐ Replace ☐ N/A
☐ YES ☐ NO COMMENT: _____

Façade

NEEDS ☐ Minor ☐ Moderate ☐ Major ☐ Replace ☐ N/A

Windows

NEEDS ☐ Minor ☐ Moderate ☐ Major ☐ Replace ☐ N/A

Boilers

NEEDS ☐ Minor ☐ Moderate ☐ Major ☐ Replace ☐ N/A

HVAC Distribution Systems

NEEDS ☐ Minor ☐ Moderate ☐ Major ☐ Replace ☐ N/A

Electrical Service

NEEDS ☐ Minor ☐ Moderate ☐ Major ☐ Replace ☐ N/A

Existing Photovoltaics

NEEDS ☐ Minor ☐ Moderate ☐ Major ☐ Replace ☐ N/A

Life Safety

- Means of Egress
- Fire Protection

NEEDS ☐ Minor ☐ Moderate ☐ Major ☐ Replace ☐ N/A
NEEDS ☐ Minor ☐ Moderate ☐ Major ☐ Replace ☐ N/A

Security

- Entry Sequence
- Systems

NEEDS ☐ Minor ☐ Moderate ☐ Major ☐ Replace ☐ N/A
NEEDS ☐ Minor ☐ Moderate ☐ Major ☐ Replace ☐ N/A

Lighting Quantity/Quality

NEEDS ☐ Minor ☐ Moderate ☐ Major ☐ Replace ☐ N/A

Toilets & Fixtures

NEEDS ☐ Minor ☐ Moderate ☐ Major ☐ Replace ☐ N/A

Plumbing Distribution Systems

NEEDS ☐ Minor ☐ Moderate ☐ Major ☐ Replace ☐ N/A

Accessibility

NEEDS ☐ Minor ☐ Moderate ☐ Major ☐ Replace ☐ N/A

Structural System

Signs of Deterioration

- Roof
- Floor
- Walls/Columns
- Foundations
- Façade

☐ YES ☐ Not Observed COMMENT: _____
☐ YES ☐ Not Observed COMMENT: _____
☐ YES ☐ Not Observed COMMENT: _____
☐ YES ☐ Not Observed COMMENT: _____
☐ YES ☐ Not Observed COMMENT: _____
☐ YES ☐ Not Observed COMMENT: _____

Is the lateral system identifiable?

☐ YES ☐ Not Observed COMMENT: _____

Overall Building Condition

☐ Excellent ☐ Good ☐ Fair ☐ Poor ☐ Failing

Community

Mass Historical Commission Status

- Inventory of Historic Assets
- State Register of Historic Places

☐ Listed ☐ Not Listed COMMENT: _____
☐ Listed ☐ Not Listed

Emergency Shelter

☐ YES ☐ NO COMMENT: _____

Community Use Spaces

☐ YES ☐ NO COMMENT: _____

Community Building Rating

Building suitability for school use?

☐ Excellent ☐ Good ☐ Fair ☐ Poor ☐ Failing
☐ YES ☐ NO COMMENT: _____

SCHOOL NAME: _____ ID#: _____

2 | Site Evaluation Criteria

Physical Analysis

Is the site susceptible to climate change?

☐ YES ☐ NO BY 2100 ☐ YES ☐ NO

Major investments in the last 10 years? (> \$5 Mil)

☐ YES ☐ NO COMMENT: _____

Is the building expandable on current site?

☐ YES ☐ NO COMMENT: _____

Is the site expandable?

☐ YES ☐ NO COMMENT: _____

Parking Quality

NEEDS BY 2050 ☐ Minor ☐ Moderate ☐ Major ☐ Replace ☐ N/A

Neighborhood Streets

NEEDS ☐ Minor ☐ Moderate ☐ Major ☐ Replace ☐ N/A

Drop Off/Pick Up Routes

NEEDS ☐ Minor ☐ Moderate ☐ Major ☐ Replace ☐ N/A

Walkways/Curbs/Sidewalks

NEEDS ☐ Minor ☐ Moderate ☐ Major ☐ Replace ☐ N/A

MAAB/ADA Accessibility

NEEDS ☐ Minor ☐ Moderate ☐ Major ☐ Replace ☐ N/A

Site Lighting

NEEDS ☐ Minor ☐ Moderate ☐ Major ☐ Replace ☐ N/A

Fencing

NEEDS ☐ Minor ☐ Moderate ☐ Major ☐ Replace ☐ N/A

Drainage

NEEDS ☐ Minor ☐ Moderate ☐ Major ☐ Replace ☐ N/A

Play areas

NEEDS ☐ Minor ☐ Moderate ☐ Major ☐ Replace ☐ N/A

Walls/Slopes

NEEDS ☐ Minor ☐ Moderate ☐ Major ☐ Replace ☐ N/A

Overall Site Condition

☐ Excellent ☐ Good ☐ Fair ☐ Poor ☐ Failing

Community

Mass Historical Commission Status

☐ Listed ☐ Not Listed

- Inventory of Archeological Assets

☐ YES ☐ NO COMMENT: _____

Accessible to Mass Transit?

☐ YES ☐ NO COMMENT: _____

Bikable?

☐ YES ☐ NO COMMENT: _____

Walkable?

☐ YES ☐ NO COMMENT: _____

Community Site Rating

Site suitability for school use?

☐ Excellent ☐ Good ☐ Fair ☐ Poor ☐ Failing
☐ YES ☐ NO COMMENT: _____

Educational Planning Sub-committee



Barbara Deane-Williams, Lead Convener

Rahn Dorsey, Chief of Education

Ramon Soto, Mayor's Office

Karla Estrada, BPS

Ryan Scallon, BPS

Mary Driscoll, BPS

TBD, Principal

Carleton Jones, BPS

Khadijah Brown, BPS

Mary McCoy, Budget

Brian McLaughlin, PCMD

TBD, SPEDPAC

Paul Tritter, BTU

TBD, BSAC

Heshan Berents-Weeramuni, CPC

Harneen Chernow, CPC

TBD, At-Large

BPS Educational Vision



- Engaged Learning
- Differentiated and Personalized Learning
- Cognitively Demanding Tasks/Programs
- Equitable Access to Rigorous Curriculum
- Vision of 21st Century Digital Learning

Phase II Team Educational Assessment



Philip J. Poinelli, SMMA

Alex C. Pitkin, SMMA

Susan C. Zoller, MGT of America

Joe Clark, MGT of America

David Stephen, New Vista Design

Michael van Hamel, SMMA

Criteria
Evaluation Form

3 | Educational Analysis

Building originally designed as:

☐ HS☐ JHS☐ MS☐ K-6☐ ES

The grade configuration this school is best suited to:

• Pre-K to 1

☐ YES☐ NO

• Pre-K to 3

☐ YES☐ NO

• Pre-K to 5

☐ YES☐ NO

• Pre-K to 6

☐ YES☐ NO

• 4 to 6

☐ YES☐ NO

• 6 to 8

☐ YES☐ NO

• 7 to 8

☐ YES☐ NO

• 6 to 12

☐ YES☐ NO

• 7 to 12

☐ YES☐ NO

• 9 to 12

☐ YES☐ NO

COMMENT:

Educational Building Analysis

Ventilation

Exellent

Good

Fair

Poor

Failing

Natural Daylighting

Exellent

Good

Fair

Poor

Failing

Air Quality

Exellent

Good

Fair

Poor

Failing

Acoustical

Exellent

Good

Fair

Poor

Failing

Technology

• Power

Exellent

Good

Fair

Poor

Failing

• Wireless

Exellent

Good

Fair

Poor

Failing

• Interactive

Exellent

Good

Fair

Poor

Failing

Furniture

Exellent

Good

Fair

Poor

Failing

Finishes

Exellent

Good

Fair

Poor

Failing

Environment (inviting/stimulating/comfortable):

Exellent

Good

Fair

Poor

Failing

Adjacencies of Learning Environments:

Exellent

Good

Fair

Poor

Failing

Outdoor Classrooms

Exellent

Good

Fair

Poor

Failing

Overall Building Rating

☐ Exellent☐ Good☐ Fair☐ Poor☐ Failing

The site includes:

• Play Grounds/Areas

☐ YES☐ NO

COMMENT:

• Accessible

☐ YES☐ NO

COMMENT:

• Play Fields

☐ YES☐ NO

COMMENT:

• Outdoor Classrooms

☐ YES☐ NO

COMMENT:

Can the building change typology easily?

☐ YES☐ NO

COMMENT:

Can the building be transformed educationally to serve 21st C needs?

☐ YES☐ NO

COMMENT:

Can the building serve as swing space?

☐ YES☐ NO

COMMENT:

Is the building between 85% to 115% utilization rate?

☐ YES☐ NO

COMMENT:

SCHOOL NAME: ID#:

4 | Middle Schools: 7 to 8

Room Type:	Quantity	MSBA Area	Actual Area	Adequacy
Classroom (General Education)		950		<div><div>Good</div><div>Fair</div><div>Poor</div></div>
Science		1200		<div><div>Good</div><div>Fair</div><div>Poor</div></div>
Special Education				
• Self Contained		950		<div><div>Good</div><div>Fair</div><div>Poor</div></div>
• Resource of Small Group		500		<div><div>Good</div><div>Fair</div><div>Poor</div></div>
Art Classroom		1200		<div><div>Good</div><div>Fair</div><div>Poor</div></div>
Music Classroom		1500		<div><div>Good</div><div>Fair</div><div>Poor</div></div>
Vocation and Technology		varies		<div><div>Good</div><div>Fair</div><div>Poor</div></div>
Gymnasium		6000		<div><div>Good</div><div>Fair</div><div>Poor</div></div>
Media Center				<div><div>Good</div><div>Fair</div><div>Poor</div></div>
Dining				<div><div>Good</div><div>Fair</div><div>Poor</div></div>
• Stage		1000		<div><div>Good</div><div>Fair</div><div>Poor</div></div>
Medical				<div><div>Good</div><div>Fair</div><div>Poor</div></div>
Administration & Guidance				<div><div>Good</div><div>Fair</div><div>Poor</div></div>
Custodial/Maintenance		1775		<div><div>Good</div><div>Fair</div><div>Poor</div></div>
• AC Tech Network Room		200		<div><div>Good</div><div>Fair</div><div>Poor</div></div>
Other				
• Computer Lab		0		<div><div>Good</div><div>Fair</div><div>Poor</div></div>
• Community Space				<div><div>Good</div><div>Fair</div><div>Poor</div></div>

Narrative on:

• PBL Accommodation

• Maker Space

• Learning Style Adaptability

Comments:

5 | Facility Operational Criteria

Provided by BPS (Fiscal Year)	2011		2012		2013		2014		2015	
Energy Usage										
• Annual Electric Usage	\$	KWH	\$	KWH	\$	KWH	\$	KWH	\$	KWH
• Annual Gas Usage	\$	MBTU	\$	BTU	\$	BTU	\$	BTU	\$	BTU
• Annual Steam Usage	\$	BTU	\$	BTU	\$	BTU	\$	BTU	\$	BTU
• Annual Water Usage	\$	GAL	\$	GAL	\$	GAL	\$	GAL	\$	GAL

Cost/Pupil	\$		\$		\$		\$		\$	
------------	----	--	----	--	----	--	----	--	----	--

Cost Pupil
Count

Staff/Pupil			=		=		=		=	
-------------	--	--	---	--	---	--	---	--	---	--

Staff Pupil
Count Count

Annual Maintenance Cost	\$		\$		\$		\$		\$	
-------------------------	----	--	----	--	----	--	----	--	----	--

Annual Transportation Cost	\$		\$		\$		\$		\$	
----------------------------	----	--	----	--	----	--	----	--	----	--

Co-Generation Facility/Site? ☐ YES ☐ NO COMMENT: _____

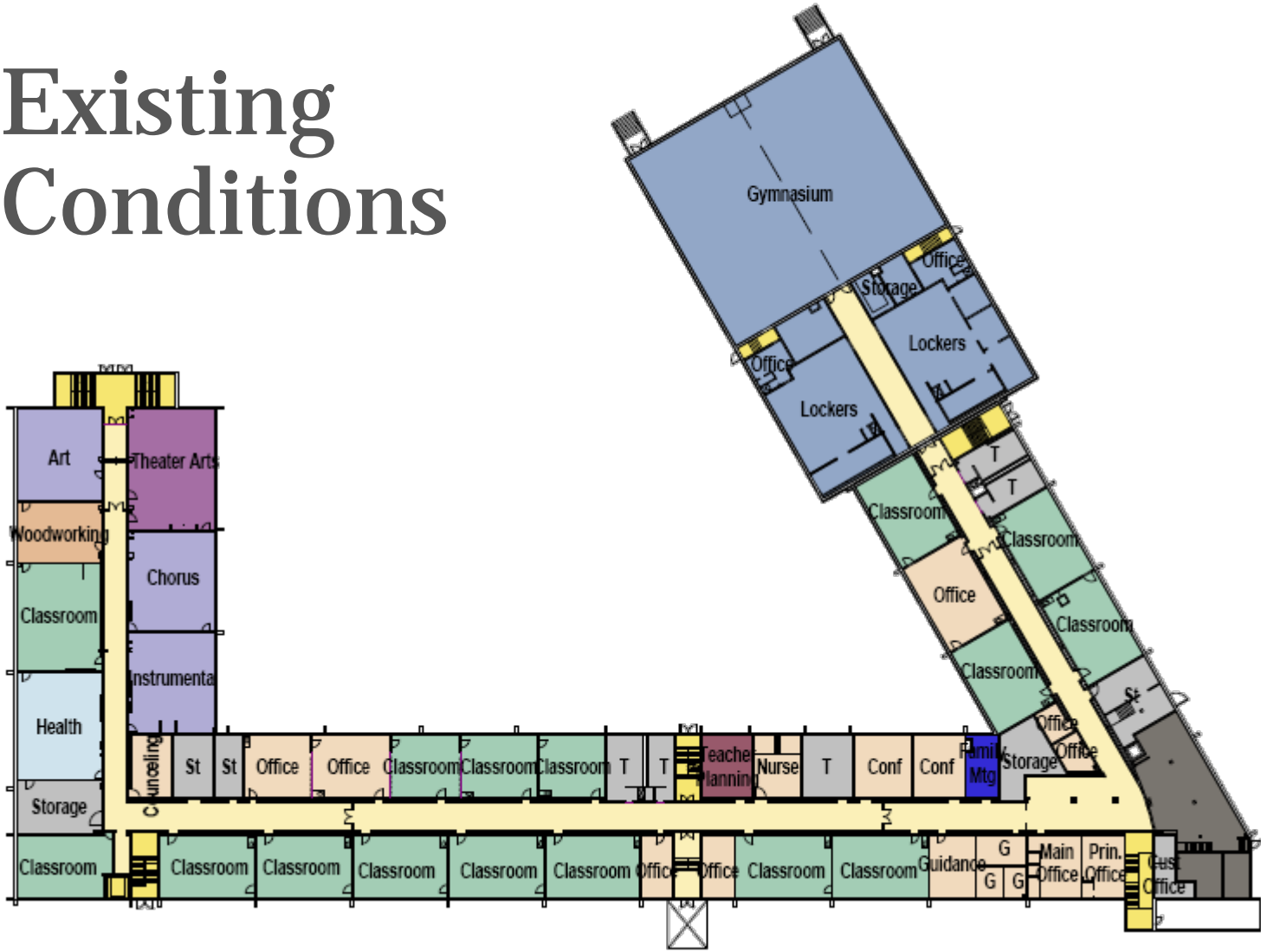
Condition: NEEDS ☐ Minor ☐ Moderate ☐ Major ☐ Replace ☐ N/A

Overall Operational Rating ☐ Excellent ☐ Good ☐ Fair ☐ Poor ☐ Failing

Average kBTU/sf of this building: _____

National K-12 Schools:	114 kBTU/sf
Northeast and Mid-Atlantic K-12 Schools:	66 kBTU/sf
Massachusetts Schools:	67 kBTU/sf

Existing Conditions



PROGRAM PLAN LEGEND

ADMINISTRATION / GUIDANCE / STUDENT SERVICES / NURSE

ART & MUSIC

AUDITORIUM / PERFORMING ARTS & DRAMA

BUILDING EQUIPMENT

CAFETERIA & CIRCULATION

CLASSROOM & GENERAL EDUCATION SUPPORT

CUSTODIAL / MAINTENANCE / STORAGE

HEALTH & FITNESS

OTHER

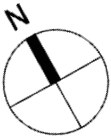
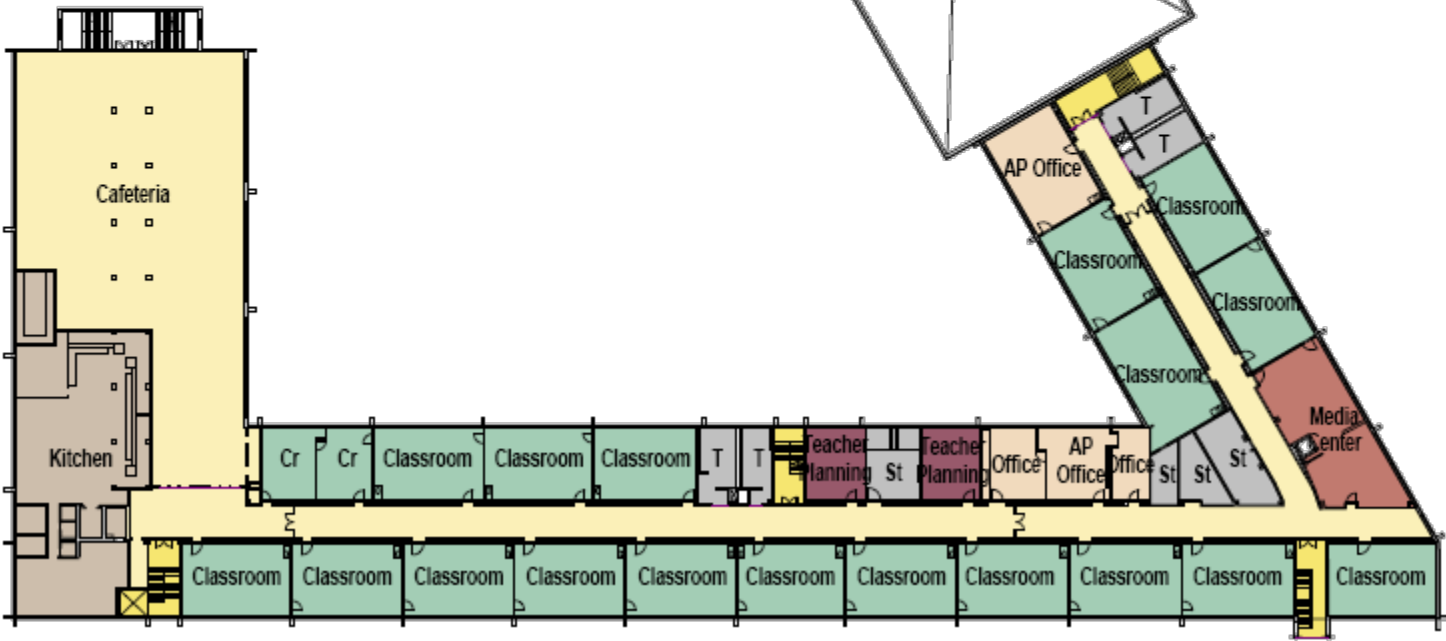
PHYSICAL EDUCATION & SPORT SUPPORT

TEACHER PLANNING & SUPPORT

VERTICAL CIRCULATION

VOCATIONS & TECHNOLOGY

Existing Conditions



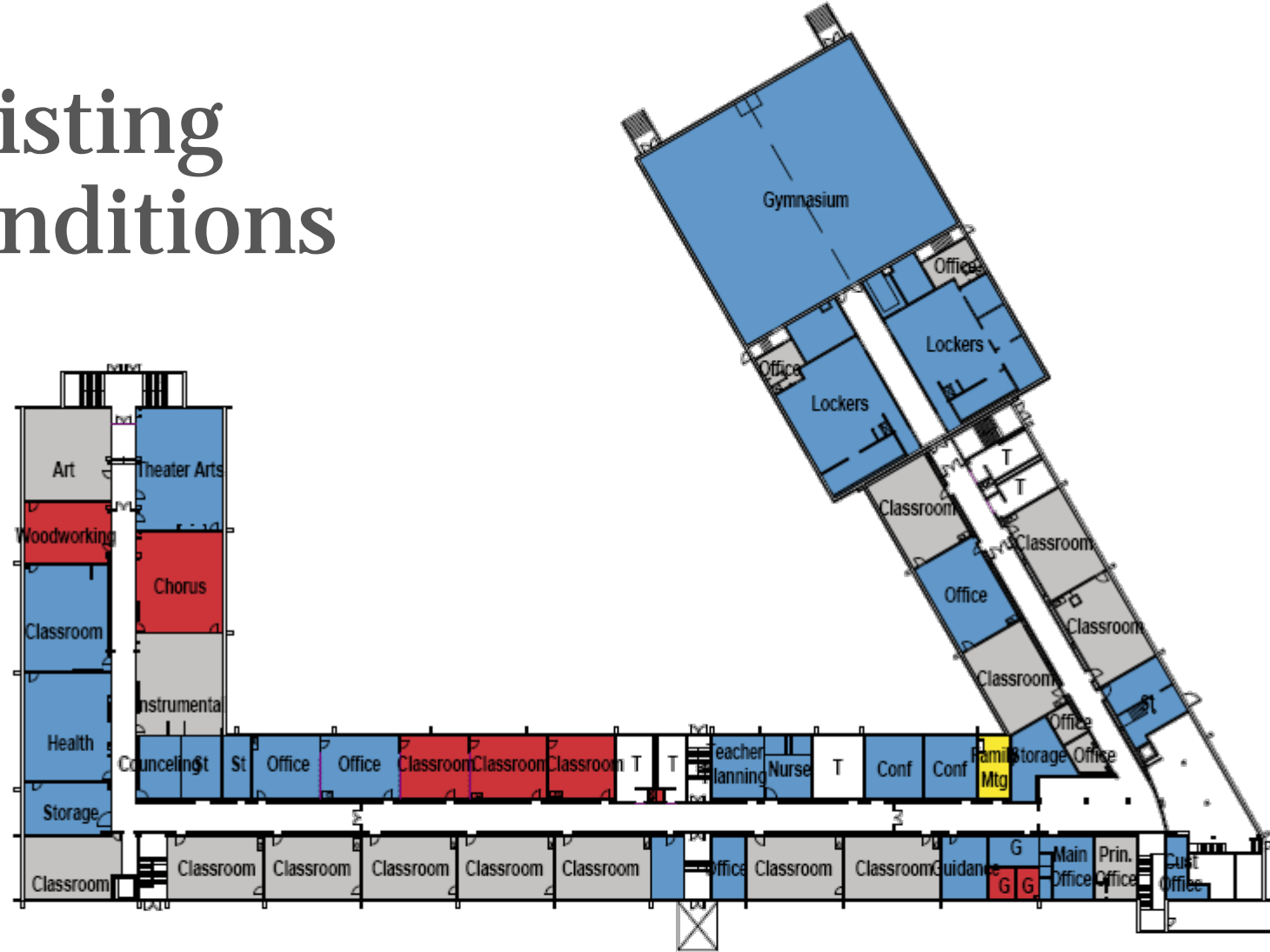
PROGRAM PLAN LEGEND

ADMINISTRATION / GUIDANCE / STUDENT SERVICES / NURSE	CUSTODIAL / MAINTENANCE / STORAGE
ART & MUSIC	HEALTH & FITNESS
AUDITORIUM / PERFORMING ARTS & DRAMA	OTHER
BUILDING EQUIPMENT	PHYSICAL EDUCATION & SPORT SUPPORT
CAFETERIA & CIRCULATION	TEACHER PLANNING & SUPPORT
CLASSROOM & GENERAL EDUCATION SUPPORT	VERTICAL CIRCULATION
	VOCATIONS & TECHNOLOGY

MSBA Space Summary

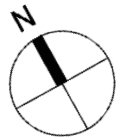
McCormack Middle		Existing Conditions	MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)	
ROOM TYPE	area totals	% Deficient/ Undersized	area totals	Comments
CORE ACADEMIC SPACES	31,897	1%	31,480	
SPECIAL EDUCATION	0	-100%	7,550	
ART & MUSIC	3,504	8%	3,250	
VOCATIONS & TECHNOLOGY	717	-89%	6,400	
HEALTH & PHYSICAL EDUCATION	12,047	43%	8,400	
MEDIA CENTER	1,362	-68%	4,204	
DINING & FOOD SERVICE	8,380	-9%	9,240	
MEDICAL	850	39%	610	
ADMINISTRATION & GUIDANCE	9,710	180%	3,465	
CUSTODIAL & MAINTENANCE	3,774	76%	2,140	
OTHER	270		0	
Total Building Net Floor Area (NFA)	72,511	-8%	76,739	
Proposed Student Capacity / Enrollment	625	-8%	665	(2015/2016 Enrollment)
Total Building Gross Floor Area (GFA) ²	234,625	111%	111,245	
Grossing factor (GFA/NFA)	3.24	123%	1.45	

Existing Conditions

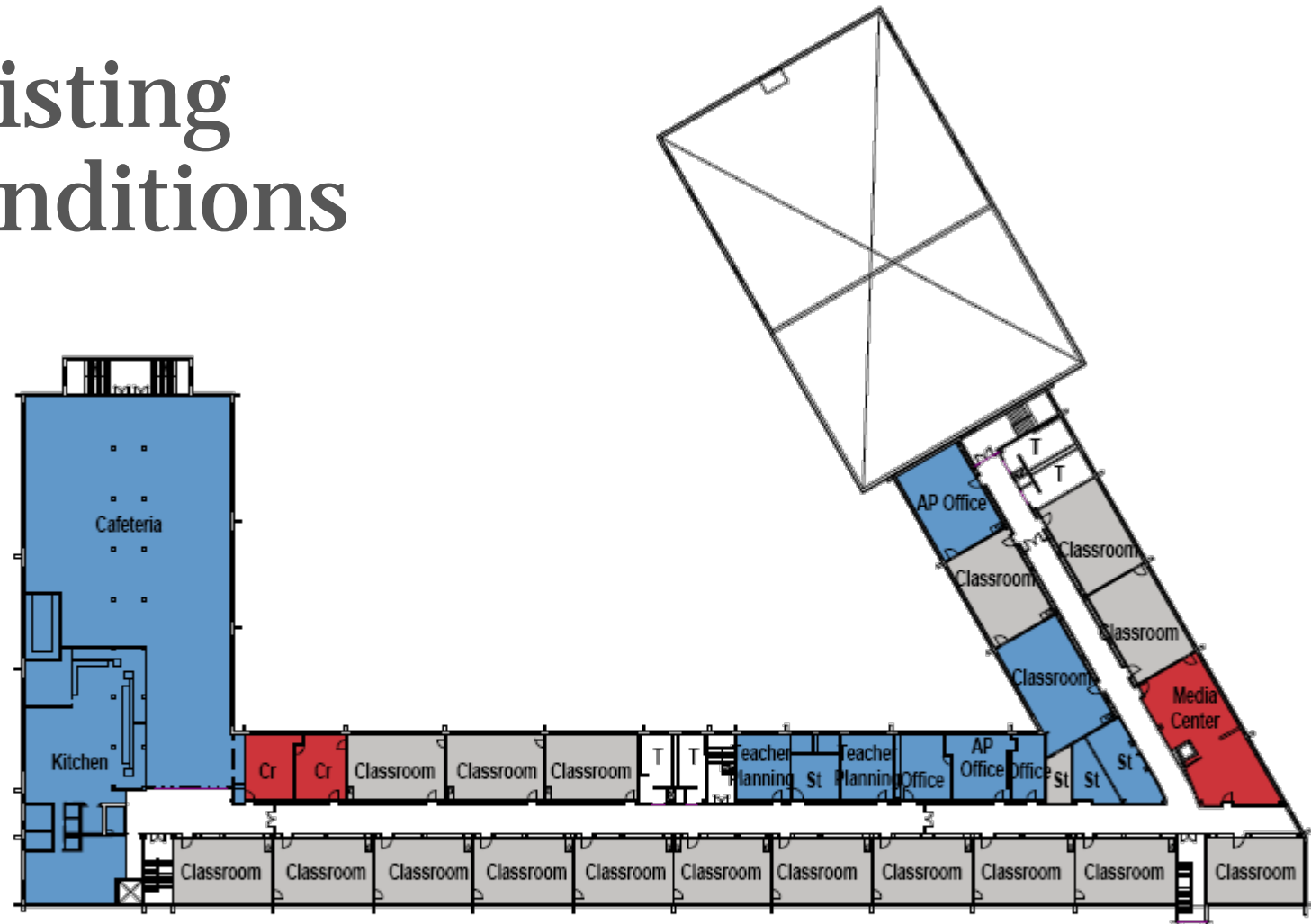


MSBA DEFICIENCY PLAN

- NOT INCLUDED IN A TYPICAL MSBA PROJECT
- NSF 10% GREATER THAN MSBA GUIDELINES
- NSF AT LEAST 20% LESS THAN MSBA GUIDELINES
- NSF MEETS MSBA GUIDELINES (-20% TO +10%)

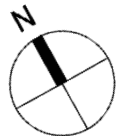


Existing Conditions



MSBA DEFICIENCY PLAN

- NSF 10% GREATER THAN MSBA GUIDELINES
- NSF AT LEAST 20% LESS THAN MSBA GUIDELINES
- NSF MEETS MSBA GUIDELINES (-20% TO +10%)



21st Century Teaching & Learning



The 6 Rs

Reading Rigor
Writing Relevance
Arithmetic Relationship

The 4 Cs

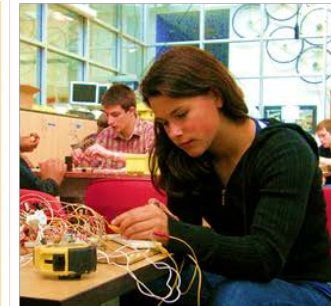
- Critical Thinking
- Communication
- Collaboration
- Creativity

plus Citizenship

Head & Hand

Growth Mindset

- Student-Centered
- Interdisciplinary
- Technology-Infused
- Community Connected
- Problem- and Project-Based
- Process and Product Oriented



21st Century Spaces for Learning



- Changing Demographics
- School Organization
- Improved Science and Technology Spaces
- Incorporate Teacher Collaboration Areas
- 21st Century Teaching and Learning Methodologies
- Differentiated and Personalized Learning

School Environments

- Required
 - Learning Environments types and sized (using MSBA criteria)
 - Enrichment Spaces
 - Support Spaces
- Strongly Recommended
 - Spaces and appointments that support: PBL; Differentiated and Personalized Learning; other delivery models
- Nice to Have
 - Maker Spaces

Middle Schools

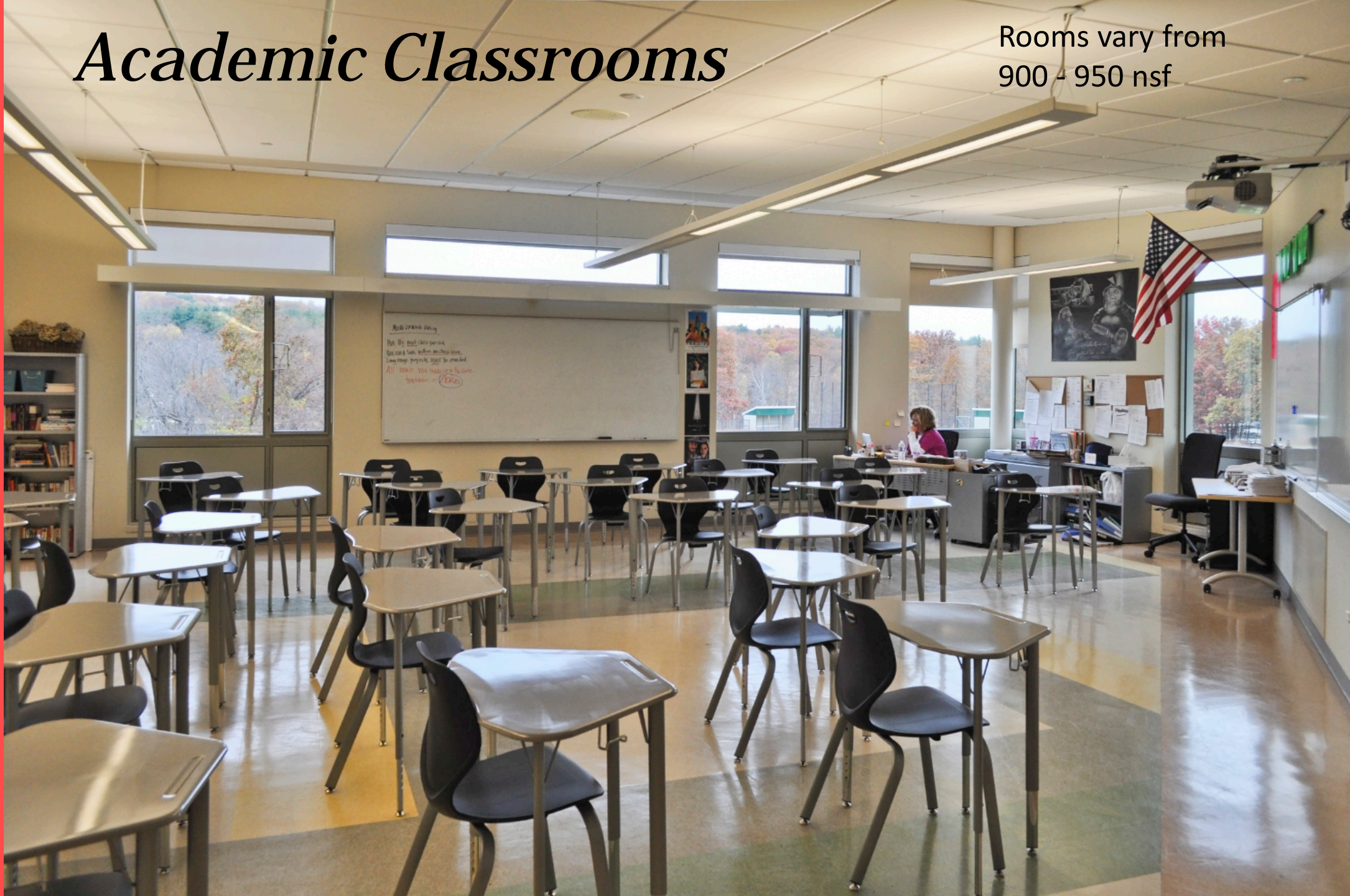
MIDDLE
SCHOOL



Academic Classrooms

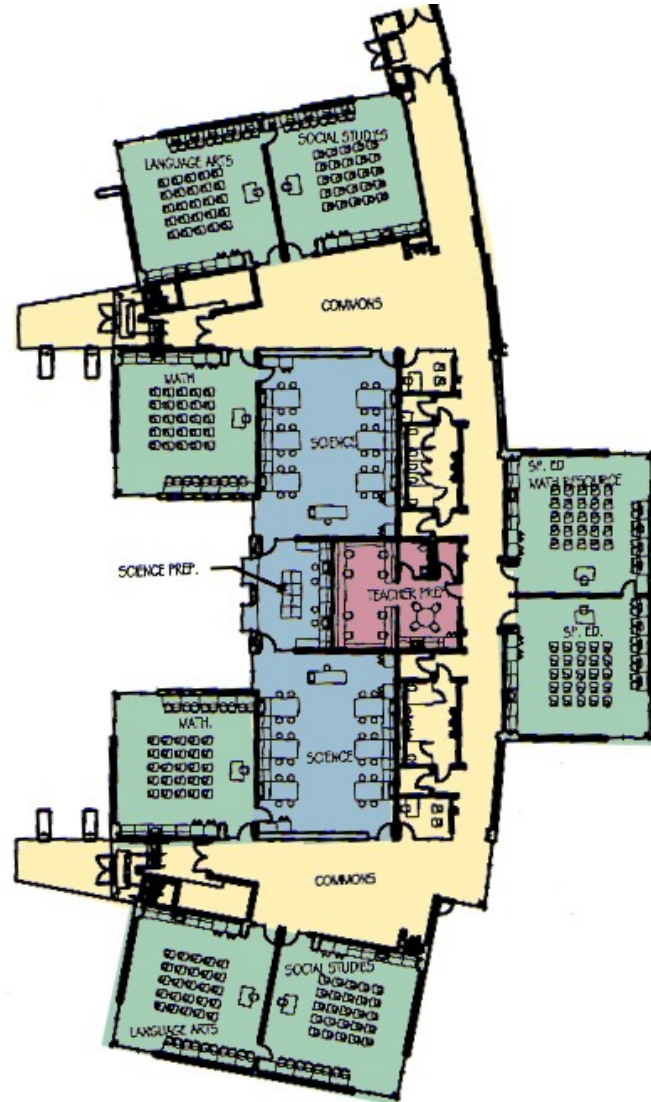
Rooms vary from
900 - 950 nsf

MIDDLE
SCHOOL



Team Teaching:

MIDDLE
SCHOOL



Academic Classrooms:

ELEMENTARY
MIDDLE
HIGH SCHOOL



MIDDLE
SCHOOL

Anytime/Anywhere Learning

Cafeteria Commons

MIDDLE
SCHOOL



MIDDLE
SCHOOL

Science

1,200 SF

Directly connected through
team to academic programs



MIDDLE
SCHOOL

Enrichment: Technology

1,200 SF

Directly connected to
academic programs



Academic Classrooms:

ELEMENTARY
MIDDLE
HIGH SCHOOL



Enrichment: Maker Space

ELEMENTARY
MIDDLE
HIGH SCHOOL



MIDDLE
SCHOOL

Gymnasium:



MIDDLE
SCHOOL

Media Center / Learning Commons



MIDDLE
SCHOOL

Alternative / Personalized / Special Education - Breakout

Informal Gathering and teaching spaces

MIDDLE
SCHOOL



MIDDLE
SCHOOL

Learning Commons

FOCUS ON
DISTRICT GOALS

USE POWERFUL
TOOLS

ENGAGE THE
COMMUNITY

MIDDLE
SCHOOL

Transparency – Informal Environments



MIDDLE
SCHOOL

Special Education: OT/PT



MIDDLE
SCHOOL

Teacher Planning / Collaboration

MIDDLE
SCHOOL

Secure Entry / Administration

FOCUS ON
DISTRICT GOALS

USE POWERFUL
TOOLS

ENGAGE THE
COMMUNITY



MIDDLE
SCHOOL

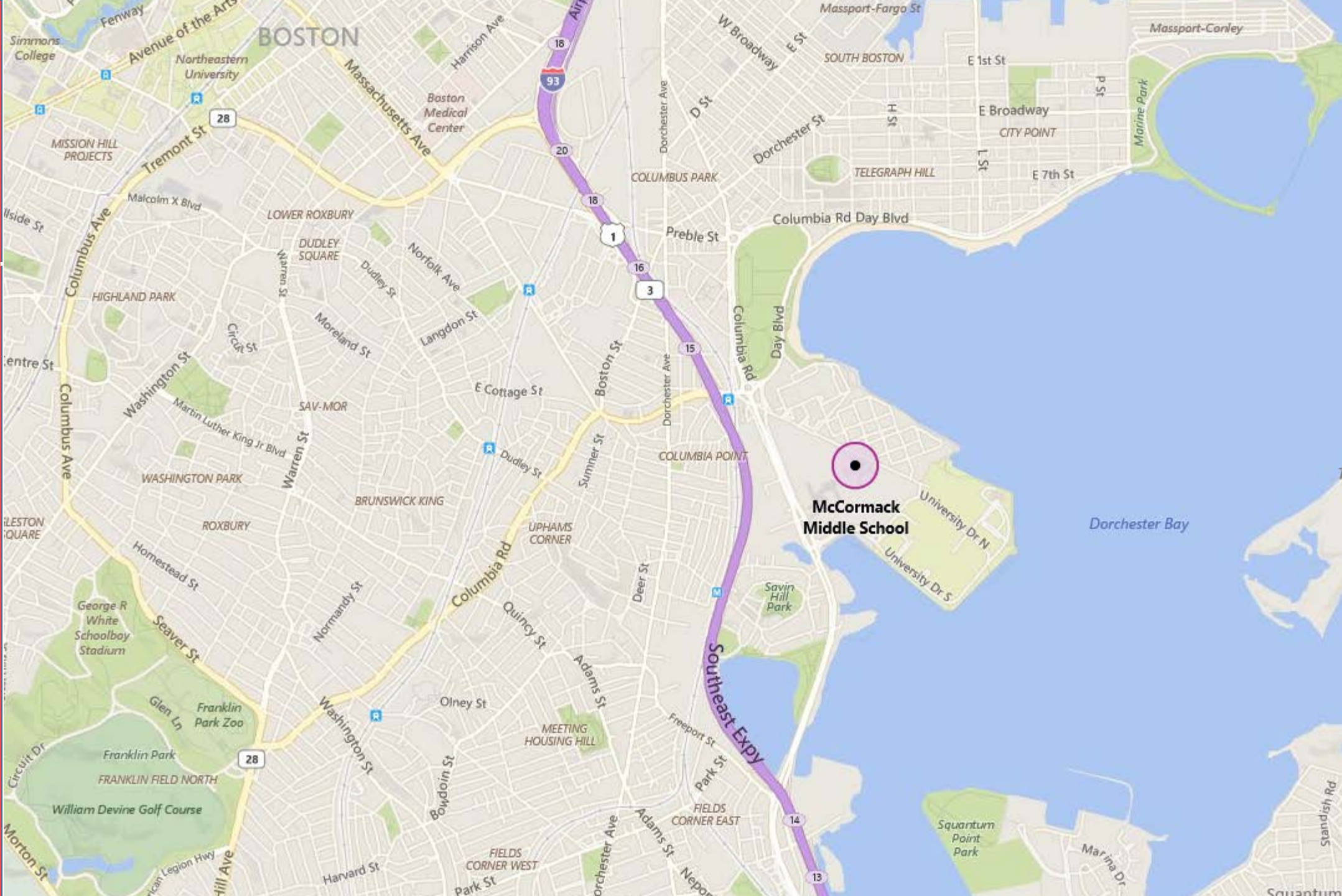
Outdoor Learning Environments:



Neighborhood

North Dorchester

William McCormack
Middle School



Neighborhood

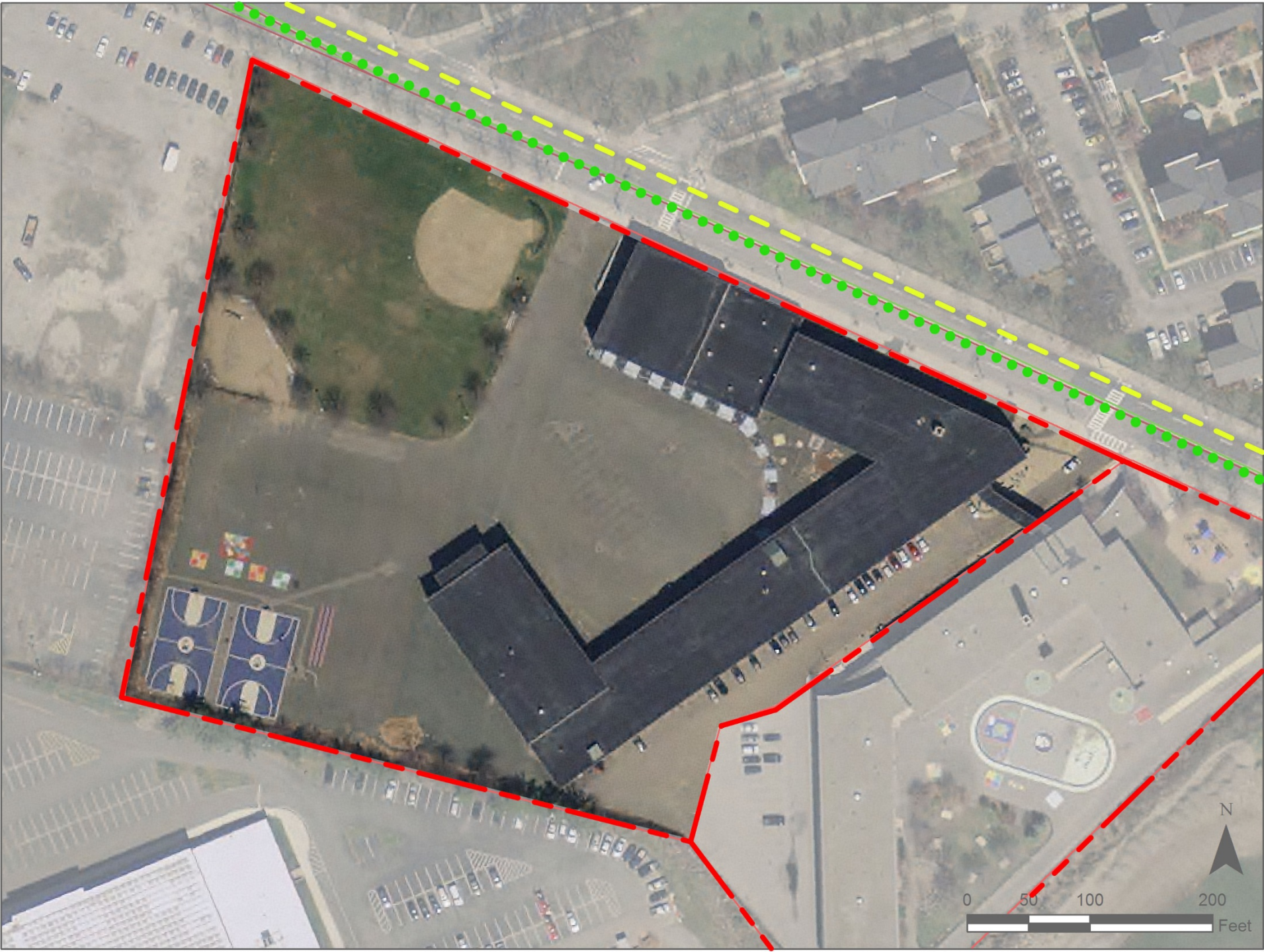
North Dorchester

William McCormack
Middle School



SITE PLAN

William McCormack
Middle School



Small Groups and Discussion



Facility:

What are your impressions of the Building's physical state based on what you heard today?

Community:

How does the McCormack school support its neighborhood?

How does the McCormack support its wider district area?

Educational program "fit":

Does the McCormack school have the spaces it needs to serve its teachers and students?

What changes would you recommend for the physical building?

Questions for the BuildBPS team



Next Steps





Thank You