

SMMA

10 Year Facility Master Plan  
3 School Pilot Study for:

## *Boston Public Schools*

Boston, Massachusetts

11.09.2015







# *10 Year Facility Master Plan 3 School Pilot Study*

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# *Facility Master Plan Pilot Study Prepared for:*

City of Boston—Martin J. Walsh, Mayor

Boston Public Schools—Dr. Tommy Chang,  
Superintendent

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SMMA

# Boston Public Schools SY2016 Organizational Chart (TBD)





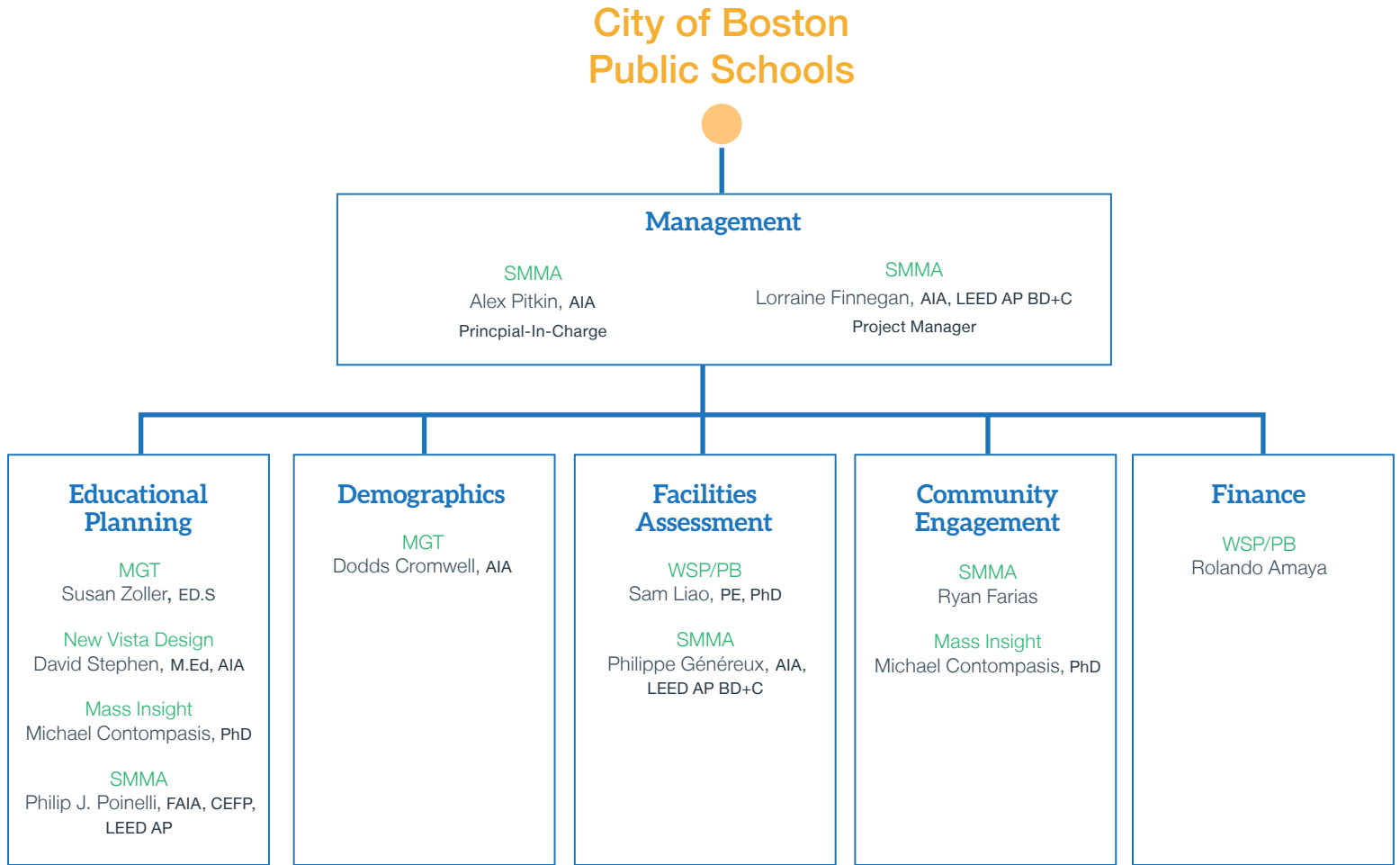
## *Introduction*

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# 10 Year Facility Master Plan Organizational Chart (TBD)



# Team Organization Chart







# Executive Summary

During the week of August 3rd, SMMA's full team of in house architects, engineers and educational planners joined forces with our partners to conduct the three school, four building Pilot Study for the first phase of the 10 Year Facility Masterplan (FMP) for the Boston Public Schools. Boston Public Schools (BPS) and the FMP Management team selected the three schools for a variety of attributes and unique features relative to the portfolio of schools in the Boston Public School system. The purpose of the Pilot Study was to test the amount and quality of data available from the State, City, and BPS, understand the amount of data the various teams can collect given the budget and time constraints relative to evaluating 128 schools and 133 total buildings for the final FMP. Our team evaluated the pilot buildings and schools four different ways in order to capture the greatest amount of data and to test the data's relevancy with the FMP Management team prior to finalizing the scope for the Educational and Physical assessments scheduled to commence in January 2016.

## Educational Assessments

Educational assessments should and will be conducted while school is in session and will include high level interviews with school leaders. For the Pilot study the teams leaned on their depth of experience and understanding of education to infer the qualitative and numeric links between the building space and its educational efficacy for 21<sup>st</sup> Century learning.

The educational assessment teams consisted of two teams, one was SMMA's educational planners and the second was our educational planning partner MGT of America's two planners. The teams toured the schools over the same four hour time period walking the schools with the principals to glean as much insight as possible regarding the educational adequacy relative to the physical environment and in anticipation of potential changes to accommodate 21<sup>st</sup> Century educational pedagogy. MGT gathered their data in their BASYS (Building Assessment System) tablet based data management system "scoring" each school relative to observations in the field. SMMA also toured the schools and noted the general capacity and spatial constraints in order to develop diagrammatic program and deficiency plans relative to the Massachusetts School Building Authority's (MSBA) space summary of standards creating a baseline level of understanding for further potential study. The educational assessments will be critical for evaluating the potential retention and best utilization for each building.

## Physical Assessments

Physical Assessments were also conducted using two teams of experts, SMMA's architects and engineers walked the buildings with our partner Parsons Brinkerhoff (PB) spending a full day at each school, and a half day at each Henderson building. Tours were conducted by a custodian familiar with the building and the intention was to observe and record as much information as possible and in a format to be reviewed by BPS and the City's Property and Construction Management Department (PCMD). The full assessment is scheduled to be conducted in the summer of 2016 with empty buildings to allow for maximum ease of access. Each school will receive a much shortened and tighter time allotment than the pilot due to budget and time constraints of the FMP. The PB assessment team collected their data in a template utilizing data software created by INDUS and intended to be entirely inputted at the site by an assessment team (it is intended that PB will field up to four teams in order to complete the assessments in the course of three months). SMMA engineers also worked on the INDUS platform and tablets but primarily reviewed the schools in a truncated due diligence format that follows the MSBA standard for preliminary feasibility analysis.

## City and Neighborhood Data

SMMA also collected data pertinent to the three schools' educational, physical, social/economic, and ecological milieu. Its value should lie in coordinating with the Citywide 2030 vision planning commencing in 2015. Ultimately some of this data may play a key role in defining where and what types of school facilities will come to define the BPS District for the future and what buildings are invested in over the next 10+ years.

While all of these methodologies have their benefits and drawbacks it is critical to seek the most pertinent data for creating and supporting the various masterplan options to engage the citizens of the City of Boston, the mayor's office, the school committee, and Superintendent Chang with an actionable framework for leading BPS into the educational vanguard for large urban districts and in a long range and sustainable manner.

## Vision and Observations

### BPS Vision: Aspirational Goals *(Approved April 30, 2014)*

Thematic Category	Goal Statement
<b>1</b> Improved student outcomes:	BPS will graduate all students as life-long learners and engaged global citizens, well-prepared for post-secondary pathways.
<b>2</b> Improved school quality:	BPS will be a district of all high-performing schools, eliminating both the opportunity gap and the achievement gap.
<b>3</b> Strong school and district leadership/ high-quality, action-oriented teachers & staff:	BPS will recruit, hire, develop, support, and retain highly effective, culturally proficient school and district leaders, teachers, and staff who are held accountable for improving student outcomes.
<b>4</b> Effective resource allocation:	BPS will make effective and equitable use of all available resources.
<b>5</b> Greater community engagement:	BPS will strengthen student, family, and community investment to enable student success.

## BPS Vision: Priority Area *(Approved April 30, 2014)*

1. BPS will provide rigorous, effective, and engaging curriculum, instruction, and enrichment. Special focus will be given to the following areas.
  - Literacy, particularly in early and transition years, to build a strong foundation for academic success across all subject areas and across all grades.
  - College readiness and/or career preparedness.
2. BPS will continue to foster an environment of high expectations combined with targeted interventions and support in order to meet the learning needs of all students.
3. BPS will provide equitable access to quality facilities and highly effective programs.
4. BPS will implement strategies to ensure every school will have highly effective school leaders, teachers, and staff. The workforce will reflect the rich diversity of the students BPS serves.
5. BPS will continue to increase school autonomy and support to schools while also strengthening clear systems of accountability for both central office and schools.
6. BPS will empower, support, and hold accountable school leaders, teachers, and staff to effectively engage with families, partners, and the community to foster shared responsibility for student achievement.





## BPS Vision: Identified Educational Considerations

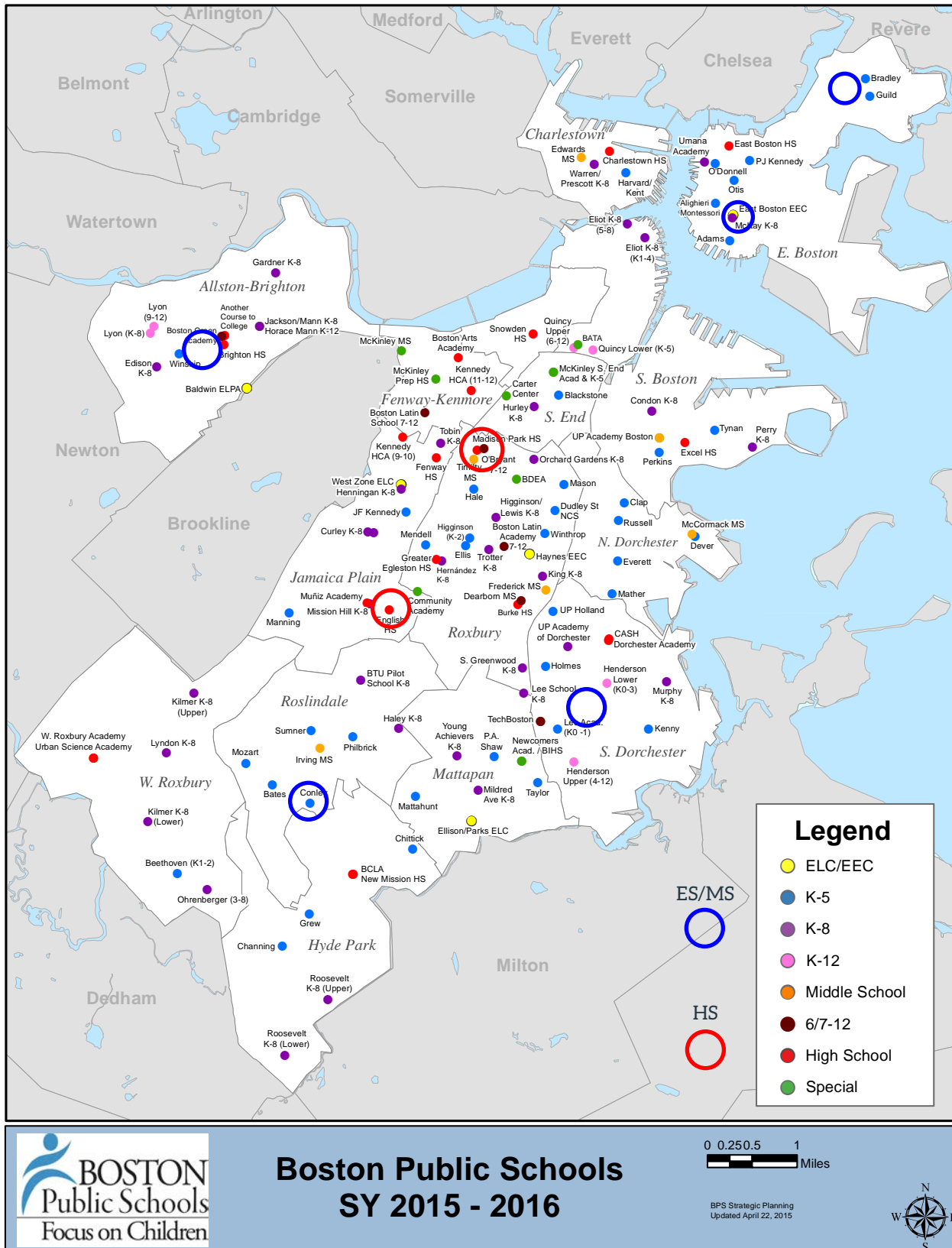
1. Increased early childhood programs with Universal Pre-K.
2. Differentiated space for schools serving students in inclusion and dual language classrooms.
3. Differentiated space for various grade levels and academic subjects:
  - a) STEM Labs and Project Based Learning Areas
  - b) Arts and Music
  - c) Sciences
4. Classroom design and infrastructure conducive to supporting technology-enhanced education through seamless online access and one-to-one devices.

Note: It is anticipated that Superintendent Chang's 100 day plan and the FMP educational visioning/planning process commencing in the fall of 2015 will add to, alter or confirm aspects of the 2014 vision plan.

## Early Observations (*FMP-in-Process Actions*)

1. Develop template based on Pilot observations
2. Develop standards and implementation strategies for system-wide uniformity in the following key areas:
  - a. Accessibility
  - b. Technology
    - › Infrastructure and power support
    - › Equipment
    - › Software and educational visioning alignment
  - c. Energy Management
  - d. Furniture study and program for 21<sup>st</sup> Century learning styles and flexibility
  - e. Security
3. Identify operational “optimization”: most efficient schools by typology
  - a. Transportation
  - b. Energy
  - c. Other
4. Develop approach to swing space for Master Plan implementation
  - a. Review space and site availability for various school types
5. Identify City Owned Parcels greater than 3 acres for potential elementary/middle schools
6. Develop approach to Emergency Maintenance for systems during Master Plan for 10-20 years and 20-30 years

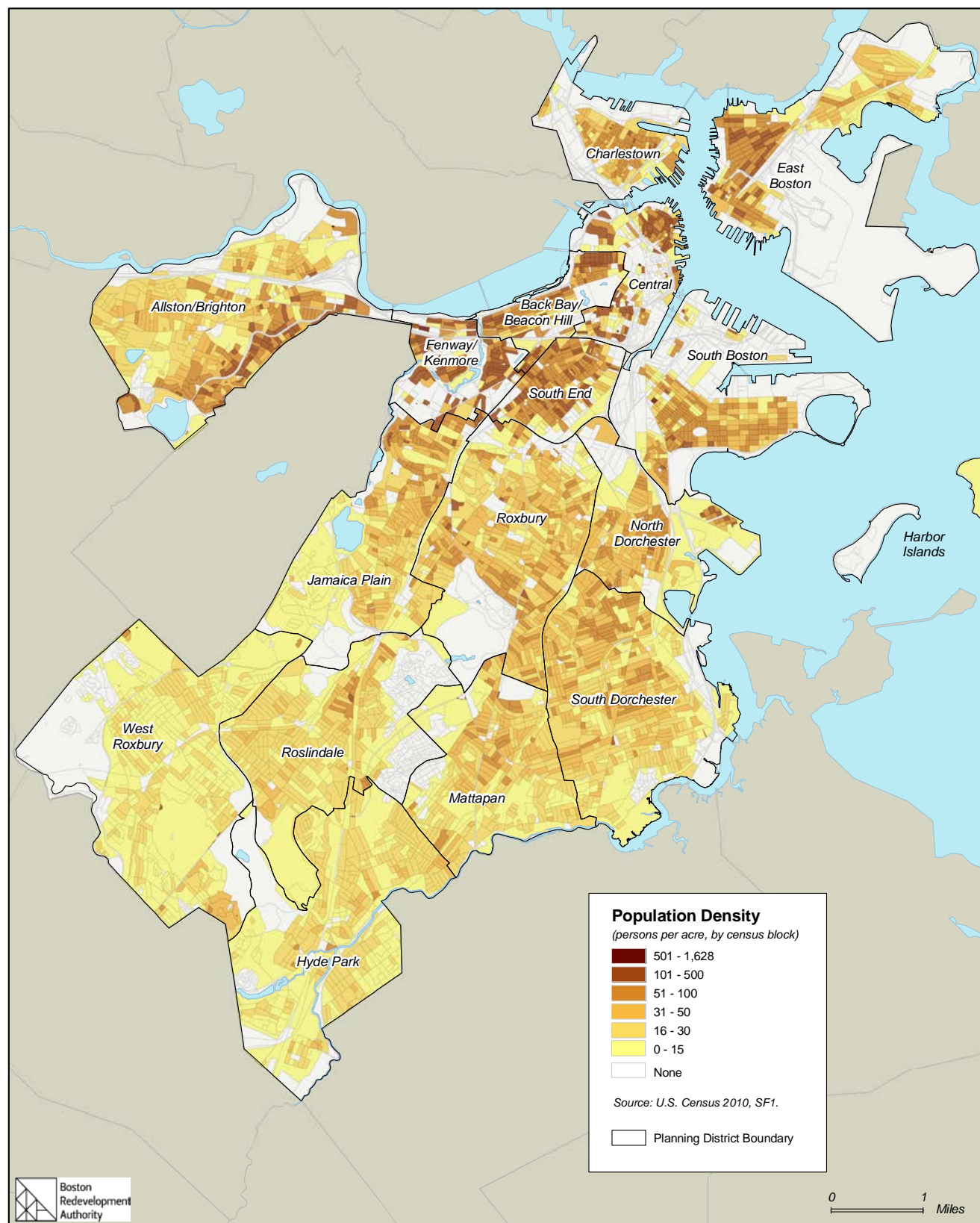
## Early Observations: Swing Space Geographic Targets



# Demographics

As part of the 10 Year Facility Master Plan, SMMA's partner MGT will be conducting a demographic analysis for BPS to best understand trends and pressures effecting school enrollment. MGT will work closely with the city, Boston Redevelopment Authority (BRA) and BPS to analyze and illustrate the most accurate data possible. The following pages from the BRA 2010 Census report also provide valuable insight into neighborhood by neighborhood demography that might influence school planning strategies in the master plan.

## 2010 Population Density by Census Block

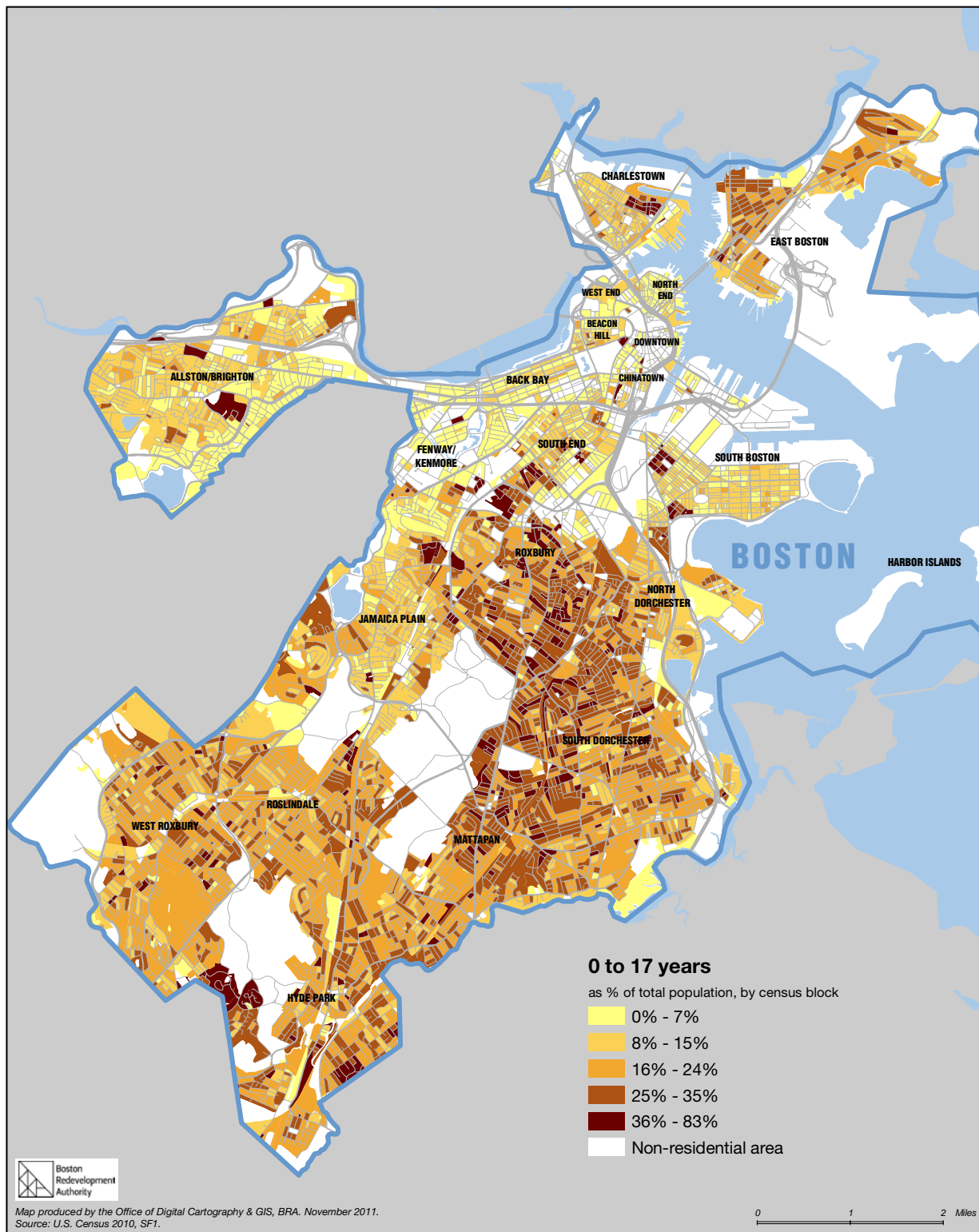


## Top 10 Countries of Birth for Foreign-born Population



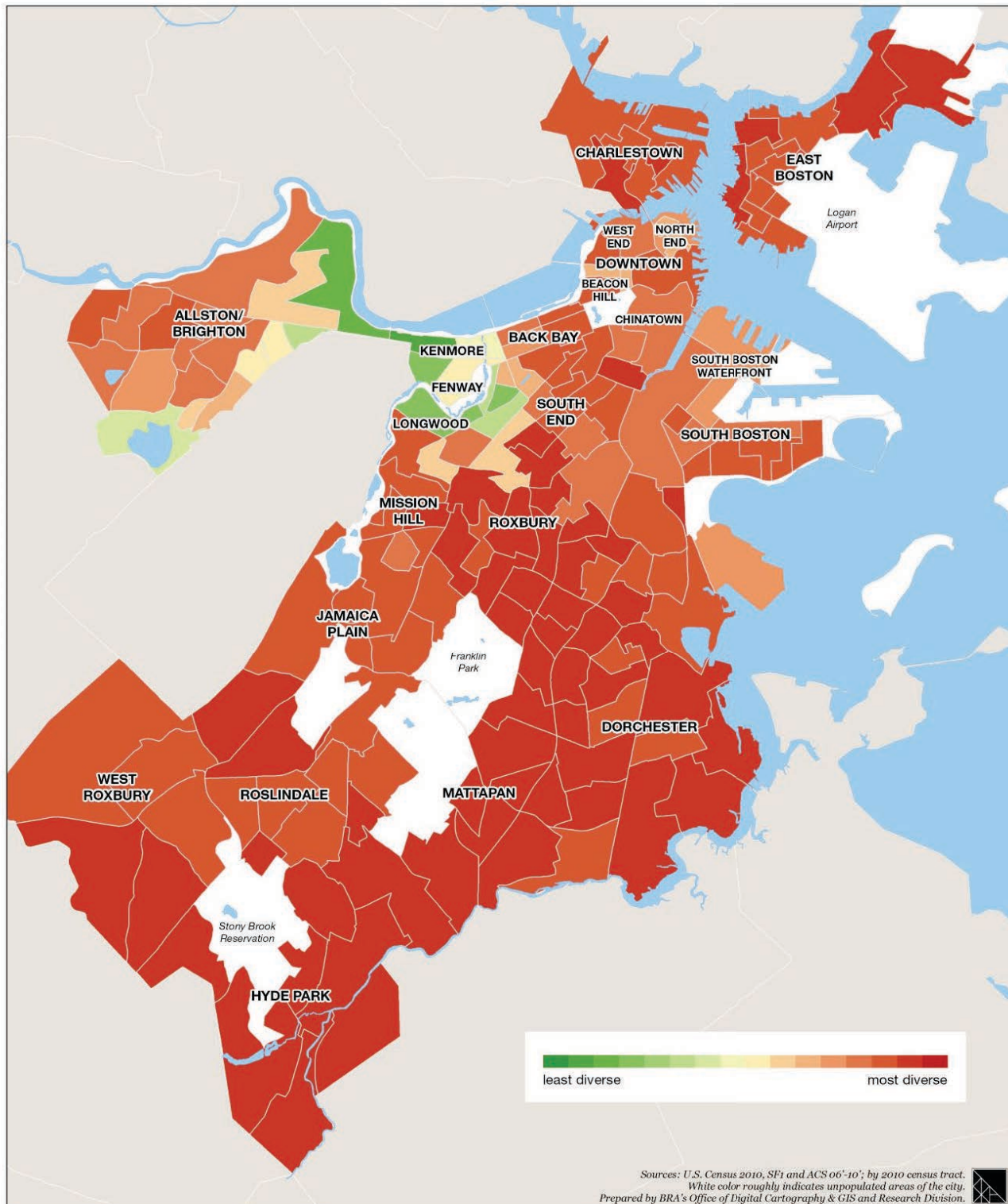


## Children 0–17 Years Old



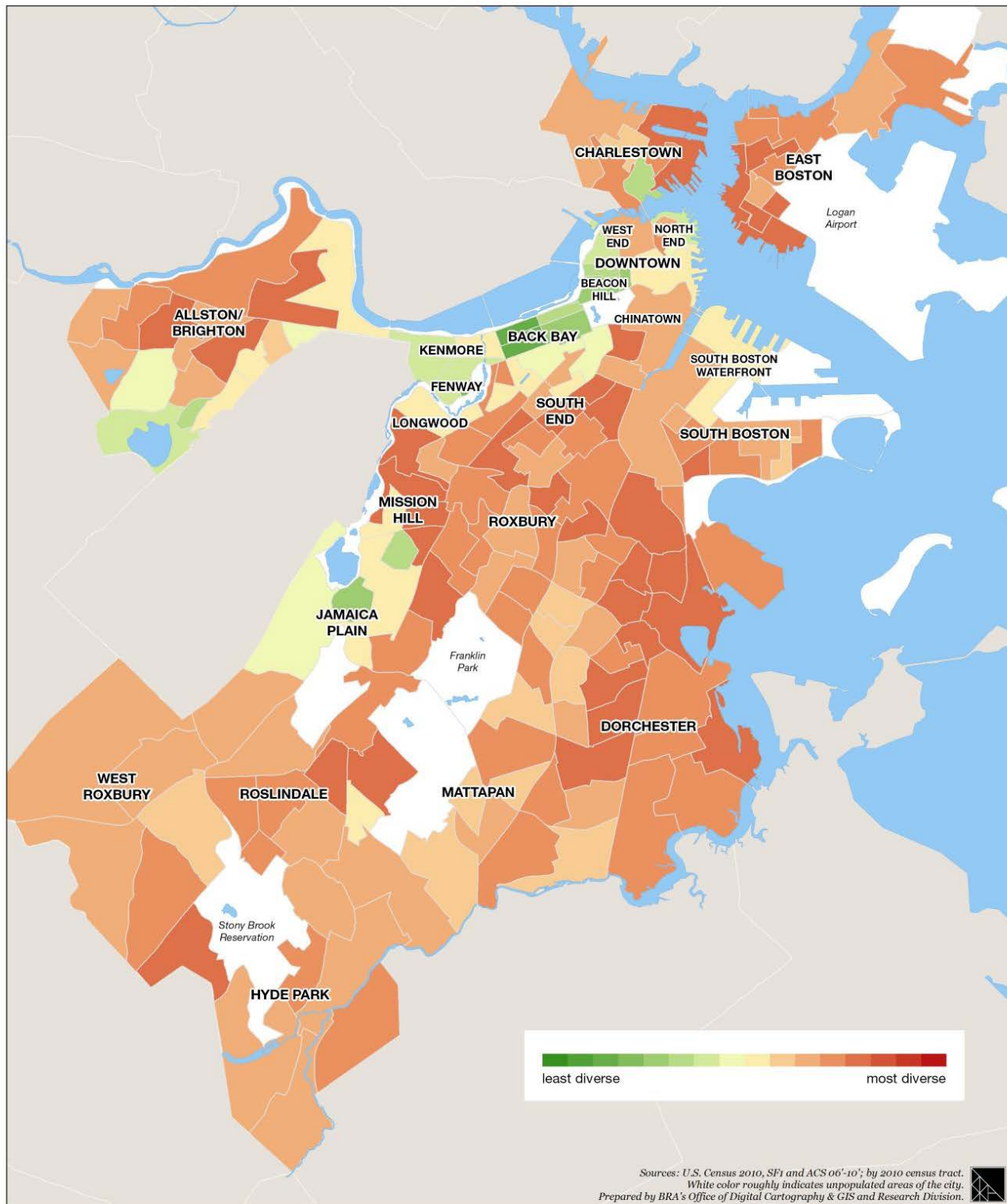


## Diversity by Age, 2010



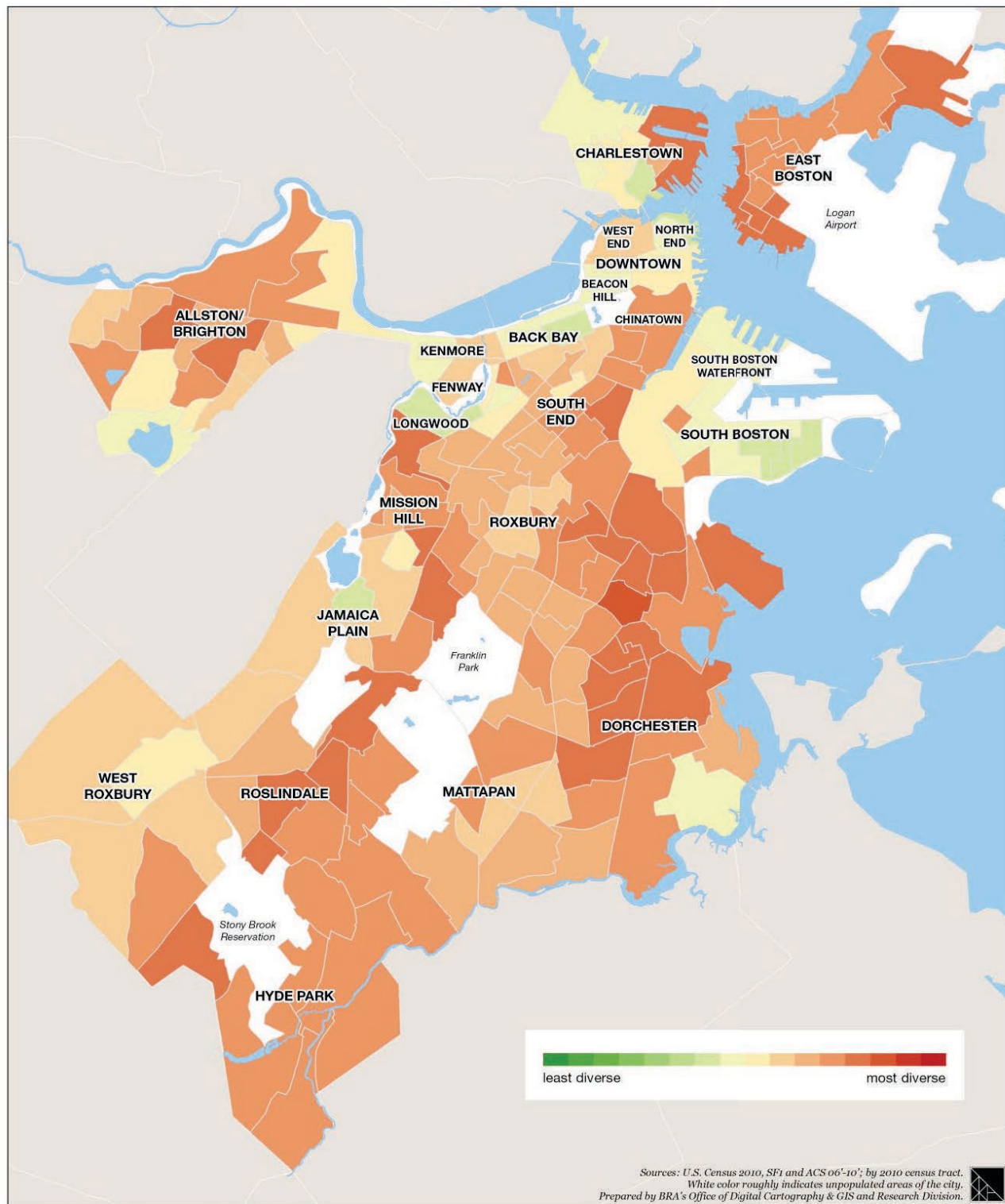
Source: Boston Redevelopment Authority, Research Division  
Maps by Boston Redevelopment Authority, Office of Digital Cartography and GIS

## Diversity by Education, 2010



Source: Boston Redevelopment Authority, Research Division  
Maps by Boston Redevelopment Authority, Office of Digital Cartography and GIS

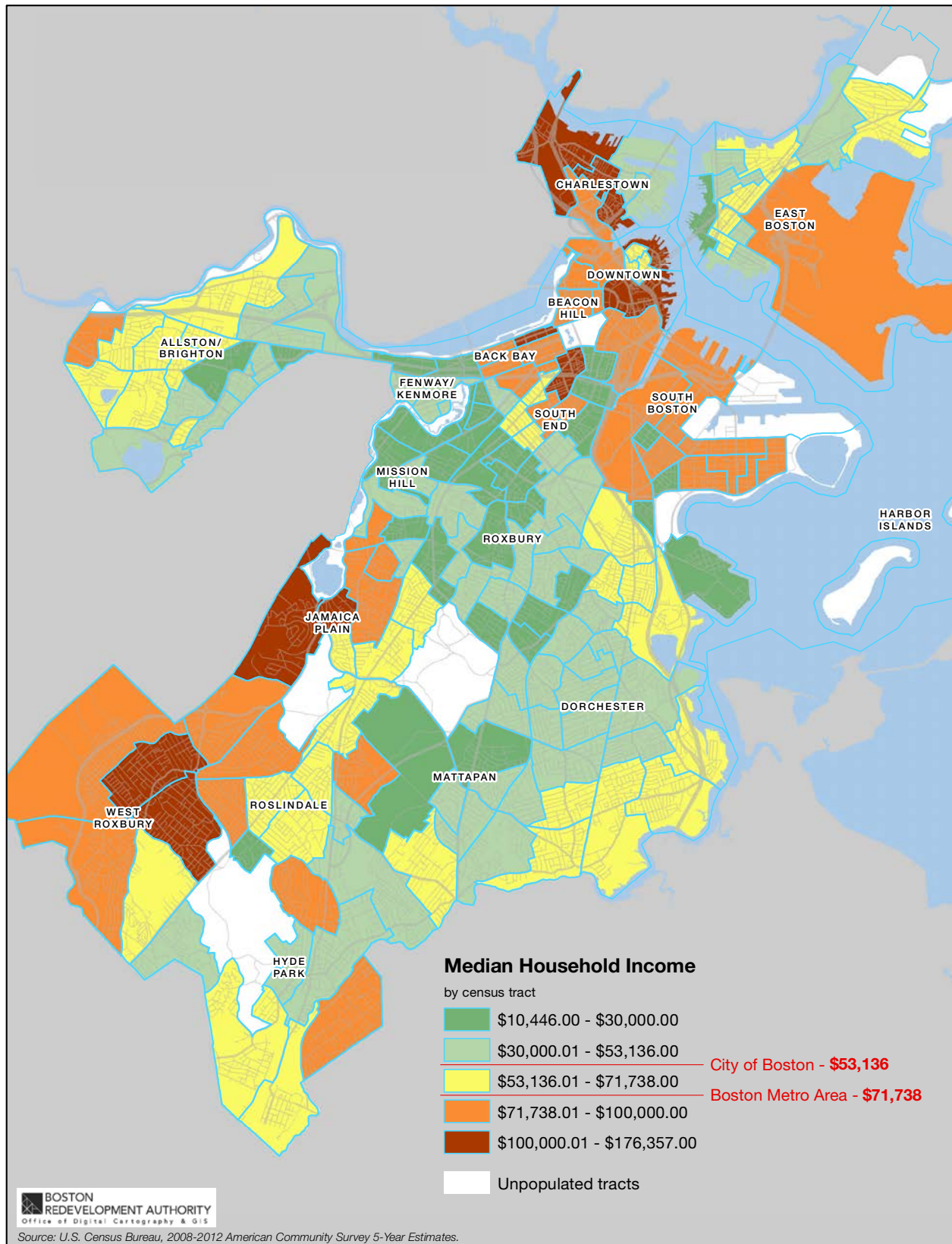
## Diversity Composite Score, 2010



Source: Boston Redevelopment Authority, Research Division  
 Maps by Boston Redevelopment Authority, Office of Digital Cartography and GIS



## Median Household Income





# *Jeremiah E. Burke High School Report*

## **1 Planning Considerations**

*Summary*

*Context and Research*

*Floor Plans*

*Site*

## **2 Building Educational Assessments**

*Summary & Mission*

*Background*

*Methodology & Approach*

*Pilot Study Report*

*Findings and Recommendations*

## **3 Building Physical Assessments**

*Summary*

*Due Diligence Report*

*Energy & Sustainability*

## **4 Facility Condition Assessments**

*Methodology*

*Reports*

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*Wallace Floyd 1993 Report*

*MSBA 2010 Needs Survey (missing)*

*Agendas*

*Sample Schedule*



# Planning Considerations

## Summary

### Context & Research

### Floor Plans

### Site

## Summary

The Jeremiah E. Burke High School in Roxbury was recently renovated in 2009 including a major addition that include community use spaces for a new Boston Public Library (BPL) branch, a community use room called Grove Hall and public use of the new gymnasium after school hours. The Burke building currently is serving as two schools; the Burke High School and the Dearborn STEM Academy (currently a middle school expanding to high school by adding a grade each year) causing unique population pressures on the building while the new Dearborn STEM Academy building is constructed – anticipated opening is fall 2018.

The Burke is a traditionally organized early 20<sup>th</sup> Century school with double loaded corridors and departmentally organized staff. The narrow corridors limit the opportunity for meaningful interaction other than passing in the hall at bell with limited display and no informal teaching and gathering spaces. Typical for a building of this vintage classrooms tend to be on the smaller side – particularly the science labs, few educational spaces were modified in the 2009 renovation. During the educational assessment portion of the FMP Burke HS should be evaluated relative to the 2014 Vision plan and the 21<sup>st</sup> century standards and technology goals to be developed by the new BPS leadership team. The new administration at the Burke HS has limited opportunity to grow its initiatives and population due to the Dearborn co-habitation.

The Burke is well located and an important building in Roxbury's Grove Hall neighborhood, its civic connections and uses as well as its more recent renovations and addition makes it an unlikely candidate for removal from the BPS portfolio of schools. The high school and current middle school has little to no open space or play fields immediately adjacent to the school. There is an open lot across Geneva Avenue that is used by the school and has had a pneumatic "bubble" over its hard court in past winters. The closest sports fields are adjacent to the nearby Lila Fredrickson Pilot Middle School and the nearby Franklin Park Zoo and White Stadium occupies the closest open area – each of these spaces are 4 to 5 blocks away and across busy streets.

BPS is generally "overserved" by high school facilities (not seats) but the Burke's somewhat isolated location in south Roxbury closer to Dorchester and Mattapan serves an important civic role in the community. Future considerations and opportunities should include:

- Review of the catchment area , desirability, and feeder patterns for Burke as a high school.
- Develop rational and clear feeder pattern linked to nearby elementary and middle schools.
- Take advantage of the low occupancy to modify the 1934 building for BPS vision and 21<sup>st</sup> century educational enhancements and technology platforms to improve the subscription rate.
- Consider reuses or re-structure if the school remains under-subscribed following the removal of the Dearborn School students.



## At a Glance: Jeremiah E. Burke High School

60 Washington Street  
Dorchester, MA 02121  
Phone: 617.635.9837  
Fax: 617.635.9852

DOE Code: 35 0525  
BPS Code: TBD

<http://www.jebhs.org/>

### Building Assessment

Educational Program Support (FEA)	Physical Condition (FCA)
Operational	Community

Tax & Values as of 2015					
Tax Parcel ID 1400737000	Tax P Type 976	Tax Land Usage E	Tax Bld Value \$17,568,649	Tax Land Value \$8,986,742	Tax Total Value \$26,555,391
Tax Gross Area \$314,758	Tax LV SF \$119,598	Tax Living Area \$247,316	Compliance Trigger \$5,270,595 (30%)		

MSBA School Data					
Year Built 1899	Year Founded 1934	Renovations 2009 (partial)	Additions 2009		

### Historic District: Grove Hall Mass Historic State Registry

Historic Building Designation: None

Original Building Name: Jeremiah E. Burke

Site Acreage: 3.25 (+/-)

Building Gross Floor Area: 202,304 SF (+/-)

2009 Addition: 63,120 (+/-)

School Gross Floor Area: 189,855 SF (+/-)

Building Net Assignable Area: 110,757 (+/-)

Recommendation: Yes (State Registry)

Source: SMMA

Approximated using available data

Ratio: Net/Gross 1.71

Site Expansion:

Parking: Limited

Requires purchase of adjacent parcels

### Climate Preparedness

Flood Zone: No

Shelter: Potential

Resiliency: Partial

Redundancy: No

Energy Efficiency: Poor/Fair

Open Space: Limited

Schools Housed			Community Uses	
	Population	Ed Plan	Connection w/School Programs	
Jeremiah Burke HS	539	No	Boston Public Library:	No
Dearborn STEM Academy MS/HS	258	Yes	Community Center (Gymnasium):	Yes
Total	797	(1.35 utilization rate)	Community Resource Room:	No

Documentation				Excellent	Good	Fair	Poor	Failing
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Plans (CD's): Site: Yes Architecture: Yes Engineering: Yes

Plans: Program Site: Educational: Yes Deficiency: TBD

Past Reports: Wallace Floyd 1993

BeSafe:

MSBA: No

**DOE Student Data**

<b>FY2015 Total Enrollment:</b> 539	<b>Student Demographics</b>
<b>Enrolled by Grade</b>	73.8% African American
9th: 135	20.8% Hispanic
10th: 100	3.2% White
11th: 151	1.1% Asian
12th: 149	.7% Other/Multi-racial
<b>Gender</b>	.4% Native American
299 Male	79.7% of students are low income
240 Female	

<b>Out of School Suspension Rate:</b>	2.8%
<b>In School Suspension Rate:</b>	1%
<b>Graduation Rate:</b>	4-year: 56.8% 5-year: 51.9%
<b>Absentee Students:</b>	14.1%
<b>Annual Dropout Rate:</b>	7.9%
<b>2012 Graduates Attending Higher Ed.:</b>	48.3%
<b>SAT Scores:</b>	Reading: 345 Math: 389 Writing: 352
<b>2013 Mass Core:</b>	24.8%

**DOE Teacher Data**

<b>Number of Teachers:</b>	40.3
<b>Student/Teacher Ratio:</b>	13.3 to 1
<b>Teachers Licensed in Teaching Assignment:</b>	91.7%
<b>Number of Classes in Core Academic Areas:</b>	147
<b>Core Academic Classes Taught by Highly Qualified Teachers:</b>	90.5%

**BPS 2014 Vision Accommodations** (current inclusion)

Pre-K	Inclusion	STEM	Technology	21st Century	FF&E
No	Partial	Partial	Partial	No	Partial

**Contact**

<b>School Hours</b>
7:25 am - 2:20 pm
Early Dismissal: 12:40 pm
<b>Grades:</b> 9 - 12
<b>School Type:</b> Traditional

**MSBA School Data**

<b>MSBA GSF</b> 202,304	<b>MSBA SF/Student</b> 261
<b>MSBA Space Utilization</b> Average	<b>MSBA Students/ Classroom</b> 19
<b>MSBA Enrollment</b> 775	<b>Building Conditions</b> 1 (1-4, 1 highest)
<b>Building Enrollment</b> 1 (1-4, 1 highest)	<b>Classrooms</b> 40
<b>Floors</b> 3	<b>Structural Class</b> C

# Jeremiah E. Burke High School: At A Glance

One of the more critical challenges facing the BPS leadership is developing consensus on how to evaluate the 128 schools in 133 building's in the public school system. How to select, evaluate, and "weight" the criteria most pertinent to alignment of each building's physical characteristics with its current and/or potential educational program for validating need for a new structure, renovations and additions or consolidation/closure.

For the pilot schools' discussion we have categorized criteria into four elements useful when considering masterplan options:

- Building: Educational Facility Assessment
- Building: Physical Facility Assessment
- Building: Operational Assessment
- Community

## Potential criteria in each category:

### 1. Building: Facility Educational Adequacy Assessment (FEA)

Dr. Chang's educational plan (currently in development during the 100 day plan) will ultimately align with or supersede the five goals of the School Committee's 2014 Strategic Vision Plan and will be the primary physical measure for BPS's facilities. Another tool we have employed is the basic Space Summary of the MSBA, the space summary is a good starting point with solid, well tested space allowances, most existing buildings will fall outside of the standards particularly for SPED, ELL and evolving technology programs. Understanding the rapidly evolving educational landscape will require a critical eye to ascertain if a school's physical attributes can be transformed for 21st Century Educational needs – whatever grade structure or school typology is envisioned. It is also important to measure each school with an understanding of the MSBA criteria relative to potential funding approval.

#### *Potential Criteria:*

- BPS Visioning and program goals
- MSBA Summary of Spaces
- Oversubscribed or under-subscribed facility
- Site availability for future growth
- BASYS report

### 2. Building: Physical Assessment (FCA)

The sheer scale of the BPS school inventory and the limited budget for physical analysis will require a "triage" approach to physically assessing the various facilities. By using the initial Educational Facility Assessments (FEA) as a primary filter during the master plan options and scenarios phase of a more nuanced or targeted strategy for understanding the scope of the FCA work can be developed for implementation in the summer of 2015.

#### *Potential Criteria:*

- Simplified Due Diligence Engineering Reports
- Security Systems complete and in place
- FCA Reports

### 3. Building: Operational Assessment

During recent conversations the cost of operations for various schools within the system have been discussed – although not directly a part of the 10 Year FMP this issue is acknowledged to be a critical factor for BPS to determine a plan direction for sustainability BPS into the future.

*The following criteria can be generated using the FMP data:*

- Cost per student (cost to maintain the building and run the school)
- Cost per Square footage
- Cost analysis of school typology (Grade structure and program)
- Energy consumption

### 4. Community

Schools play an important physical and social roles in the communities and neighborhoods they serve, perhaps one of the intense topics of conversation with community engagement process will be how schools are valued at the grass roots level.

*Potential Criteria:*

- Demographic data
- Choice popularity
- Forced assignment
- Neighborhood “impact”
- Pathways and feeder patterns
- Access to community resources (City as a School)
- Climate readiness
- Open Space Utilization

#### Key



Excellent   Good   Fair   Poor   Failing

### Educational Performance of the School

For the Pilot study the DOE rating has been taken into account, as no school should be judged solely by its test scores BPS Leadership will provide additional criteria for consideration. BPS is in the process of refining this process through the School Quality Working Group.

*Potential Criteria:*

- DESE rating(s)
- Year over year changes
- Choice popularity
- Feeder school patterns
- Type of program



## Summary

## Context &amp; Research

## Floor Plans

## Site

## Educational Planning Summary

**Boston Public Schools 10 Year Facility Master Plan: Educational Vision Plan for High Schools Grades 9-12**

Superintendent Dr. Tommy Chang and his leadership team will be reviewing educational programs and pedagogy for the high school curriculum relative to the school committee's 2014 vision statement. Concurrently BPS is conducting outreach, visioning and workshops within the greater high school "ecosystem" as part of the High School Redesign program initiated through Mayor Walsh's office. This initiative recognizes the special place of high schools within the fabric of the community and as the "flagships" of the Boston Public School system, serving as a key moment in the life of Boston's young adult students, whether transitioning to college or the workforce as productive participants in the city's culture and civic life.

For the Pilot Study the MSBA's space metrics have been used to "evaluate" the Burke as a potential high school and determine capacity. Note that additional Special Education (SPED), English Language Learners (ELL), and 21<sup>st</sup> Century space initiatives will have an impact in further space utilization analysis.

*Grade Configurations*

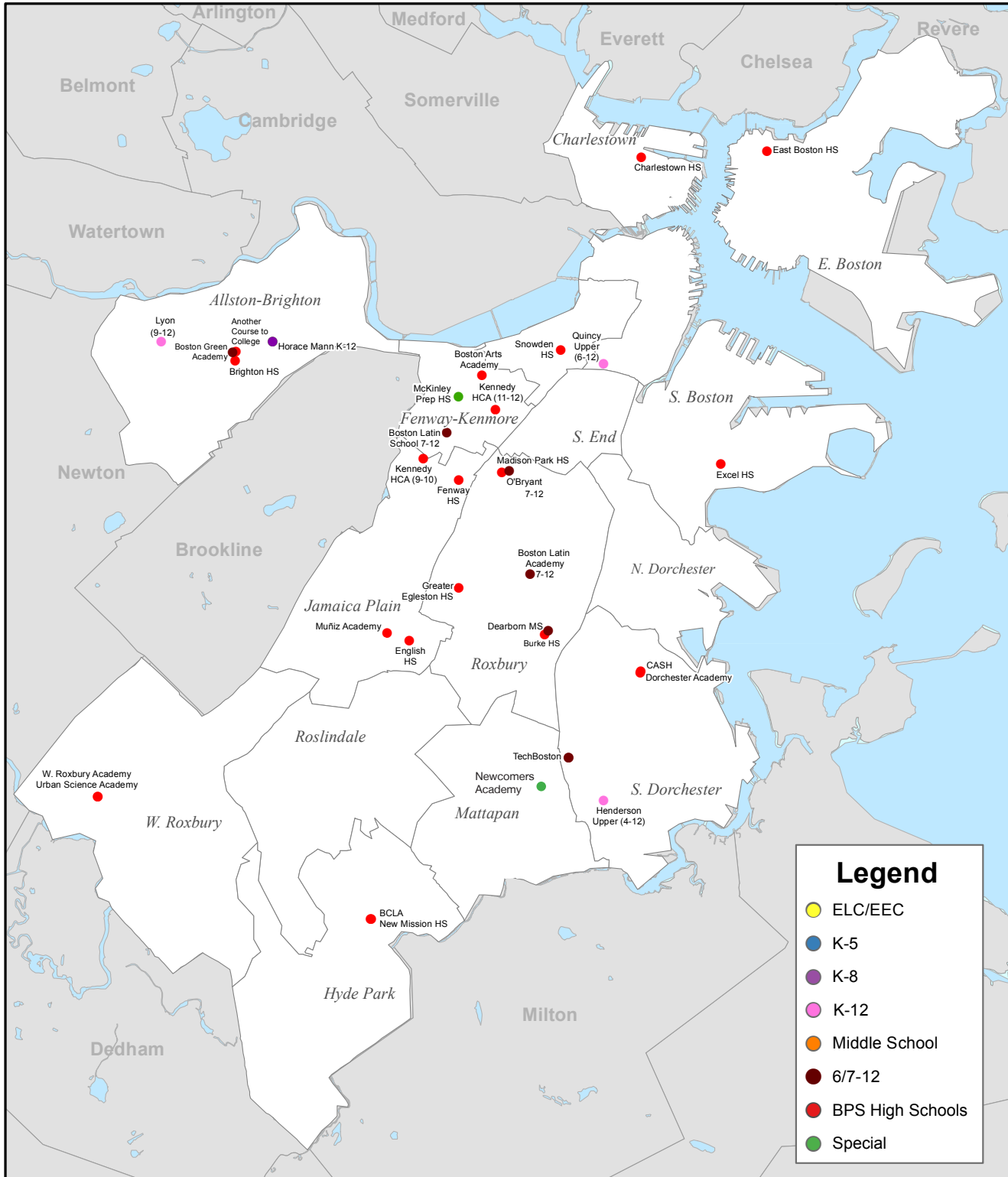
Within the District there are nine different typologies of high school aged students within a total of 30 schools (see chart below). Although no one would presume that in a district as large as Boston's there could or should ever be a one size fits all for meeting challenges of educating its constellation of students one of the challenges facing the district is creating clear pathways for students and parents as they negotiate the transitions from grade K to grade 12.

<b>Visioning and Issues for BPS</b>  <b>19 Total Configurations</b>	Grade Configuration	Number Of Schools	Grade Configuration	Number Of Schools
	K0-1	5	6-8	12 (11) *
	K0-4	1	<b>6-9</b>	<b>1</b>
	<b>K0-12</b>	<b>1</b>	<b>6-12</b>	<b>3 (4) *</b>
	K-1	3	<b>7-12</b>	<b>3</b>
	K-5	49	<b>9-10</b>	<b>1</b>
	K-6	1	<b>9-11</b>	<b>1</b>
	K-8	17	<b>9-12</b>	<b>17</b>
	2-8	1	<b>10-12</b>	<b>1</b>
	3-8	1	12+	2
	<b>5-12</b>	<b>1</b>	<b>Total</b>	<b>121</b>

\*Dearborn will expand to High School grade levels SY2016.

☐ Includes Burke High School

## BPS High Schools





# Boston Charter Schools



## BOSTON CHARTER SCHOOLS

Academy of the Pacific Rim Charter Public School; Boston Collegiate Charter School - High School; Boston Collegiate Charter School - Lower School; Boston Day and Evening Academy - Horace Mann Charter School; Boston Green Academy - Horace Mann Charter School; Boston Preparatory Charter Public School; Boston Renaissance Charter Public School; Bridge Boston Charter School; Brooke East Boston Charter School; Brooke Mattapan Charter School; Brooke Roslindale Charter School; City on a Hill Charter Public School; City on a Hill II; Codman Academy Charter Public School; Conservatory Lab Charter School (Allston); Conservatory Lab Charter School (Dorchester); Dorchester Collegiate Academy Charter School; Dudley Street Neighborhood School - Horace Mann Charter School; Health Careers Academy - Edward Kennedy Academy - Horace Mann Charter School; Excel Academy Charter School - Orient Heights; Excel Academy Charter School - East Boston; Helen Y. Davis Leadership Academy Charter Public School; Kipp Academy Boston Elementary and Middle Schools; Match Charter Public School - High School; Match Charter Public School - Middle School; Match Community Day Charter Public School; Neighborhood House Charter School; Roxbury Preparatory Charter School Dorchester Campus; Roxbury Preparatory Charter School - Lucy Stone Campus; Roxbury Preparatory Charter School - Mission Hill Campus; Up Academy Charter School of Dorchester; UP Academy Charter School - Horace Mann Charter School

## IN-DISTRICT CHARTERS

Paul A. Dever Elementary School, UP Academy Dorchester, UP Academy Holland, UP Academy South Boston

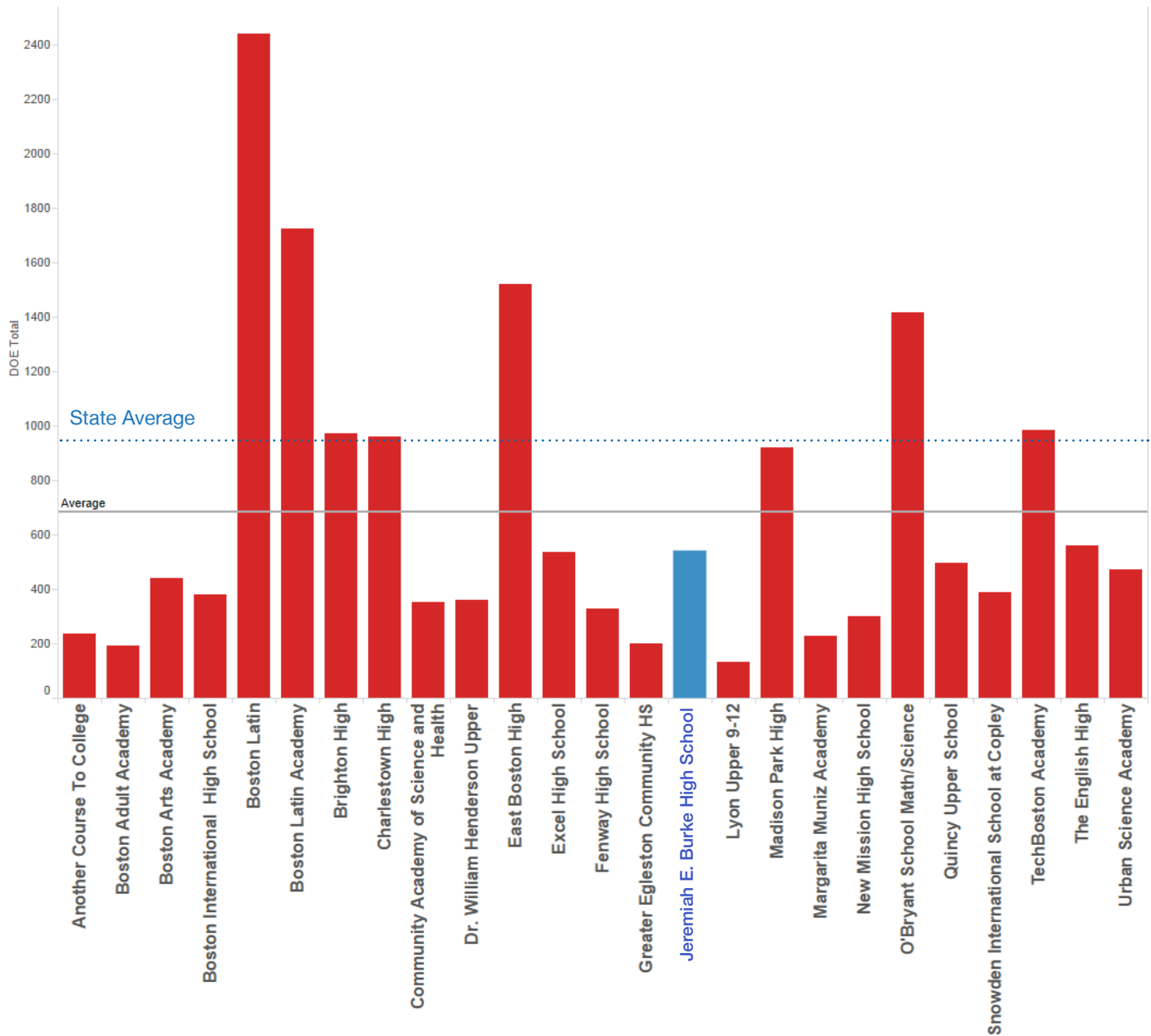
## FUTURE CHARTER SCHOOL SITES

Boston Preparatory Charter Public School (River St.); Conservatory Lab Charter School (Roxbury); Excel Academy (East Boston); Kipp Academy (Mattapan); Match Charter School (Hyde Park)



## Typology and Relevancy

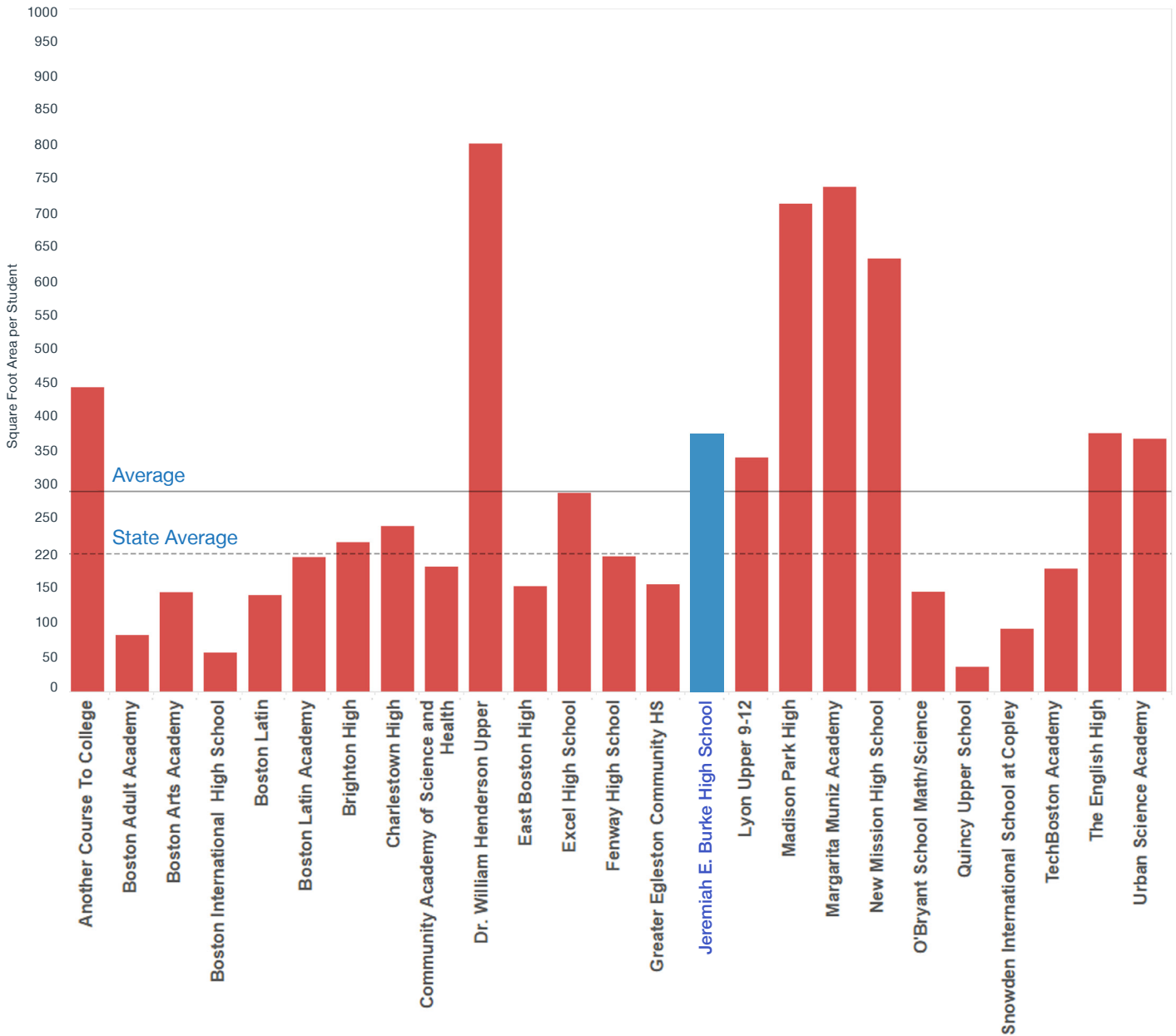
### BPS High School Enrollment (2013-2014)



*Note: Does not include Dearborn STEM Academy students*

## Typology and Relevancy

### BPS High School Square Foot Per Student



*Note: Does not include Dearborn STEM Academy students*

## Typology and Relevancy HS and MS/HS Performance Analysis



School Name (Exam Schools in bold)	2013 Graduation Rate: % of Students Graduating in 4 Years	2013 Enrollment:	2010-2013 Enrollment Slope	2013 Student Attendance:	2013 Student to Teacher Ratio:	2014 Annual PPI	2011-2014 PPI Slope	2014 Accountability & Assistance Level	2014 Mass State Ranking out of 344 Schools
<b>Boston Latin Academy</b>	98.6%	2439	↑	95.8%	20.2	79	↓	Level 1	5
<b>O'Bryant School of Math and Science</b>	93.7%	1415	↑	94.2%	17.4	64	↓	Level 2	
Fenway HS	92.0%	328	↑	94.5%	12.8	68	↓	Level 1	234
New Mission	91.4%	301	↑	92.3%	13.3	104	↓	Level 1	209
<b>Boston Latin School</b>	90.6%	1723	↓	95.2%	17.7	89	↑	Level 1	1
Boston Arts Academy	86.9%	441	↑	91.9%	9.4	79	↑	Level 3	264
Mary Lyon Upper School	78.1%	134	↑	90.1%	9.6	33	↓	Level 3	284
Muriel Snowden International School	69.9%	389	↓	87.8%	12.8	61	↑	Level 3	300
Another Course to College	68.4%	236	↑	90.1%	14.9	79	↑	Level 3	302
Community Academy of Science	65.0%	352	↓	87.7%	14.5	61	↓	Level 3	317
Brighton HS	64.1%	974	↓	85.6%	12.6	79	↑	Level 3	318
Madison Park Voc-Tech	63.6%	921	↓	88.3%	10.3	46	↓	Level 3	341
Excel HS	62.2%	538	↑	85.0%	11.9	75	↓	Level 3	320
Urban Science Academy	62.1%	471	↑	81.4%	11	68	↓	Level 3	279
East Boston	58.0%	1522	↑	84.4%	13.7	39	↓	Level 3	324
<b>Jeremiah E. Burke</b>	56.8%	539	↓	91.4%	13.3	96	↑	Level 3	308
The English HS	51.5%	559	↓	89.2%	11.2	54	↓	Level 4	332
Dorchester Academy	49.6%	555	↑	93.6%	14.4	67.9	↑	Level 4	334
Boston International	45.5%	381	↑	93.0%	9.7	85	↑	Level 1	323
Charlestown HS	42.2%	962	↑	81.7%	12.3	68	↑	Level 3	289
Boston Adult Technical Academy	36.6%	191	↓	81.8%	14.5	--	--	--	
Greater Egleston High	33.7%	202	↓	53.0%	16.6	--	--	--	326
Muniz, Margarita Academy	N/A	229	↓	94.0%	10.8	--	--	--	

\*2013 School Profiles Massachusetts Department of Elementary and Secondary Education \* 2014 Accountability Report  
 \*\*September 2014 SchoolDigger.com Rankings; Data Source: National Center for Education Statistics, U.S. Dept of  
 Education and MA Dept. of Education

### Network G (High Schools)

Network Supt:

DNA:

DES:

Another Course to College ♦	Fenway High ♦	<b>EDUCATIONAL OPTIONS</b>
Boston Adult Tech. Academy ♦	Greater Egleston High ♦	<b>Executive Director:</b>
Boston Arts Academy ♦	Kennedy Acad. for Health Careers ❖	SA:
Boston Community Leadership Acad. ♦	Lyons 9-12 ♦	<i>Programs not located in BPS Buildings:</i>
Boston Day & Evening Acad. ❖	Madison Park Tech Voc HS *	ABCD University High School
Boston Green Academy (6, 9-12) ❖	Margarita Muniz Academy *	College Bound Middle School
Boston International HS	McKinley Prep High School	Dorchester Youth Alternative
Boston Latin Academy ►	McKinley South End Academy	EDCO Youth Alternative
Boston Latin School ►	New Mission High ♦	Ostiguy High School
Brighton High	Newcomers Academy	St. Mary's Alternative School
Burke High	O'Bryant Math & Science ►	
Charlestown High	Quincy Upper (6-12) (IB) ♦	
Comm. Acad. Science Health	Snowden International (IB)	
Community Academy	TechBoston Academy (6-12) ♦	
Dearborn (6-10)	Urban Science Academy	
Dorchester Academy	West Roxbury Academy	
East Boston High	Adult Education	
English High	Re-Engagement Center	
Excel High		

DNA Director of Network Academies  
 DES Director of Educational Services  
 (Network G)  
 OL Operational Leader  
 SA Staff Assistant  
 ► Exam School (3)  
 ❖ Horace Mann (in-district)  
 Charter School (6)  
 \* Innovation School (8)  
 ♦ Pilot School (20)  
 IB International Baccalaureate  
 Program (2)

# Option Summary: Jeremiah E. Burke HS

Jeremiah E. Burke  
High School

600/797 (125%)  
9-12

Building Assessment

Educational Program Support (FEA)	Physical Condition (FCA)
Operational	Community

Sciences, STEM, ELL, SPED

Repairs: \$  
Renovate for Program: \$  
Additions/Renovations: \$  
Full Replacement: \$

School Name  
(Building if different)

Design Capacity Enrollment

Current Enrollment

Utilization

Grades or Sections

Building Evaluation

Renovations or Additions

Program Modifications

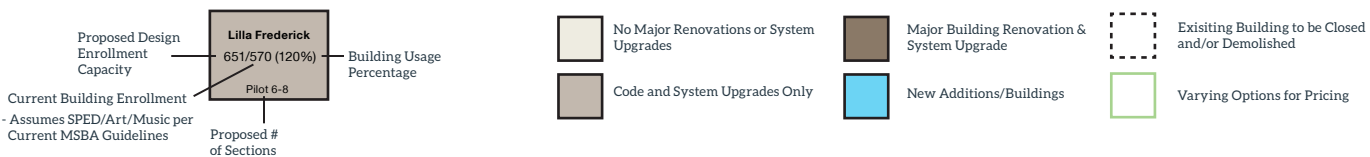
Cost Models

## Evaluation Criteria

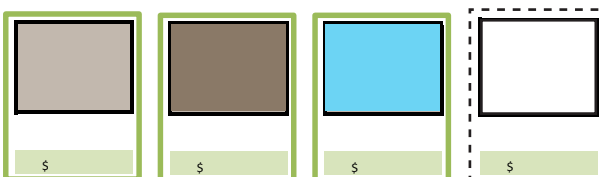
- Program Support (FEA)
- BASYS Report
  - Deficiency Plans
  - Physical Conditions
  - FCA Report(s)
  - Due Diligence Report(s)
- Building Operations: (BPS)
- Energy (total)
  - Salary (per student)
  - Transportation
- Community:
- Location
  - Mass Historic Commission
  - Access
- Educational Performance:
- DESE Ratings
  - MCAS
  - BPS (SQWG)



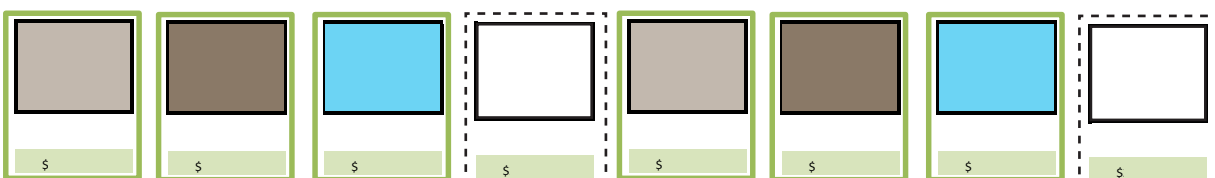
## Legend



## Middle/K-8 Schools



## Elementary Schools





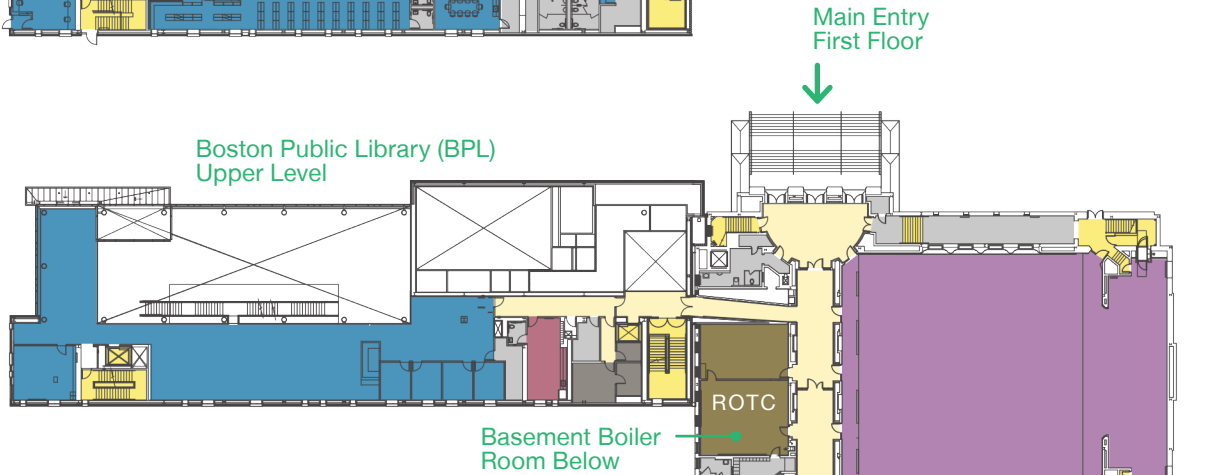
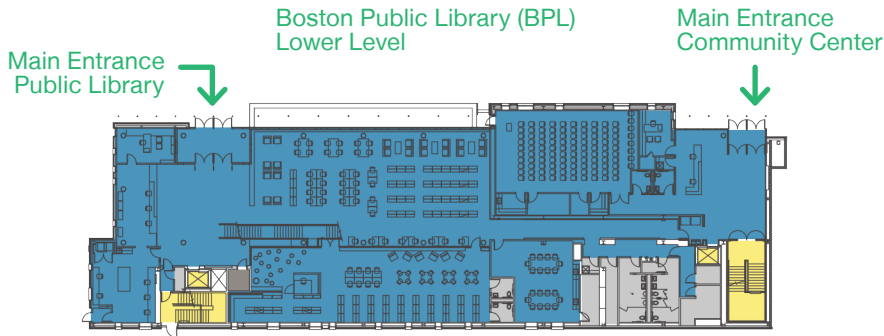
[Summary](#)[Context & Research](#)[Floor Plans](#)[Site](#)

## Floor Plans

Accurate floor plans can be a concise and clear way to describe a number of educational and physical attributes in a master planning process. For the pilot study we have added building plans to our study process for clarity and discussion purposes – PCMD and BPS facility staff and the facility assessment sub committee should review the long term potential for data visualization and storage.

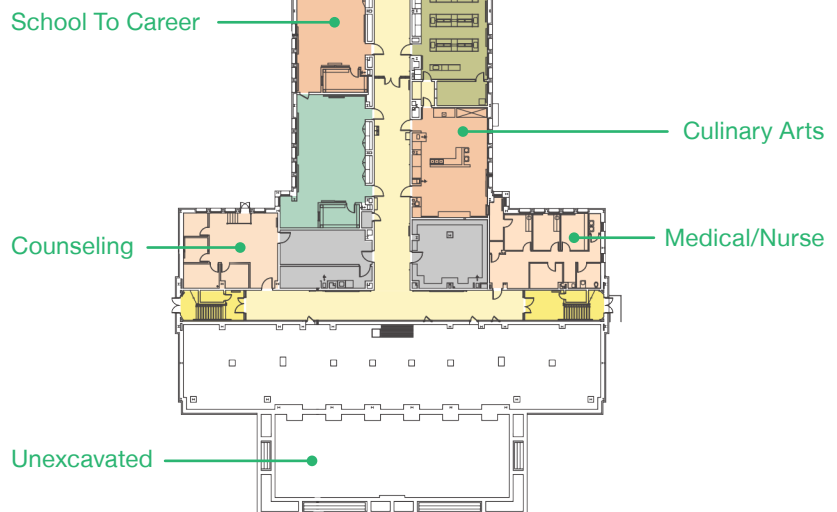
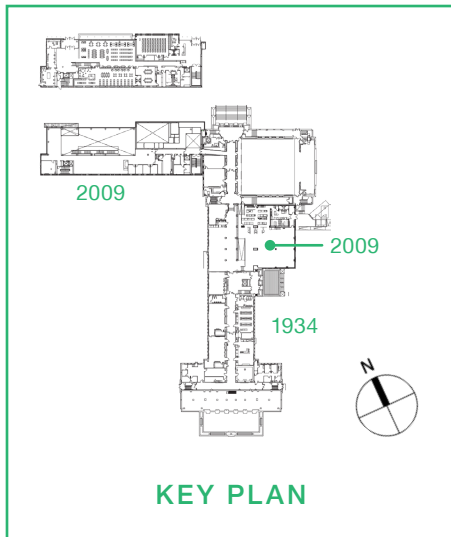
- **Program Plans:** Illustrate the types of spaces currently in use by a given school program. This can be a quick visual tool to understand how well a program is fitting within its assigned building.
- **Deficiency Plans:** Illustrate where programs fall severely short (or greatly exceed) standards as established by the MSBA (eventually BPS vision “standards”). We have taken the plan analysis further to include adjacency or location inadequacies and spaces least likely supported by the MSBA grant program.
- **Opportunities:** Illustrating a few basic plan interventions responsive to program deficiencies and 21<sup>st</sup> Century learning objectives.
- **Unique Characteristics:** Understanding individual buildings allows for improved space utilization and educational opportunities, while illustrating elements “behind” the numbers. In the case of Burke HS. the overall GSF of approximately 229,250 SF is misleading or requires further understanding and analysis.
  - 63,000 GSF of new construction is in excellent condition and would require less (or no) money for a repair project.
  - 166,000 GSF and 110,757 NSF represent the areas used by the school - substantially less than originally documented.
  - 15,000 GSF (+/-): Amount of space dedicated to penthouses and in basement boiler room in the 1934 building. This space is important to classify when budgeting repairs, etc and is unusable as educational space.

# Jeremiah E. Burke High School First Floor Program Plans



## PROGRAM LEGEND

CLASSROOM & GENERAL EDUCATION SUPPORT	MEDIA CENTER
SCIENCE CLASSROOM & SUPPORT	AUDITORIUM / PERFORMING ARTS & DRAMA
TEACHER PLANNING & SUPPORT	CAFETERIA & CIRCULATION
SPECIAL EDUCATION CLASSROOM & SUPPORT	KITCHEN / SERVERY
ELL / ESL / SEI	ADMINISTRATION / GUIDANCE / STUDENT SERVICES / NURSE
ART & MUSIC	CUSTODIAL / MAINTENANCE / STORAGE
VOCATIONAL & TECHNOLOGY	BUILDING EQUIPMENT
CHAPTER 74 PROGRAMS	VERTICAL CIRCULATION
HEALTH & FITNESS	COMMUNITY USE
PHYSICAL EDUCATION & SPORT SUPPORT	OTHER



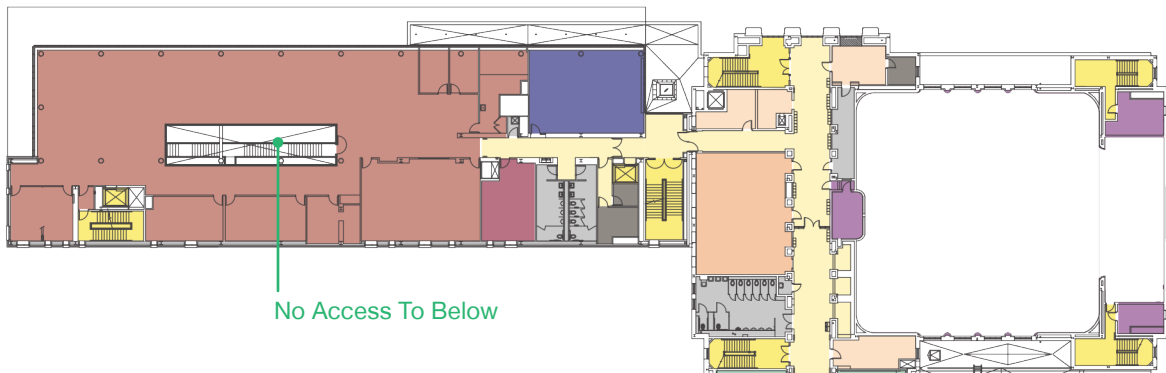
# Jeremiah E. Burke High School

## Second Floor

### Program Plans

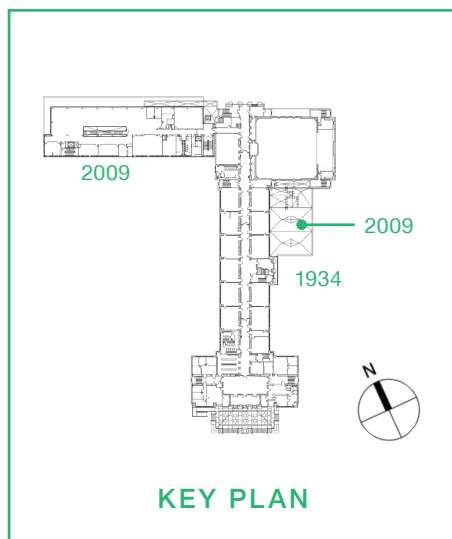
Burke High School Library  
Second Floor

Grove Hall

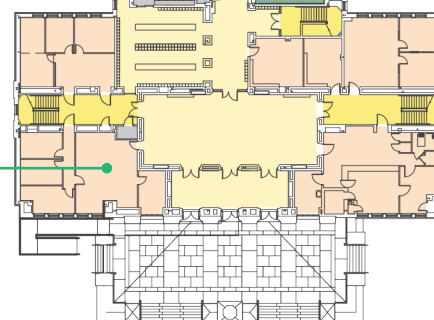


#### PROGRAM LEGEND

CLASSROOM & GENERAL EDUCATION SUPPORT	MEDIA CENTER
SCIENCE CLASSROOM & SUPPORT	AUDITORIUM / PERFORMING ARTS & DRAMA
TEACHER PLANNING & SUPPORT	CAFETERIA & CIRCULATION
SPECIAL EDUCATION CLASSROOM & SUPPORT	KITCHEN / SERVERY
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VOCATIONAL & TECHNOLOGY	BUILDING EQUIPMENT
CHAPTER 74 PROGRAMS	VERTICAL CIRCULATION
HEALTH & FITNESS	COMMUNITY USE
PHYSICAL EDUCATION & SPORT SUPPORT	OTHER



Family Center



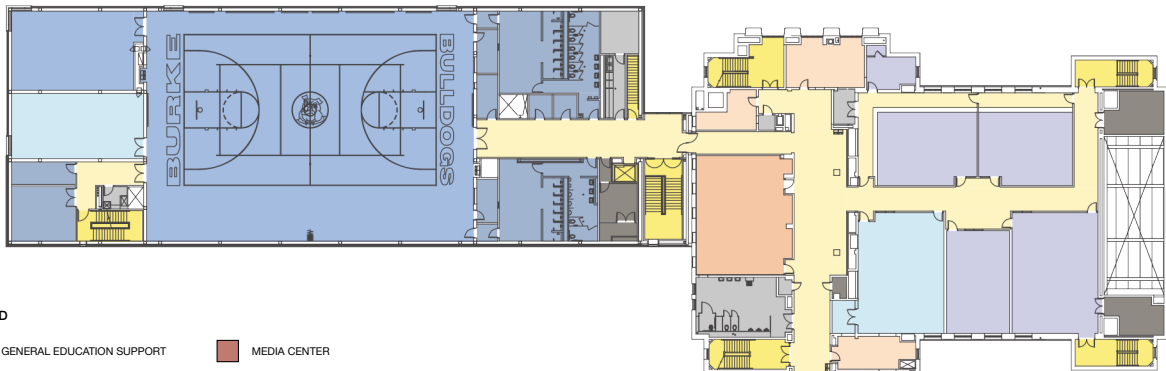
Main School Entry  
Second Floor



# Jeremiah E. Burke High School

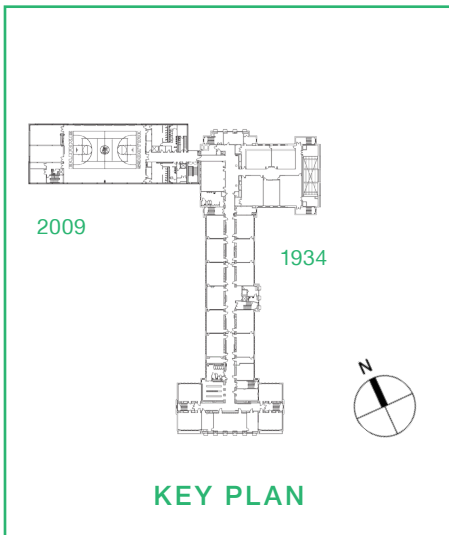
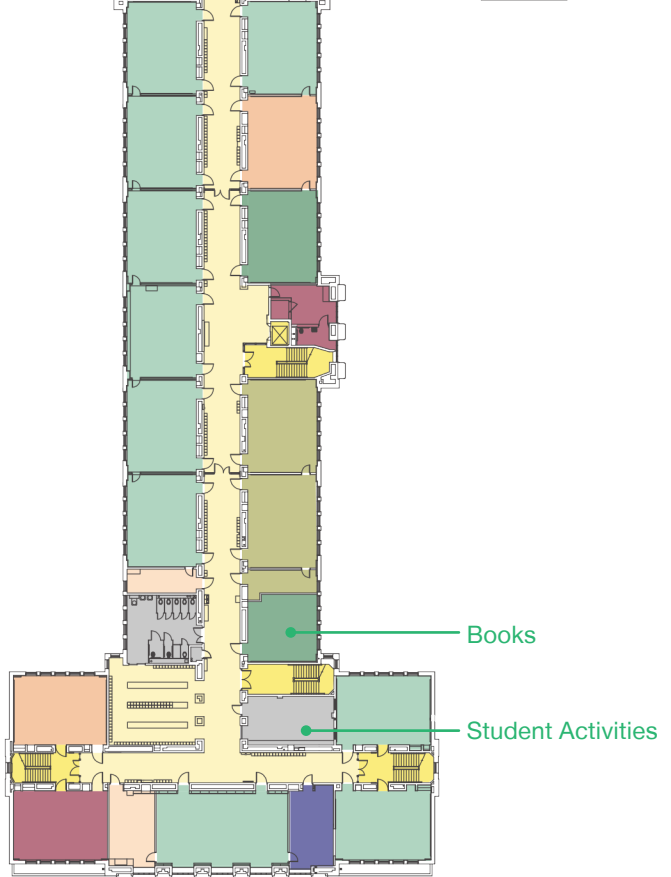
## Third Floor

## Program Plans



### PROGRAM LEGEND

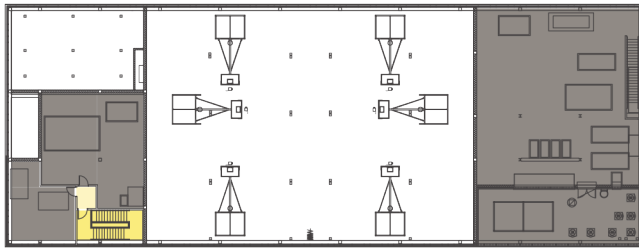
CLASSROOM & GENERAL EDUCATION SUPPORT	MEDIA CENTER
SCIENCE CLASSROOM & SUPPORT	AUDITORIUM / PERFORMING ARTS & DRAMA
TEACHER PLANNING & SUPPORT	CAFETERIA & CIRCULATION
SPECIAL EDUCATION CLASSROOM & SUPPORT	KITCHEN / SERVERY
ELL / ESL / SEI	ADMINISTRATION / GUIDANCE / STUDENT SERVICES / NURSE
ART & MUSIC	CUSTODIAL / MAINTENANCE / STORAGE
VOCATIONAL & TECHNOLOGY	BUILDING EQUIPMENT
CHAPTER 74 PROGRAMS	VERTICAL CIRCULATION
HEALTH & FITNESS	COMMUNITY USE
PHYSICAL EDUCATION & SPORT SUPPORT	OTHER



# Jeremiah E. Burke High School

## Fourth Floor

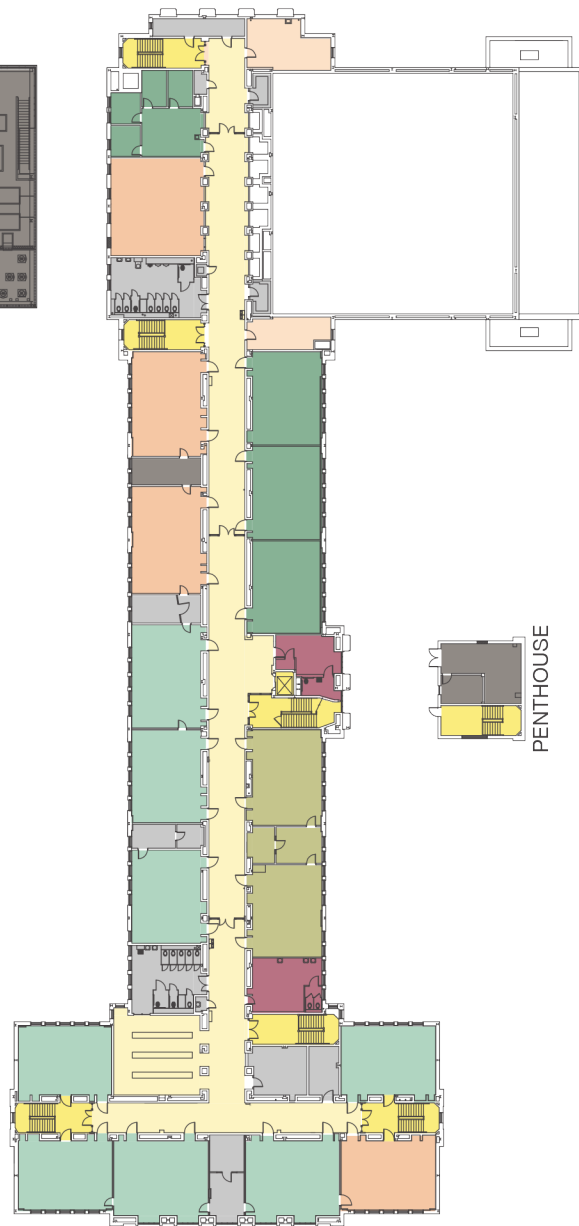
## Program Plans



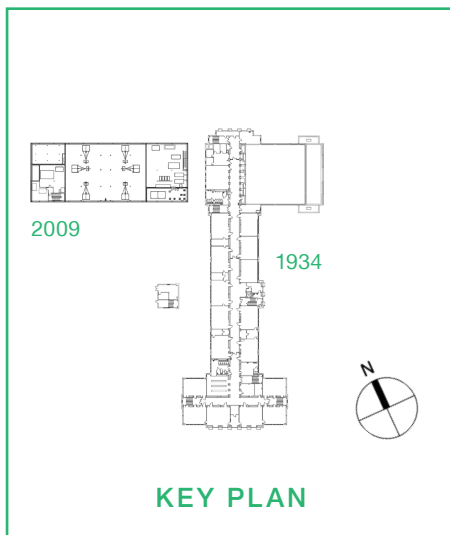
### PROGRAM LEGEND

CLASSROOM & GENERAL EDUCATION SUPPORT	MEDIA CENTER
SCIENCE CLASSROOM & SUPPORT	AUDITORIUM / PERFORMING ARTS & DRAMA
TEACHER PLANNING & SUPPORT	CAFETERIA & CIRCULATION
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PHYSICAL EDUCATION & SPORT SUPPORT	OTHER

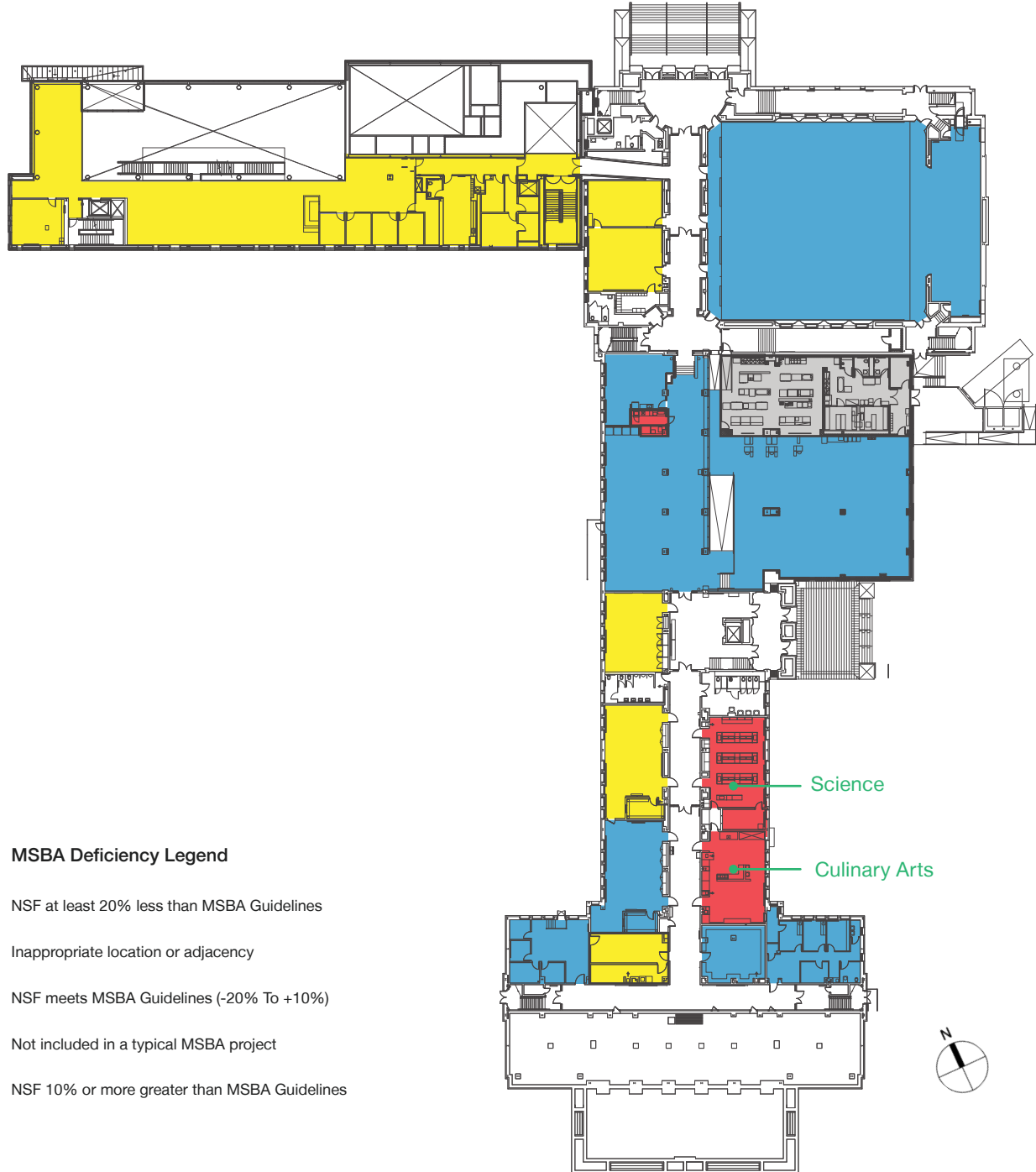
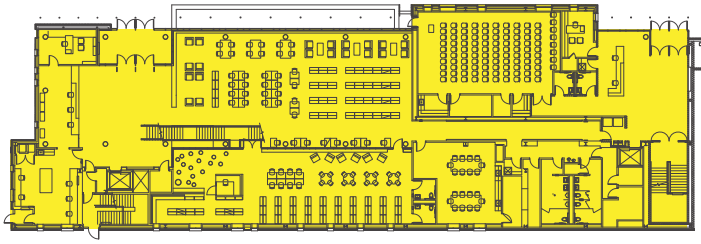
*Note: Fourth Floor currently occupied by Dearborn STEM Academy*



PENTHOUSE



# Jeremiah E. Burke High School First Floor MSBA Deficiency Plan



# Jeremiah E. Burke High School

## Second Floor

### MSBA Deficiency Plan



# Jeremiah E. Burke High School

## Third Floor

### MSBA Deficiency Plan



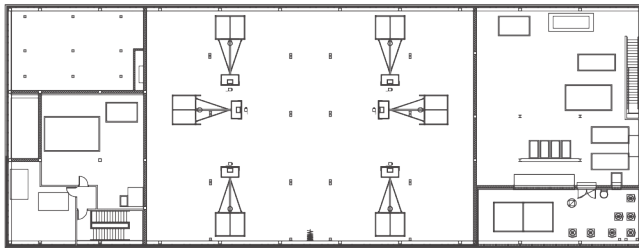
# Jeremiah E. Burke High School

## Fourth Floor

### MSBA Deficiency Plan

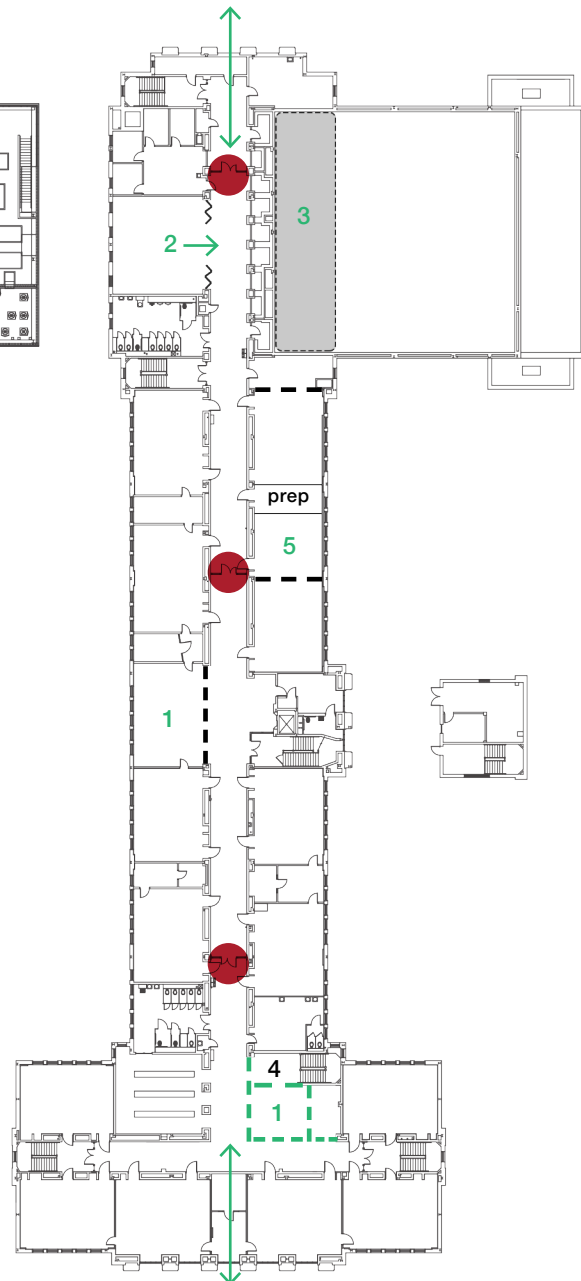
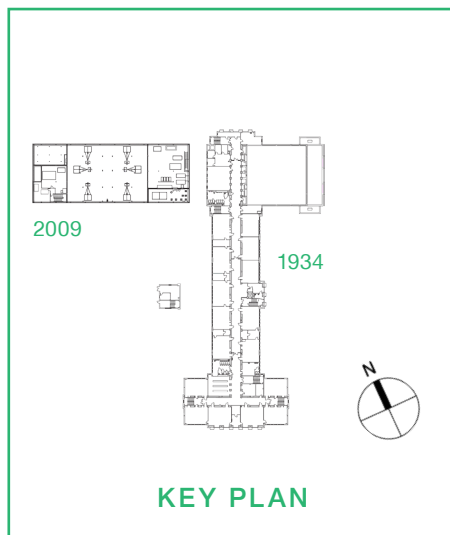


# Jeremiah E. Burke High School BPS HS Program and Planning Initiatives Plan



## Opportunity Legend

1. Create open activity zones throughout plan
  2. Operable glazed walls
  3. Infill high bay space
  4. Infill extra stair and open hallway to below
  5. Impact of creating standard size science lab (1,440 sf) and prep room
- Investigate and remove corridor doors where possible
- ↕ Create visible/daylight paths



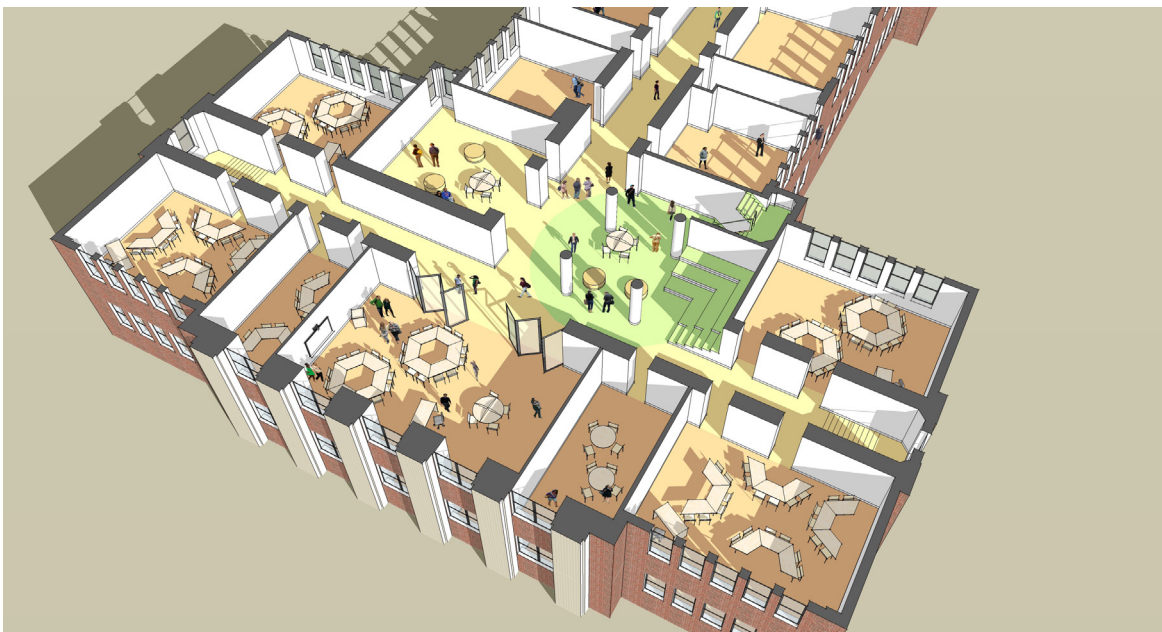
4<sup>th</sup> Floor



## Transforming Buildings for 21<sup>st</sup> Century Education



*Existing Condition*



*Concept Plan*

- Create Commons Areas
- Transparency
- Informal Teaching Spaces
- Vertical Openness between Floors
- Code Upgrades

# MSBA Space Summary High Schools

Burke High School				Percent Difference between Existing and MSBA standard values	MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA <sup>1</sup>	# OF RMS	area totals		ROOM NFA <sup>1</sup>	# OF RMS	area totals	Comments
<b>CORE ACADEMIC SPACES</b>			<b>31,030</b>	<b>-19%</b>			<b>38,330</b>	
(List classrooms of different sizes separately)								
Classroom - General	720	23	16,560	-15%	850	27	22,950	825 SF min - 950 SF max
	1,060	1	1,060	25%				
	1,000	1	1,000	18%				
	780	2	1,560	-8%				
	800	3	2,400	-6%				
Teacher Planning	Varies	6	2,525	-6%	100	27	2,700	
Small Group Seminar (20-30 seats)			0	-100%	500	2	1,000	
Science Classroom / Lab	720	6	4,320	-50%	1,440	7	10,080	3 x 85% ut=20 Seats-1 per /day/student
	830	1	830	-42%				
Prep Room	Varies	4	775	-45%	200	7	1,400	
Central Chemical Storage Rm			0	-100%	200	1	200	
<b>SPECIAL EDUCATION</b>			<b>5,250</b>	<b>-42%</b>			<b>9,060</b>	
(List classrooms of different sizes separately)								
Self-Contained SPED	700	5	3,500	-26%	950	6	5,700	assumed 8% of pop. in self-contained SPED
	500	2	1,000	-47%				
Self-Contained SPED Toilet			0	-100%	60	6	360	
Resource Room			0	-100%	500	3	1,500	1/2 size Genl. Clrm.
Small Group Room			0	-100%	500	3	1,500	1/2 size Genl. Clrm.
Special Education Offices	Varies		750					
<b>ART &amp; MUSIC</b>			<b>3,380</b>	<b>-49%</b>			<b>6,625</b>	
Art Classroom - 25 seats	765	2	1,530	-36%	1,200	2	2,400	Assumed use - 25% Population - 5 times/week
Art Workroom w/ Storage & kiln			0	-100%	150	2	300	
Band - 50 - 100 seats	1,150	1	1,150	-23%	1,500	1	1,500	Assumed use - 25% Population - 5 times/week
Chorus - 50 - 100 seats	700	1	700	-53%	1,500	1	1,500	
Ensemble			0	-100%	200	1	200	
Music Practice			0	-100%	75	3	225	
Music Storage			0	-100%	500	1	500	
<b>VOCATIONS &amp; TECHNOLOGY</b>			<b>11,261</b>	<b>76%</b>			<b>6,400</b>	
Tech Clrm. - (Computers)	Varies	7	6,436	168%	1,200	2	2,400	Assumed use - 50% Population - 5 times/week
Tech Shop - (Culinary)	850	1	4,825	-58%	2,000	2	4,000	Assumed use - 50% Population - 5 times/week
<b>HEALTH &amp; PHYSICAL EDUCATION</b>			<b>15,105</b>	<b>-27%</b>			<b>20,579</b>	
Gymnasium	8,350	1	8,350	-30%	12,000	1	12,000	
PE Alternatives - Auxiliary Gym	1,100	1	1,100	-63%	3,000	1	3,000	
PE Alternatives - Weight Room	950	1	950	-68%				
PE Alternatives - Dance	1,225	1	1,225	-59%				
Gym Storeroom - Laundry	140	1	140	-53%	300	1	300	
Locker Rooms - Boys / Girls w/ Toilets	975	2	1,950	-78%	4,379	1	4,379	5.6 sf/student total
Phys. Ed. Storage	Varies	3	890	78%	500	1	500	
Athletic Director's Office	100	1	100	-33%	150	1	150	
Health Instructor's Office w/ Shower & Toilet	200	2	400	-20%	250	1	250	
<b>MEDIA CENTER</b>			<b>9,725</b>	<b>103%</b>			<b>4,788</b>	
Media Center / Reading Room	8,685	1	8,685	81%	4,788	1	4,788	
Computer Lab	1,040	1	1,040					
<b>AUDITORIUM / DRAMA</b>			<b>8,300</b>	<b>3%</b>			<b>8,059</b>	
Auditorium	6,900	1	6,900	32%	5,213	1	5,213	2/3 Enrollment @ 10 SF/Seat - 750 seats MAX
Stage	1,400	1	1,400	-13%	1,600	1	1,600	
Auditorium Storage			0	-100%	446	1	446	
Make-up / Dressing Rooms			0	-100%	300	2	600	
Controls / Lighting / Projection			0	-100%	200	1	200	

Version  
11.24.2010

Burke - Right Size

## MSBA Space Summary High Schools

Burke High School				Percent Difference between Existing and MSBA standard values	MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA <sup>1</sup>	# OF RMS	area totals		ROOM NFA <sup>1</sup>	# OF RMS	area totals	Comments
<b>DINING &amp; FOOD SERVICE</b>			<b>10,130</b>	<b>37%</b>			<b>7,384</b>	
Cafeteria / Student Lounge / Break-out	7,150	1	7,150	83%	3,910	1	3,910	3 seatings - 15SF per seat
Chair / Table Storage			0	-100%	346	1	346	
Scramble Serving Area	120	1	120	-80%	600	1	600	
Kitchen	2,240	1	2,240	8%	2,082	1	2,082	1600 SF for first 300 + 1 SF/student Add'l
Staff Lunch Room	620	1	620	39%	446	1	446	20 SF/Occupant
<b>MEDICAL</b>			<b>926</b>	<b>14%</b>			<b>810</b>	
Medical Suite Toilet				-100%	60	1	60	
Nurses' Office / Waiting Room				-100%	250	1	250	
Interview Room				-100%	100	1	100	
Examination Room / Resting				-100%	100	4	400	
<b>ADMINISTRATION &amp; GUIDANCE</b>			<b>8,501</b>	<b>125%</b>			<b>3,770</b>	
General Office / Waiting Room / Toilet	743	1	743	90%	391	1	391	
Teachers' Mail and Time Room			0	-100%	100	1	100	
Duplicating Room	114	1	114	-43%	200	1	200	
Records Room	50	1	50	-75%	200	1	200	
Principal's Office w/ Conference Area	148	2	296	-61%	375	1	375	
Principal's Secretary / Waiting	419	1	419	235%	125	1	125	
Assistant Principal's Office - AP1	208	1	208	39%	150	1	150	
Assistant Principal's Office - AP2	185	1	185	23%	150	0	-	
Supervisory / Spare Office	Varies	7	2,042	1602%	120	1	120	
Conference Room	331	1	331	-26%	450	1	450	
Guidance Office	Varies	7	1,103	84%	150	4	600	
Guidance Waiting Room	725	1	725	625%	100	1	100	
Guidance Storeroom			0	-100%	100	1	100	
Career Center	1,090	1	1,090	215%	346	1	346	
Records Room			0	-100%	123	1	123	
Teachers' Work Room	438	1	438	12%	391	1	391	
Counseling Office	Varies	4	301					
Counseling Waiting	456	1	456					
<b>CUSTODIAL &amp; MAINTENANCE</b>			<b>3,984</b>	<b>80%</b>			<b>2,212</b>	
Custodian's Office			0	-100%	150	1	150	
Custodian's Workshop			0	-100%	250	1	250	
Custodian's Storage	598	1	598	59%	375	1	375	
Recycling Room / Trash			0	-100%	400	1	400	
Receiving and General Supply			0	-100%	346	1	346	
Storeroom	Varies	13	3,182	548%	491	1	491	
Network / Telecom Room	204	1	204	2%	200	1	200	
<b>OTHER</b>			<b>3,165</b>				<b>0</b>	
Family Center	633	1	633					
Student Activities	365	1	365					
ROTC Office	145	1	145					
ROTC Classroom	Varies	3	2,022					
Public Library / Community Center			21,275					
Note: Public Library Space NOT included in NSF or GSF values below								
Total Building Net Floor Area (NFA)			<b>110,757</b>				<b>108,016</b>	
Proposed Student Capacity / Enrollment							<b>782</b>	207
Total Building Gross Floor Area (GFA) <sup>2</sup>			215,205					
Total School Gross Floor Area (GFA) <sup>2</sup>			189,855				<b>161,874</b>	
Grossing factor (GFA/NFA)			<b>1.71</b>				<b>1.50</b>	

Indicated deficiency cumulatively



## Site

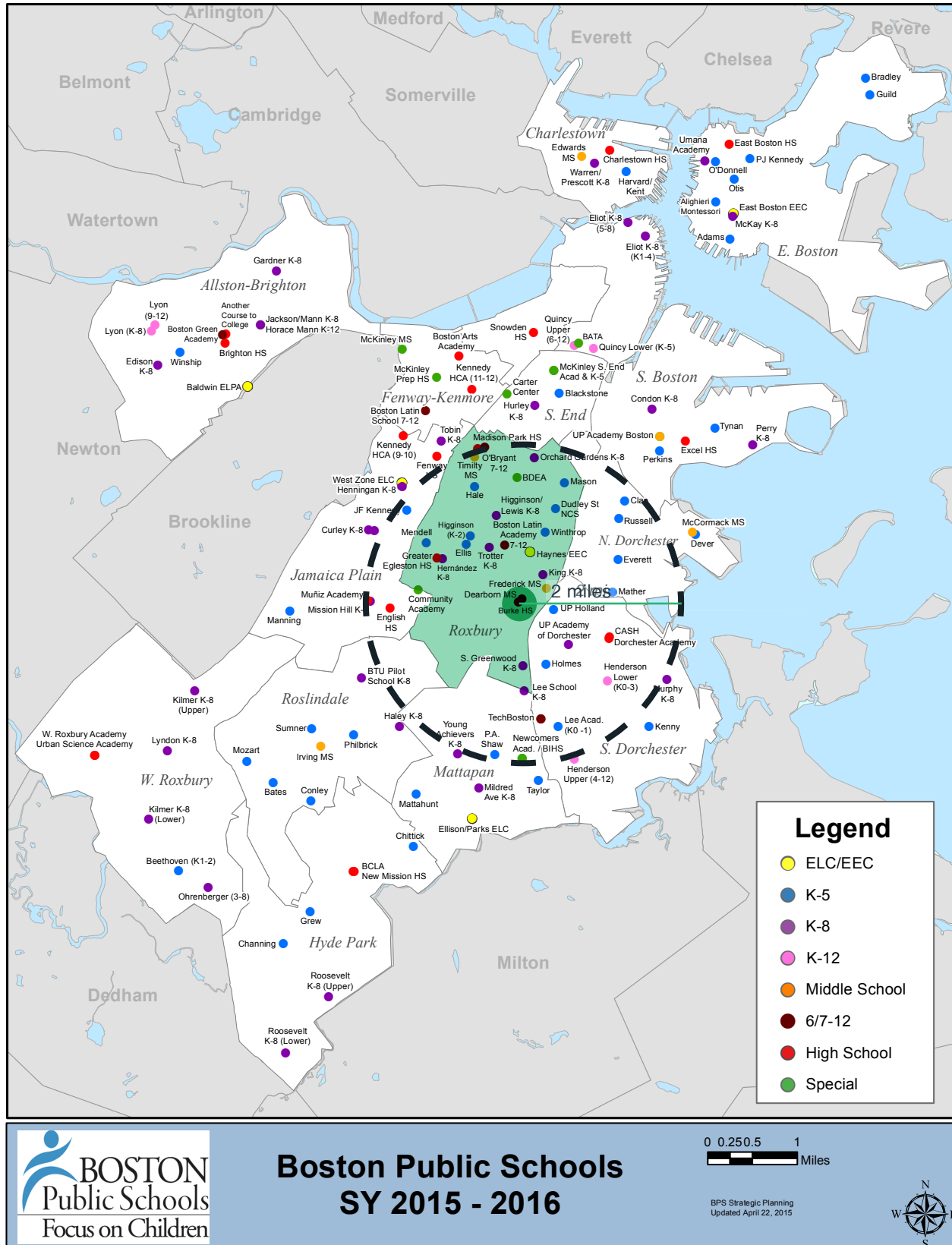
### The Neighborhood

[Summary](#)[Context & Research](#)[Floor Plans](#)[Site](#)

Boston prides itself on being a city of distinct neighborhoods, walkable due to its short blocks and dense urban fabric. Ease of access to urban schools like the Burke and the quality of the streets, sidewalks, bike-routes and vitality of the businesses surrounding an urban school site give confidence to parents and students investing in their students' future. By mapping local businesses, BPS can continue to grow its initiatives to recognize that the city is the school and foster relationships and partnerships with businesses, organizations, colleges and universities and provide students with mentoring and coop experience that benefit all partners involved while instilling confidence and civic pride in our students.

As a choice based school system access to Boston's high schools is a challenge and a concern not only for students but for parents to remain engaged in the student's school life. Attracting the most talented teachers, staff, and administrators the geography of BPS's high school's can directly affect the ability for daily and after-hours access and participation. Identifying both good and poor sites will help BPS plan its distribution of facilities at all levels to best serve all users.

## Locus Plan





## Site Aerial



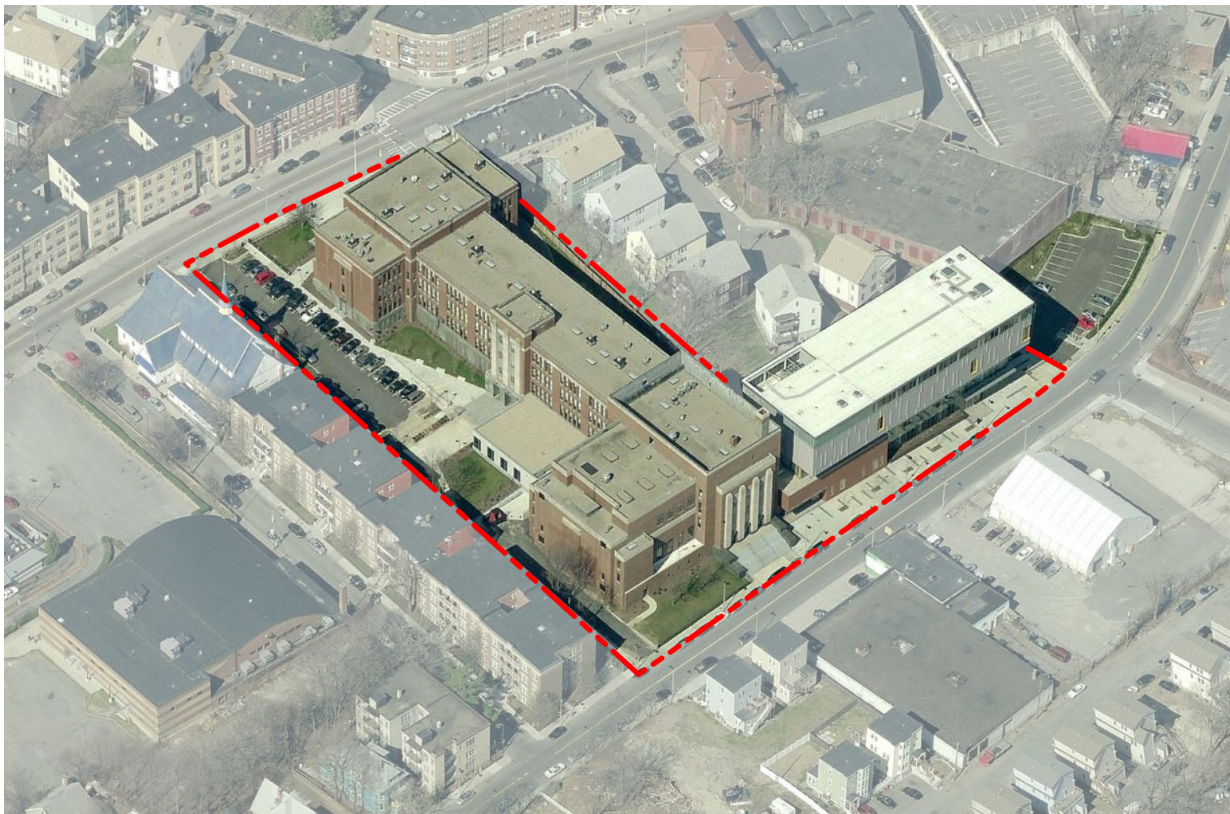
Site Area 3.25 Acres

- . . — Property Line
- — — Set Back
- Entrances
- Ⓟ Parking





View from the Southeast

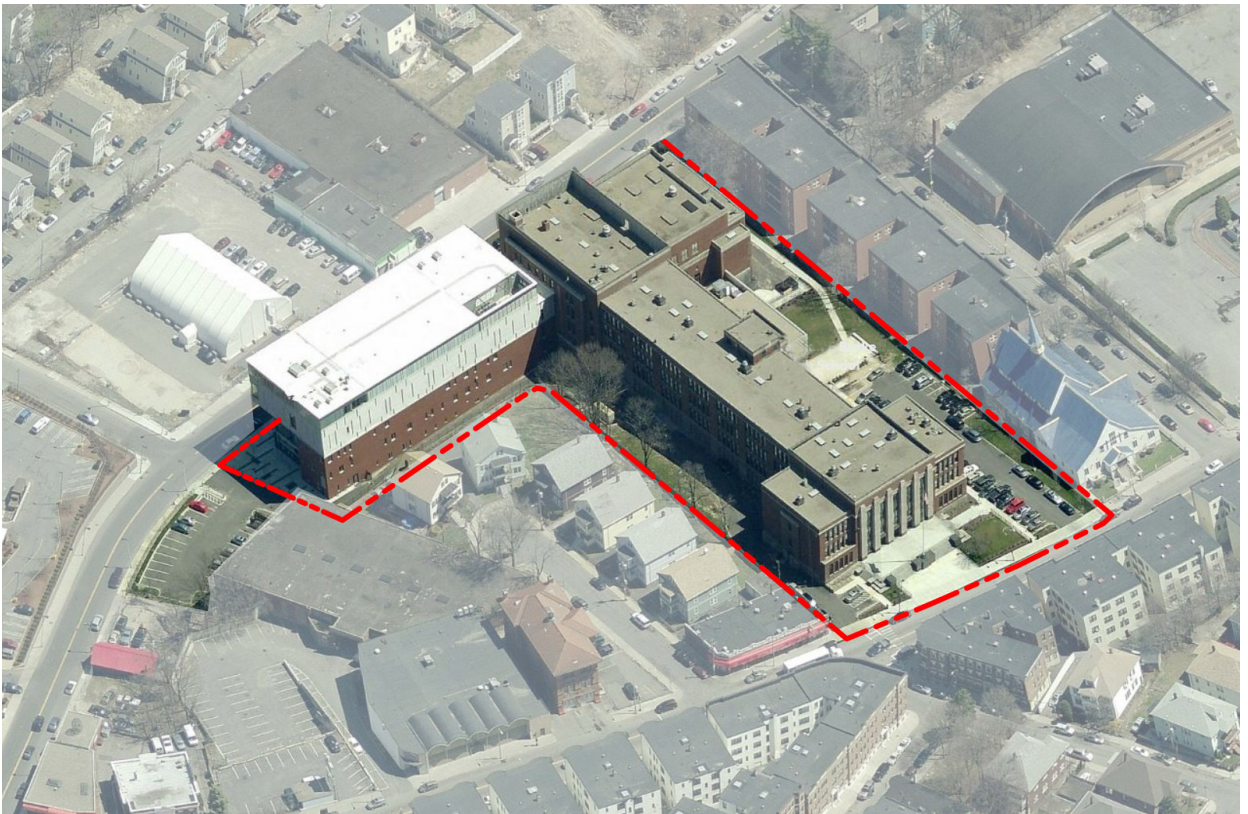


View from the Northeast





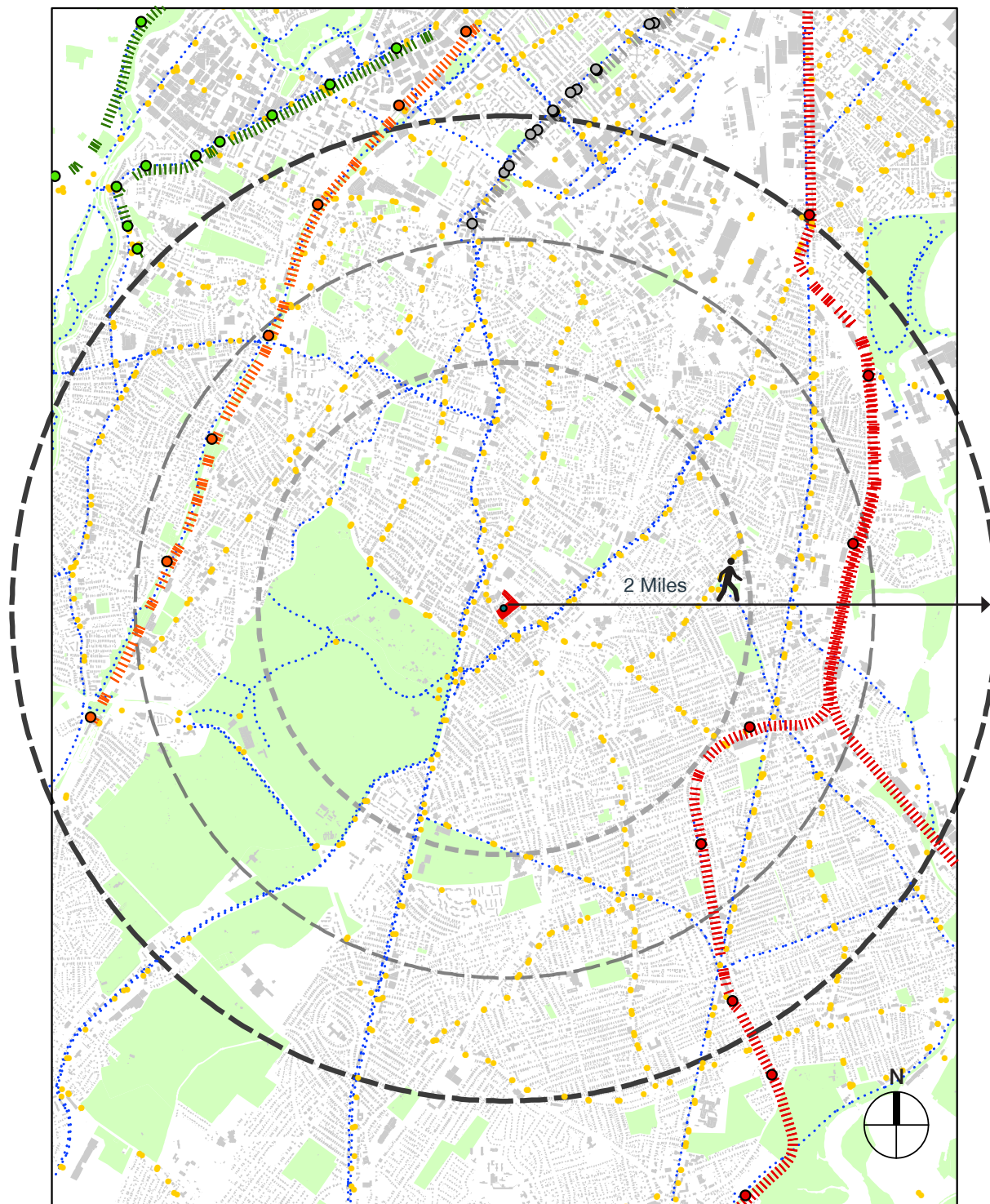
View from the Northwest



View from the Southwest



## Site Analysis

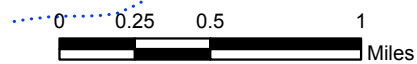


### Busing Policy Key

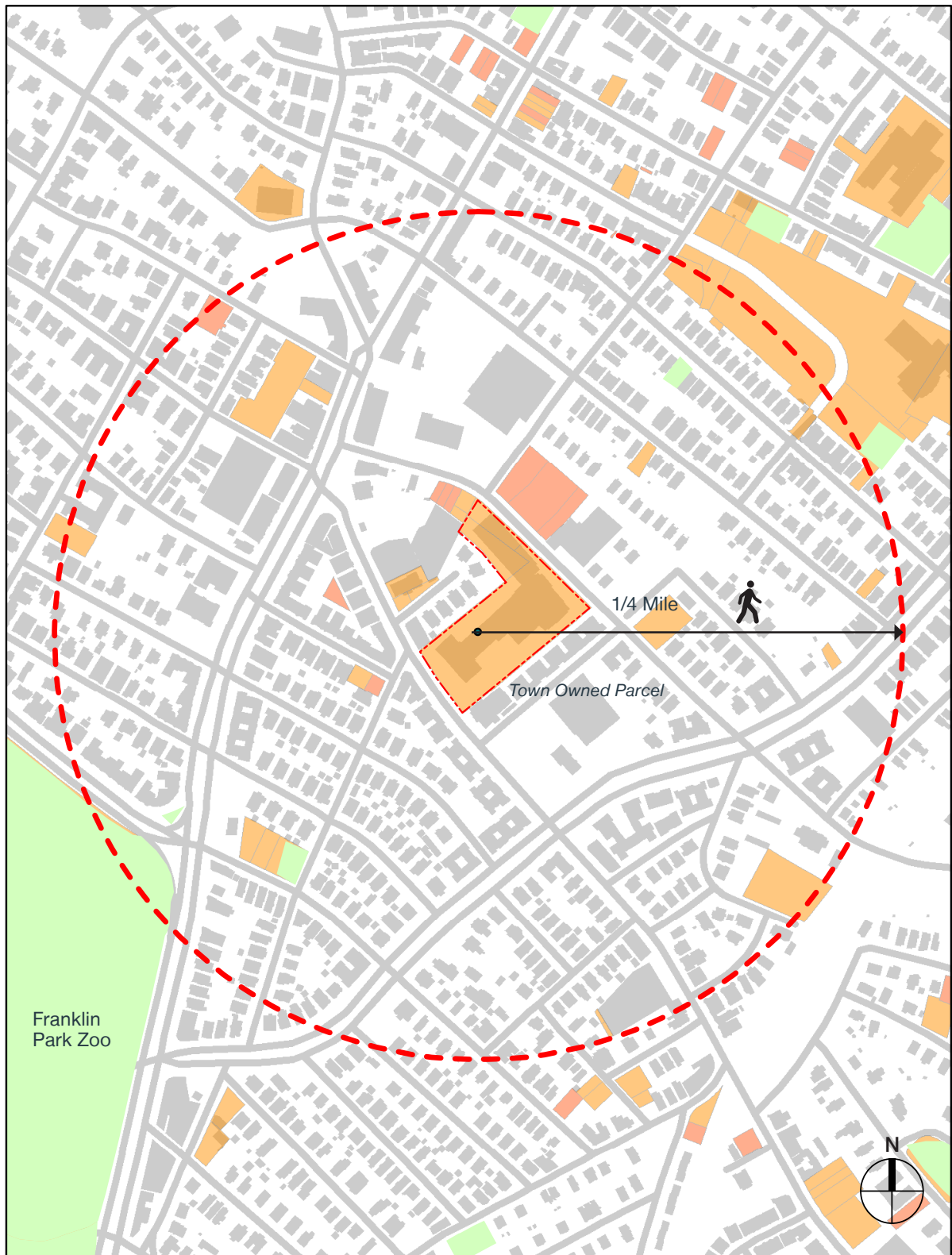
- >2mi High School T-Pass
- >1 ½ mi 6<sup>th</sup> Grade & Below
- >K-8 up to 8th Grade
- >1mi Grades K-5

### Transportation

- T Stops
- Bike Routes



## City Owned Properties



- City Owned through foreclosure
- Parks and Open Space
- City or school owned

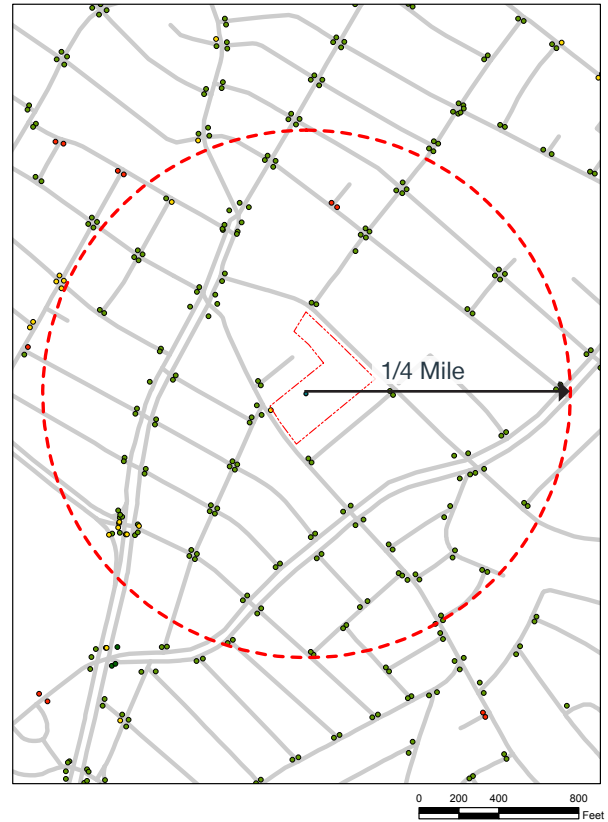
0 200 400 800 Feet

## Curb Ramps

Safety, comfort, and accessibility are compromised when curbs and curb ramps are in disrepair.

- Good
- Fair
- Poor/Failing

Source: Boston Maps: Open Data,  
Boston GIS [cityofboston.gov](http://cityofboston.gov)

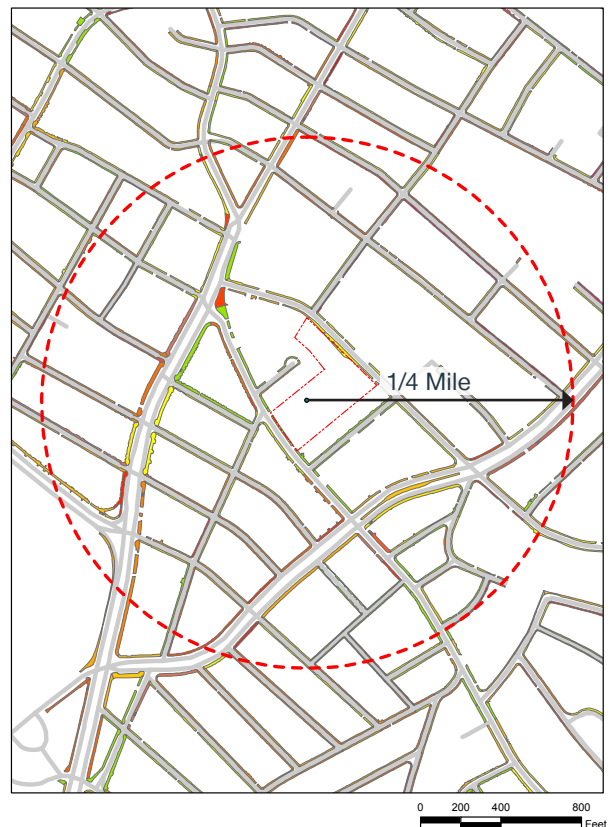


## Sidewalk

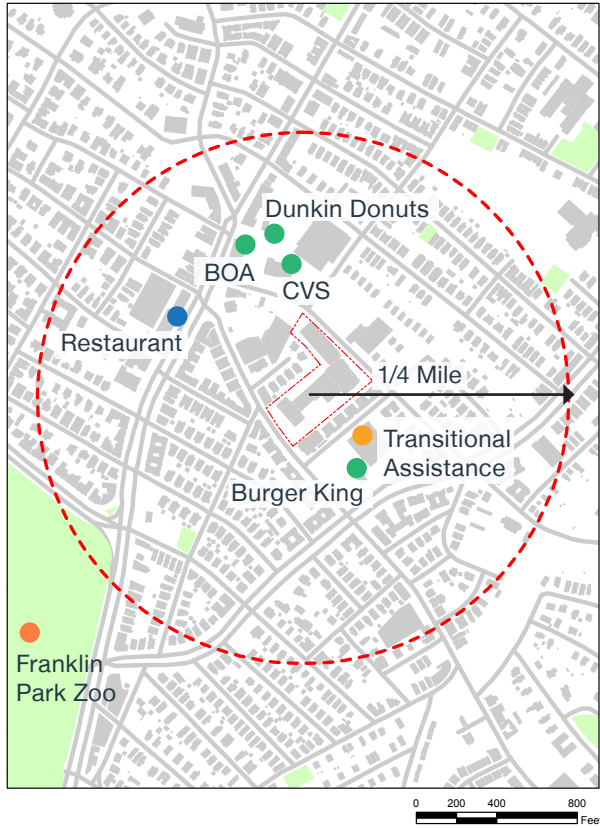
Walkability in the city is often compromised by sidewalk disrepair. The quality, width, vegetation, and winter snow removal play a critical role in the immediate sense of a school's safety and security.

- Good
- Fair
- Poor/Failing

Source: Boston Maps: Open Data,  
Boston GIS [cityofboston.gov](http://cityofboston.gov)



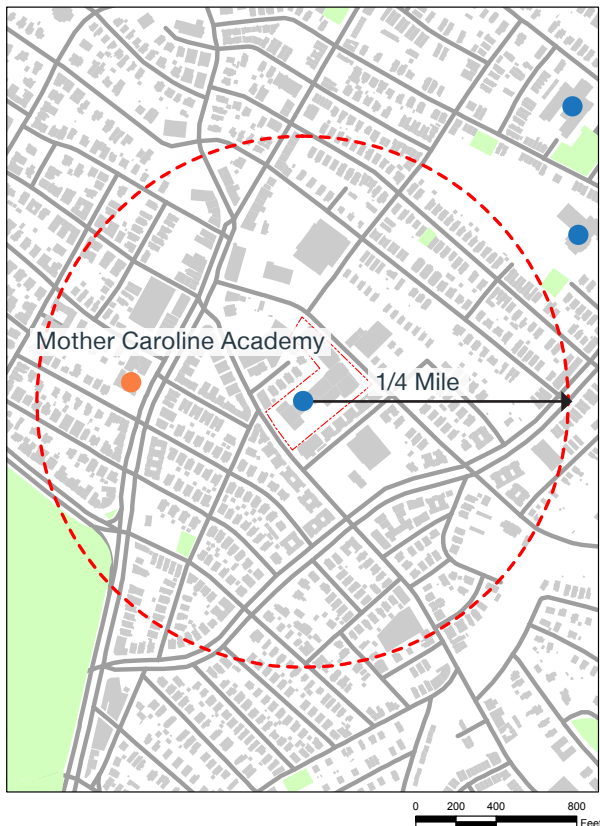




### Businesses and Institutions

Boston's densest neighborhoods primarily contain small businesses, using data from the Boston Business Journal (Book of Lists) to track company's with over 100 employees- companys most likely to provide co-op programs, mentoring, and scholarships can be tracked city-wide. BPS should also consider a methodology for reaching out to local small businesses to foster a more intimate relationship between students districts and neighborhoods.

- *Private Small Business*
- *Public Institution*
- *Corporation*
- *Social Services*



### Competing Schools

The Mother Caroline Academy serves underprivileged girls in grades 4-8. Current enrollment is approximately 54 students.

- *BPS facility or school*
- *Private or charter school*

## Climate Preparedness

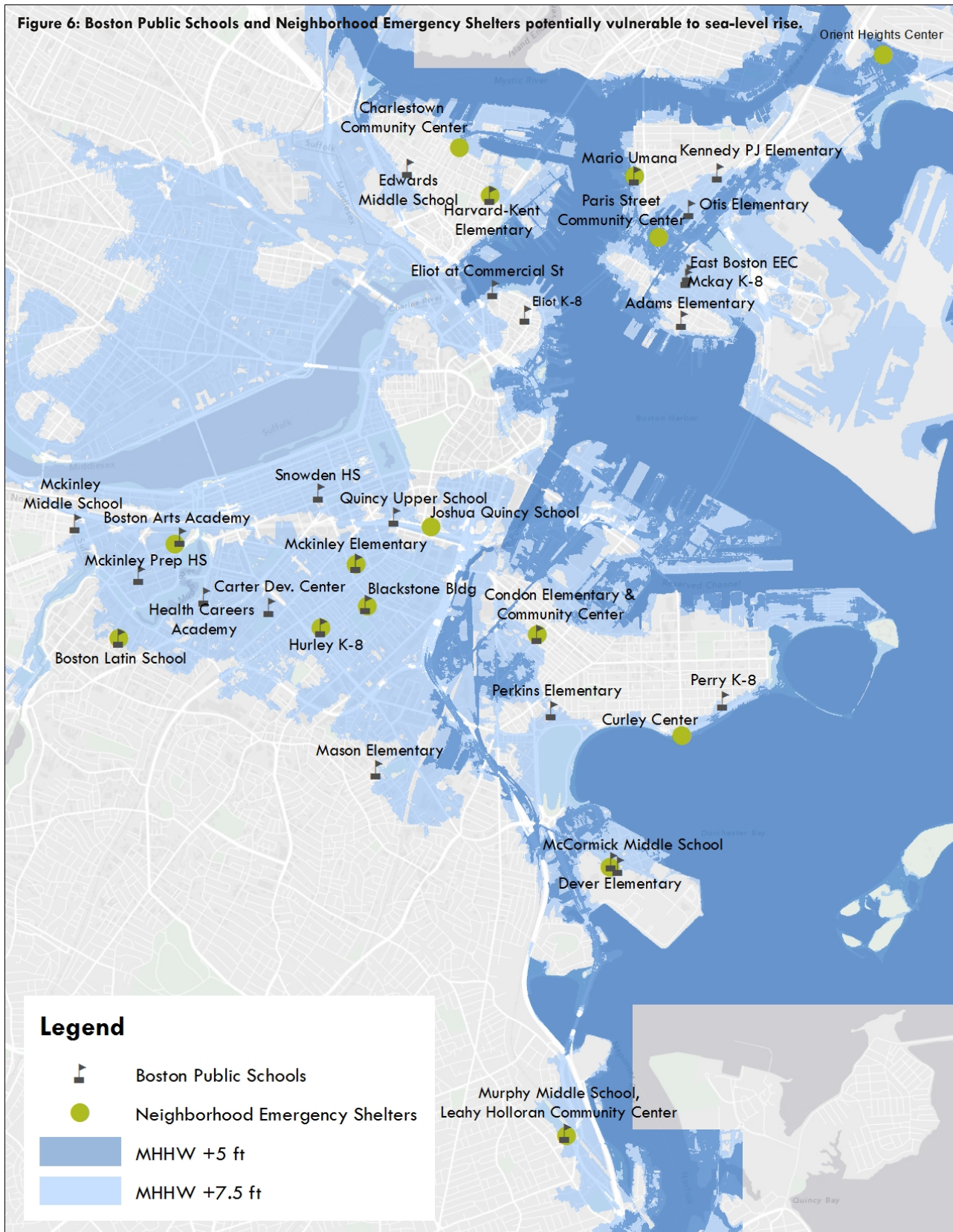
School Buildings are often the largest facilities in a neighborhood or particular community and usually include large gathering spaces such as gymnasiums and cafeterias, and typically have cooking facilities. Schools serve well as emergency shelters when properly designed and equipped. Emergency shelter designation requires minimum requirements to safely serve this purpose for Red Cross or FEMA designation.

The Burke High School is outside of areas vulnerable to anticipated sea level rise due to climate change, but Boston's sea coast location makes much of the city vulnerable putting additional pressure on facilities like the Burke where evacuees may be placed during an extreme weather event affecting other parts of the city.

### Considerations:

- Increased emergency generator capacity
- PV array on suitable rooftops.
- Shelter equipment, cot, and first aid storage space
- Emergency Food storage capacity

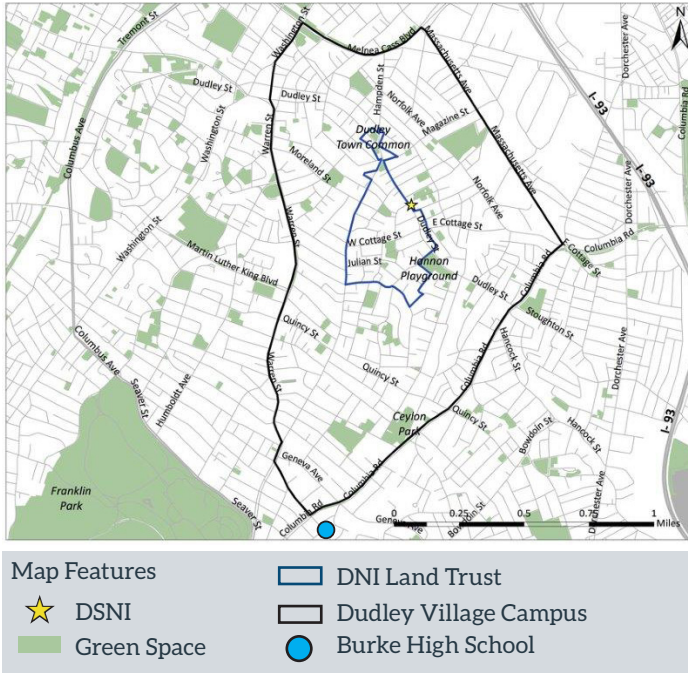
## Flood and Climate/Change Map



Source: *Climate Ready Boston: Municipal Vulnerability to Climate Change*



## A Dudley Village Campus & Dudley Triangle

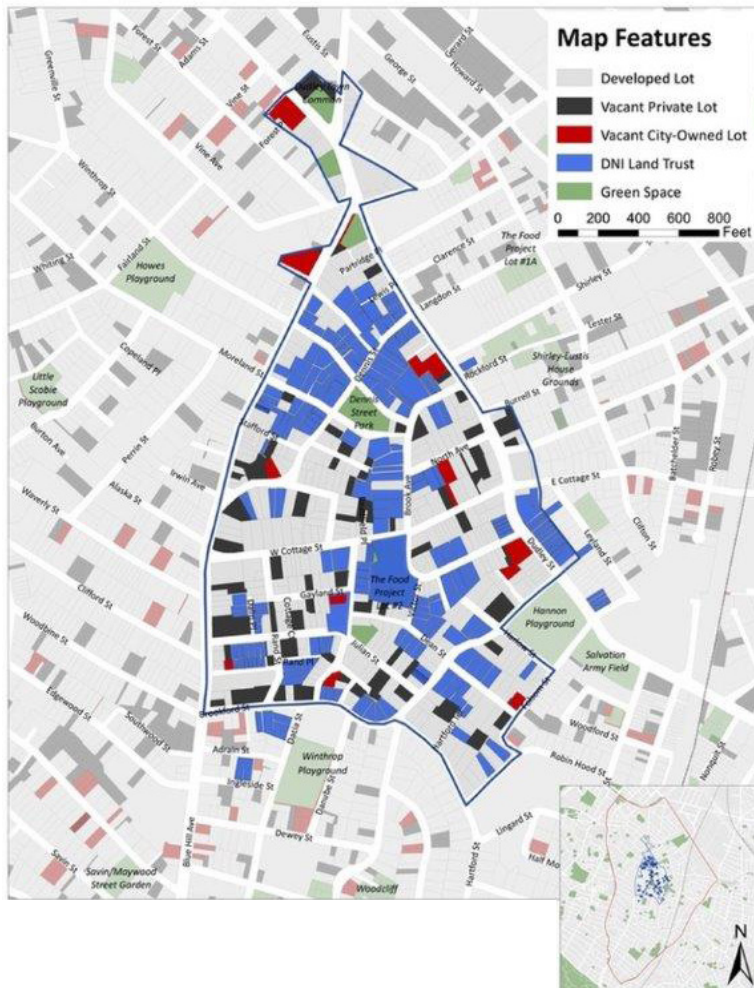


### Dudley Street Neighborhood Initiative: DSNI

Neighborhood culture is strong throughout the City of Boston, grassroots initiatives, public and private organizations seek to better understand their physical and social fabric and improve the economic and cultural profiles while serving it's citizens. Public Schools are a critical part of this conversation and the Boston 2030 Vision Plan will contribute important data to support the FMP.

Source: Map created for DSNI by Lee Dwyer from MIT Dept of Urban Studies and Planning, Aug 2014. Sources: DSNI, BRA, MassGIS, US Census, City of Boston Assessing Dept.

## The Dudley Triangle & Land Trust



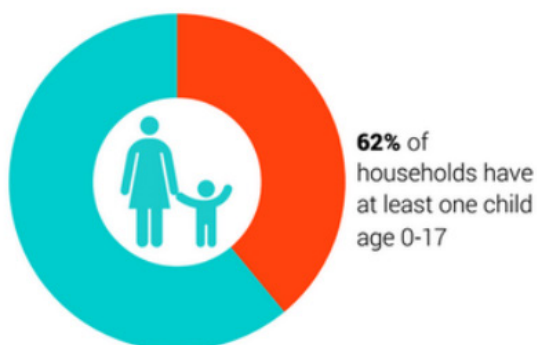
Source: Map created by Lee Dwyer from MIT, Aug. 2014, for DSNI. Sources: DSNI, MIT, MassGIS, Boston Assessing Dept. Lot type determined by Assessing Dept land use & property codes.

## A Dudley Village Campus Profile

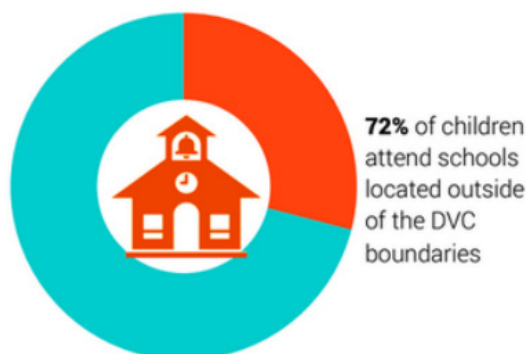
### A Dudley Village Campus Profile\*

Total Population = 24,359    Total Children (Ages 0-17) = 6,903

Families with Children in the DVC\*\*



Where DVC Children Attend School



*Note: Data below refers to adult respondents*



#### Demographics

- 70%** are female
- 53%** are African American
- 47%** speak a language other than English at home
- 23%** are Latino
- 20%** are Cape Verdean (ethnicity)



#### Jobs & Income

- 54%** earn less than \$25,000 a year
- 46%** are employed full-time
- 27%** are unemployed, temporarily laid off, or permanently sick, disabled, unable to work
- 8%** earn \$75,000 or more a year



#### High School & College Completion

- 81%** graduated from high school
- 16%** attained a 2 or 4 year college degree

#### Use of DVC Institutions

- 66%** ate at a restaurant in the last month
- 57%** visited a health center
- 40%** used a fitness center or gym



#### Technology & Internet Access

- 77%** of children have access to the internet through a 3G/4G mobile device
- 68%** have access to a home computer with fast internet access (DSL, Broadband, cable)
- 23%** have access to a home computer with slow internet access (dial up)



#### Housing

- 77%** of residents rent their homes
- 62%** spend 30% of their monthly income on rent
- 42%** have lived at their current address for 3 years or less



## Boston 2030: Potential Data To Come

### LAND

Area

Residential

Commercial

### HOUSING

Total Housing Units

Housing Density (Per Acre)

### TRANSPORTATION

Registered Vehicles

Vehicles Per Household

### PEOPLE

Total Population

Occupancy (People/Unit)

Vehicle Miles Traveled

 = 10%

Under 18 (City-wide)



Bedrooms/Housing Unit

CO<sub>2</sub> Emissions

Under 18 (Roxbury)



Vacancy Rate

Fuel Use

Non-White (City-wide)



Owner Occupied Units (City-wide)

Fuel Cost

Non-White (Boston)



Owner Occupied Units (Roxbury)

### PUBLIC REALM

Population Density (City-wide)

Renter Occupied Units (Boston)

Civic Spaces

Per Resident

Population Density (Roxbury)

Renter Occupied Units (Roxbury)

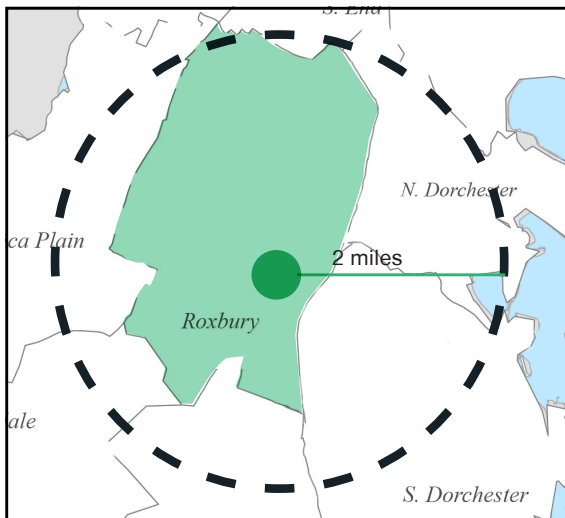
Street Trees

Sidewalk

Curb Ramps

Crosswalks

Street Lights







# Building Educational Assessments

## Summary & Mission

Background

Methodology &  
Approach

Pilot Study Report

Findings &  
Recommendations

## Summary & Mission

### Jeremiah E. Burke High School Mission Statement *(Source Burke High School Website)*

The Mission of the Burke High School is to encourage a rigorous pursuit of academic excellence and social development to promote life-long learning and realize the personal goals and ambitions of all students. Our goal as a diverse community of faculty, staff, parents, community and business partners is to provide students with learning experiences that foster the love of learning through the cultivation of critical thinking skills and effective problem-solving abilities that they can implement in their everyday lives. Graduates of the Jeremiah E. Burke High School will be competent and informed, able to function successfully in an increasingly technologically advanced society, sufficiently prepared for a wide variety of post-secondary pursuits. All students are instructed at their individual learning levels using a variety of curriculum materials. Technology is integrated as a learning tool in all content areas. Support and enrichment are provided based on individual students' needs. Therapies are provided in classrooms to the extent possible.

What makes the Burke school special:

- The first high school in Massachusetts to reverse “Turn Around” status.
- School is positioned to meet the needs of every individual learner.
- Servicing the whole child in the context of high accountability.
- Supportive educational before and after school programs.
- A well-attended Junior ROTC.
- Uniquely supports continuing education of students who are expecting or parenting. (“Expectant” means that an individual, regardless of gender identity, is either pregnant or the partner of someone who is pregnant. “Parenting” means that an individual, regardless of gender identity, is the parent of a child.)

Although well maintained and having undergone extensive renovations, some elements of the school interfere with teaching and learning.

- Undersized classrooms and labs.
- Other undersized spaces include (by current MSBA Guidelines): administration; cafeteria; medical suite; and art classrooms.
- Furniture appears to be older and inflexible model types and appear in teacher centric arrangements partly due to small classrooms.
- Classrooms are noisy due to: lack of adequate acoustical treatment; mechanical noise and single glazed windows allowing noise infiltration.
- Building is not fully handicapped accessible.

### Security

There is a school resource officer office in the building.

Limited cameras and security control devices were observed.

The community center spaces appear to be completely separate and locked off from the school environment – limiting the ideal of resource sharing and engagement.

[Summary & Mission](#)[Background](#)[Methodology & Approach](#)[Pilot Study Report](#)[Findings & Recommendations](#)

## Background

### Purpose

The purpose of this pilot study for Boston Public Schools was to test a methodology for future, district-wide assessments, to test an assessment tool and determine any needed adjustments, and to identify issues or concerns that need to be explored or considered prior to the FMP on-site assessments. Put another way the pilot study is done to ensure that current and future curricular/instructional outcomes are defined, to ensure the facility implications of the instructional needs are defined, and to ensure that the tools utilized by the consultant team accurately assess those facility implications.

The pilot assessments were conducted without having completed initial program discussions with the district. Therefore, the standards used for the pilot are those routinely found in districts across the country, but are not necessarily aligned to Boston. Program discussions with BPS staff will enable us to assess schools based on current or planned educational program plans and ensure that the facility assessments are aligned with the program goals for Boston. In order to meet these expectations, staff from BPS needs to be actively engaged in defining both current and future educational programs and the resulting facility implications. MGT consultants will analyze the data collected during the pilot study and utilize that information along with information gathered from interviews and discussions with district staff prior to developing the final assessment tools.

### Pilot Sites

Four schools were selected for the pilot study because they represented a cross section of schools throughout the district. These schools provided a variety of grade levels, grade level configurations, specialized, as well as regular, program offerings, buildings of different ages, and locations in different Boston neighborhoods.

- **Jeremiah E. Burke High School.** This 9-12 high school is housed in an older, but partially renovated classroom building with a newly-added media center and gym facility. The school also houses a branch of the Boston Public Library as well as space for a community center serving this neighborhood.

### Methodology to Determine Educational Adequacy

MGT's BASYS® facility assessment software was used to assess each of the pilot schools. The purpose of the educational suitability assessment is to evaluate how well the facility supports the educational program that it houses. Each school receives one suitability score which applies to all the buildings at the facility. The educational suitability of each pilot school was assessed using the following categories:

[Summary & Mission](#)
[Background](#)
[Methodology & Approach](#)
[Pilot Study Report](#)
[Findings & Recommendations](#)

## Methodology & Approach

<b>Environment</b>	The overall environment of the schools with respect to creating a safe and positive learning environment.
<b>Circulation</b>	Pedestrian/vehicular circulation and the appropriateness of site facilities and signage.
<b>Support Space</b>	The existence of facilities and spaces to support the educational program being offered. These include general classrooms, special learning spaces (e.g. music rooms, libraries, science labs), and support spaces (e.g. administrative offices, counseling offices, reception areas, kitchens, health clinics).
<b>Size</b>	The adequacy of the size of the program spaces.
<b>Location</b>	The appropriateness of adjacencies (e.g., physical education space separated from quiet spaces).
<b>Storage &amp; Fixed Equipment</b>	The appropriateness of utilities, fixed equipment, storage, and room surfaces (e.g. flooring, ceiling materials, and wall coverings).

Educational suitability is intended to assess how well the facility supports the educational program that it houses. Since this was a pilot study and the actual program specifications needed to create an Educational Suitability Assessment Guide for the Boston Public Schools has not yet been developed, MGT used national program specifications developed over many similar assessments. MGT staff walked each school with the building principal to review each space based on the program housed there and then scored the various components based on the program standards outlined in BASYS®.

The pilot assessments were conducted without having completed initial program discussions with the district. Therefore, the standards used for the pilot are those routinely found in districts across the country, but are not necessarily aligned to Boston. Program discussions with BPS staff will enable us to assess schools based on current or planned educational program plans and ensure that the facility assessments are aligned with the program goals for Boston. In order to meet these expectations, staff from BPS needs to be actively engaged in defining both current and future educational programs and the resulting facility implications. MGT consultants will analyze the data collected during the pilot study and utilize that information along with information gathered from interviews and discussions with district staff prior to developing the final assessment tools. Suitability scores can be interpreted as follows: Suitability scores can be interpreted as follows:

90%	Good: The facility is designed to provide for and support the educational program offered. It may have minor suitability issues but generally meets the needs of the educational program.
75-89	Fair: The facility has some problems meeting the needs of the educational program and may require some remodeling.
50-74	Poor: The facility has numerous problems meeting the needs of the educational program and needs significant remodeling or additions.
Below 50	Unsatisfactory: The facility is unsuitable in many areas of the educational program.

## Methodology to Determine Technology Readiness

MGT's BASYS® software was also used to assess the technology readiness of each of the pilot schools. The BASYS® technology readiness score measures the capability of the existing infrastructure to support information technology and associated equipment. It is not based on the number of computers or interactive boards.

Technology readiness scores can be interpreted as follows:

90%	Good: The facility has the infrastructure to support information technology.
75-89	Fair: The facility is lacking in some infrastructure.
50-74	Poor: The facility is lacking significant infrastructure to support information technology.
Below 50	Unsatisfactory: The facility has little or no infrastructure to support information technology.

MGT staff walked each building with the principal to assess the technology readiness of the school based on the program standards outlined in BASYS®.

## Results of the Pilot Assessment

*Summary & Mission**Background**Methodology &  
Approach***Pilot Study Report***Findings &  
Recommendations*

## Pilot Study Report

School	Educational Adequacy Score	Technology Readiness Score	Rating Category
Henderson Upper	71	55	Adequacy - Poor Technology - Poor
Henderson Lower	61	48	Adequacy - Poor Technology - Unsatisfactory
Umana	71	66	Adequacy - Poor Technology - Poor
Burke	75	92	<b>Adequacy - Fair Technology - Fair</b>

Based on the assessments of these four pilot schools, there is likely to be a significant need in regard to improving both educational adequacy and technology readiness in many schools in Boston. The wide range in technology readiness scores is not uncommon, as improved technology is often seen as a necessity when schools are renovated, as was the case with the Burke HS. The score of “Fair” regarding educational adequacy at Burke points out the need to identify the facility implications of the instructional program prior to implementing facility renovations. Although many components of the instructional spaces at Burke are excellent – like the new media center, some rooms are too small (e.g., science and art), some rooms lack adequate storage, and some areas lack adequate HVAC to make them comfortable (e.g., the new art room spaces at the old gym). There are no fume hoods or exhaust fans in science rooms.

When the detail scores for each of the pilot schools are examined (See attached Suitability Report for the detailed scoring report for the Burke school), a number of specific program areas consistently scored low. Included among those are the following:

- Art Spaces
- Music Spaces
- Cafeteria and Food Services
- Parking and Access
- Safety and Security Issues



## Suitability Report - Full

Project #: 7330	County: Boston	Site #: 4
Project: Assessments 2015	Region: 1	Site: Jeremiah E. Burke HS
Grade Config: 9-12	Site Type:	Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
<b>Suitability - HS</b>				
<b>Learning Environment</b>				
Learning Style Variety	Fair	3.25	5.00	65.00
Interior Environment	Good	1.60	2.00	80.00
Exterior Environment	Poor	0.75	1.50	50.00
<b>General Classrooms</b>				
Environment	Good	3.12	3.90	80.00
Size	Good	7.80	9.75	80.00
Location	Good	2.34	2.93	80.00
Storage/Fixed Equip	Good	2.34	2.93	80.00
<b>Self-Contained Special Ed</b>				
Environment	(N/A)	0.00	0.00	0.00
Size	(N/A)	0.00	0.00	0.00
Location	(N/A)	0.00	0.00	0.00
Storage/Fixed Equip	(N/A)	0.00	0.00	0.00
<b>Instructional Resource Rooms</b>				
Environment	Good	0.64	0.80	80.00
Size	Good	1.60	2.00	80.00
Location	Good	0.48	0.60	80.00
Storage/Fixed Equip	Good	0.48	0.60	80.00
<b>Science</b>				
Environment	Excel	0.83	0.83	100.00
Size	Fair	1.35	2.07	65.00
Location	Good	0.50	0.62	80.00
Storage/Fixed Equip	Fair	0.40	0.62	65.00
<b>Music</b>				
Environment	Unsat	0.00	0.59	0.00
Size	Unsat	0.00	1.48	0.00
Location	Unsat	0.00	0.45	0.00
Storage/Fixed Equip	Unsat	0.00	0.45	0.00
<b>Art</b>				
Environment	Good	0.53	0.67	80.00
Size	Good	1.33	1.66	80.00
Location	Fair	0.32	0.50	65.00
Storage/Fixed Equip	Fair	0.32	0.50	65.00
<b>Career Tech Ed</b>				
Environment	Good	1.37	1.71	80.00



Project #: 7330	County: Boston	Site #: 4
Project: Assessments 2015	Region: 1	Site: Jeremiah E. Burke HS
Grade Config: 9-12	Site Type:	Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
Size	Fair	2.78	4.27	65.00
Location	Good	1.03	1.28	80.00
Storage/Fixed Equip	Good	1.03	1.28	80.00
<b>Computer Labs</b>				
Environment	Excel	0.30	0.30	100.00
Size	Good	0.60	0.75	80.00
Location	Good	0.18	0.23	80.00
Storage/Fixed Equip	Good	0.18	0.23	80.00
<b>P.E.</b>				
Environment	Good	1.92	2.40	80.00
Size	Excel	6.00	6.00	100.00
Location	Excel	1.80	1.80	100.00
Storage/Fixed Equip	Excel	1.80	1.80	100.00
<b>Performing Arts</b>				
Environment	Excel	0.32	0.32	100.00
Size	Excel	0.80	0.80	100.00
Location	Fair	0.16	0.24	65.00
Storage/Fixed Equip	Good	0.19	0.24	80.00
<b>Media Center</b>				
Environment	Excel	0.84	0.84	100.00
Size	Excel	2.11	2.11	100.00
Location	Good	0.51	0.63	80.00
Storage/Fixed Equip	Excel	0.63	0.63	100.00
<b>Restrooms (Student)</b>	Good	0.73	0.91	80.00
<b>Administration</b>	Fair	1.70	2.61	65.00
<b>Counseling</b>	Good	0.61	0.76	80.00
<b>Clinic</b>	Good	0.19	0.24	80.00
<b>Staff Lounge-WkRm</b>	Good	0.57	0.71	80.00
<b>Cafeteria</b>	Good	3.20	4.00	80.00
<b>Food Service and Prep</b>	Excel	5.11	5.11	100.00
<b>Custodial and Maintenance</b>	Good	0.40	0.50	80.00
<b>Outside</b>				
Vehicular Traffic	Fair	0.65	1.00	65.00
Pedestrian Traffic	Good	0.78	0.98	80.00
Parking	Poor	1.05	2.11	50.00
Athletic Courts and Fields	Unsat	0.00	2.77	0.00
<b>Safety and Security</b>				
Fencing	Good	0.68	0.85	80.00
Signage & Way Finding	Poor	0.50	1.00	50.00
Ease of Supervision	Fair	1.95	3.00	65.00
Controlled Entrances	Good	0.40	0.50	80.00
<b>Total For Site:</b>		<b>73.04</b>	<b>97.34</b>	<b>75.03</b>

Comments

Project #: <b>7330</b>	County: <b>Boston</b>	Site #: <b>4</b>
Project: <b>Assessments 2015</b>	Region: <b>1</b>	Site: <b>Jeremiah E. Burke HS</b>
Grade Config: <b>9-12</b>	Site Type:	Site Size: <b>0.00</b>

Suitability	Rating	Score	Possible Score	Percent Score
<p><b>Suitability - HS</b>  The Burke High School is a large, four-story brick building with a newer addition. The original building houses most of the general classrooms for students in grades 9-12. The addition includes not only the high school library and gymnasium, but also a community center and the branch public library for that part of Boston. The school is located on a busy street with little off-street parking and no play or athletic fields.</p> <p><b>Suitability - HS-&gt;Learning Environment--&gt;Learning Style Variety</b>  The school has few designed spaces to support flexible learning groups or styles except in the new building.</p> <p><b>Suitability - HS-&gt;Learning Environment--&gt;Exterior Environment</b>  There are no outdoor spaces designed to support instruction.</p> <p><b>Suitability - HS-&gt;Science--&gt;Size</b>  The science classrooms met approximately 75% of the size standard.</p> <p><b>Suitability - HS-&gt;Science--&gt;Storage/Fixed Equip</b>  The science rooms generally lack typical safety equipment: eyewash/shower, fume hood, fire extinguisher, fire blanket, sterile safety goggles. No room had all pieces of equipment. Some rooms lacked a secure storage area.</p> <p><b>Suitability - HS-&gt;Music</b>  There is no identified music room at this school. They use one of the unassigned rooms in the area that used to be the gym.</p> <p><b>Suitability - HS-&gt;Art--&gt;Size</b>  The art room meets approximately 85% of the size standard, but the storage room is small.</p> <p><b>Suitability - HS-&gt;Art--&gt;Location</b>  The art room is located on the second floor of the school with no outdoor access.</p> <p><b>Suitability - HS-&gt;Art--&gt;Storage/Fixed Equip</b>  There are two sinks; one has a clay trap. The kiln is located in a separate room and has adequate ventilation. There is limited permanent casework and only a small storage room.</p> <p><b>Suitability - HS-&gt;Career Tech Ed</b>  There is one large, open, multi-use or creative space on the second floor in the area originally designed as the gym and a Culinary Arts room on the first floor.</p> <p><b>Suitability - HS-&gt;Career Tech Ed--&gt;Size</b>  The culinary arts room meets approximately 75% of the size standard.</p> <p><b>Suitability - HS-&gt;Performing Arts--&gt;Location</b>  The auditorium is in an appropriate location, but there is no way to isolate the rest of the building for an evening event. Parking for evening events in this space would be on street.</p> <p><b>Suitability - HS-&gt;Administration</b>  The administrative area is located adjacent to the main entrance, but does not have control over the entrance. The offices are small and office layout does not provide adequate waiting/reception space for a school of this size.</p> <p><b>Suitability - HS-&gt;Clinic</b>  The clinic is located one floor below the administrative area, but on the same floor as the cafeteria, providing good access.</p> <p><b>Suitability - HS-&gt;Cafeteria</b>  There is no space for chair and table storage in the cafeteria.</p> <p><b>Suitability - HS-&gt;Outside--&gt;Vehicular Traffic</b>  There is no bus or parent loading area that is off street. Most students take public transportation and arrive via public sidewalk.</p>				

Grade Config: <b>9-12</b>	Site Type:	Site Size: <b>0.00</b>
---------------------------	------------	------------------------

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - HS->Outside-->Parking				
There is inadequate off street, marked, paved, and lighted parking for staff. There are no identified spaces for visitors.				
Suitability - HS->Outside-->Athletic Courts and Fields				
There are no outside athletic courts or fields at this site.				
Suitability - HS->Safety and Security-->Signage & Way Finding				
The exterior signage includes the school name on both the old and new sections and signage identifying the shared facilities. The interior signage includes no wayfinding signs and only a few room identifiers. It is clear that there used to be room numbers and some usage signs. Most of the signs are missing.				
Suitability - HS->Safety and Security-->Ease of Supervision				
This is a complex building with multiple stairways, halls, and hiding places.				
Suitability - HS->Safety and Security-->Controlled Entrances				
Given the complexities caused by adjacencies of the public and community portions of the school, the facility has well defined and relatively easily supervised entrances.				

## Building Assessment System

## Technology Readiness Report - Full

Project #: 7330

County: Boston

Site #: 4

Project: Assessments 2015

Region: 1

Site: Jeremiah E. Burke HS

Technology Readiness	* Rating	Score	Possible Score	Percent Score
<b>Technology Readiness</b>				
Comm/IT Equipment Environment	Good	15.00	15.00	100.0%
Electrical Power	Good	10.00	10.00	100.0%
Cooling	Good	10.00	10.00	100.0%
Equity of Access	Good	10.00	10.00	100.0%
LAN Connectivity	Good	15.00	15.00	100.0%
WAN Backbone	Fair	6.70	10.00	67.0%
LAN-WAN Performance	Good	10.00	10.00	100.0%
Video Distribution	Fair	2.50	5.00	50.0%
Voice Distribution	Fair	2.50	5.00	50.0%
Faculty & Staff Technology	Good	10.00	10.00	100.0%
<b>Total For Site:</b>		<b>91.70</b>	<b>100.00</b>	<b>91.70%</b>

Comments

Technology Readiness->WAN Backbone  
Wireless

Technology Readiness->Video Distribution  
Not all classrooms have access to interactive boards or televisions for video distribution.

Technology Readiness->Voice Distribution  
There are no telephones in the classrooms. There is intercom connection to all spaces in the school. Staff do not have voice mail.

\*Discussion between BPS, SMMA, and MGT warranted.

*Summary & Mission**Background**Methodology & Approach**Pilot Study Report***Findings & Recommendations**

## Findings & Recommendations

### Findings and Recommendations

Based on the assessments of the four pilot schools, MGT provides the following findings and accompanying recommendations for next steps.

<b>Finding #1</b>	Educational programs/goals and the accompanying facility implications are unclear.
<b>Recommendation</b>	Conduct educational program discussions with district staff to ensure that existing/future educational program goals are understood and facility implications are outlined prior to renovation or reconstruction.
<b>Finding #2</b>	Facility standards designed to support the educational program are unclear.
<b>Recommendation</b>	Develop specific standards for each instructional area, including: <ul style="list-style-type: none"> <li>– Learning environment</li> <li>– Size</li> <li>– Location</li> <li>– Storage/Fixed equipment</li> <li>– Technology Readiness</li> </ul>
<b>Finding #3</b>	Future plans should reflect district priorities and coordinations to support improved condition and educational adequacy as well as address long-term growth, capacity, and utilization.
<b>Recommendation</b>	Determine weighting for components, including facility condition, educational adequacy, technology readiness, and facility utilization in order to appropriately account for each factor as priorities are developed and the master plan is constructed.





# Building Physical Assessments

## Summary

### *Due Diligence Report*

## Summary

### **Evaluation of Existing Conditions: Jeremiah E. Burke High School**

The following report closely resembles an Engineering and Architectural Due-Diligence Assessment prepared for the MSBA feasibility study process. Professionals from each core discipline spent a full day recording building deficiencies, code violations and deteriorating systems to the extent possible given the scale/size of the facility.

The intention of this document in the pilot study is to provide a deeper understanding of the three schools/four buildings and to cross evaluate data and knowledge for the FCA and Educational Assessment reports planned for the remaining 130 buildings to be included in the final report. BPS and PCMD can use the pilot data to refine the study scope where feasible to clarify within the master plan which schools require prioritization physically and educationally.

### **General Description**

The following evaluations are based on building walkthroughs and reviews of the additional renovation construction documents performed by Architectural and Engineering professionals on August 6, 2015. The building is composed of an original structure built around 1934 and an addition built in 2009. The building and systems have been maintained well, but systems and finishes are in fair condition in many cases and some in need of upgrade. Mechanical systems are in very poor condition. There is a fire protection system in the building. The existing infrastructure is not capable of supporting current technological needs and teaching methods. The original 1934 building was built to meet the code requirements of the time, but as these have evolved, and as accessibility standards have been established, the building and surrounding site are no longer in compliance with current standards. Extensive work will be required to bring the building up to meet current codes.

The building was built in two phases. The construction documents for the original building were not available and documents for the addition are dated January 2006. For consistency we are referring to the buildings as the original and new. Building areas are taken from available sources and should not be considered "measured".

## Summary

## Due Diligence Report

## Due Diligence Report

### Architectural Building Description

- 202,304 GSF built in two phases. The original building was completed in 1934 and the new building was completed in 2009.
- Use Group: E- Education (with accessory occupancies A1 – Auditorium; A 2 Cafeteria; A-3 Library/Media Center, A-4 Gymnasium, and A3 Public Library)
- Type of Construction:
  - Original building – IA or IB – Noncombustible, potentially steel encased in concrete
  - New building – IB – Noncombustible, protected construction

The building is a 4-story structure with small basement for the boiler room. The original building encloses the educational components while the new building acts as a community center. The basement is in the original building and includes a pipe tunnel and the utility rooms, and is not accessible by elevator.

The original structural floor slab is a concrete slab supported by unknown steel shape and size. The new structural floor slabs are concrete slabs on composite deck supported by composite steel beams and steel columns. The original roofs were comprised of a traditional multi-ply asphalt and bitumen built-up roofing system and a new roof was being installed on the original building at the time of the visit.

### Building Layout

The original building with its traditional double loaded corridors and institutional, regimented arrangement of spaces is coherent if not outdated.

The 2009 addition primarily serves community uses, the inclusion of a BPL branch library was an opportunity to share space but is kept isolated perhaps by policy, choice or perceived security concern. Urban and neighborhood schools face consistent challenges regarding space for growth, program re-alignment and idealized adjacencies due to site space constraints, hence the location of the school library and the gymnasium is not optimal and feel very remote. The access, via the ramp on each floor, is narrow and dark. The new elevator is located at the intersection of the original and new building, making it accessible from the original building, but remote when you are in the new building. The main stair between the public library and the school library is blocked by a chain at the second floor level, making the communication between both impossible. The cafeteria is divided into two separate spaces (upper and lower) making it hard to manage. There are four administration areas on two different floors. The partially below grade first floor (feels like the basement) houses the nurse suite and counseling while the second floor (main floor from the street) houses the main office and guidance. The cafeterias and kitchen are located at the far end of the building rendering them too far away for many students and staff to use during the time allotted.

## Exterior Walls

Information on the original exterior walls is currently unavailable. The new building's walls are a combination of steel studs with brick veneer, CMU backup with metal panels and curtain walls. At the 1934 building, the windows were replaced with aluminum windows with double glazing. They are single or double hung style windows without screens. The operable sash opening is greater than 6" (national school safety guideline) and the sashes slip due to failing spring support mechanisms creating a dangerous condition. Given the age of the original building construction it is likely the damp-proofing material may contain components no longer permitted in construction materials and should be tested for PCB and asbestos content.

The walls are thermally inefficient without insulation but constructed of materials with good thermal mass, good moisture resistance and the mortar is generally in good condition. Many of the walls were repointed during the 2009 renovation, however, more repointing was being performed at the time of the visit. In general, sealant at all joints are in need of replacement, particularly at building expansion joints.

There were no control joints noted in the exterior masonry walls, however the expansion joints were noted to have missing or deteriorated seals that require replacement.



### Exterior Windows/Louvers

The windows at the original building have been replaced within the last 20 years. These units have an operable hopper at the lower sash and a fixed upper sash. The lintels are in generally good condition, even if surface rust is visible. The perimeter sealant at all window units throughout the building is in good condition. Old sealant should be removed from the masonry. Window sills are in good condition. Louvers and vents for classroom and office HVAC units appear to be in good condition.

### Exterior Doors

Doors and frames at the original building appear to have been replaced. Some of the exterior doors have been replaced with metal doors with accessible hardware. Sealant at the perimeter of all exterior door frames is in poor condition.

Most of the entries are ADA compliant. The force required to open doors appears to be compliant.



## Loading Dock

The loading dock was reconfigured as part of the new building addition. All loading dock equipment is new. Space provided at the loading dock in its current configuration is adequate.

## Roofing

The original flat roofs were comprised of a traditional multi-ply asphalt and bitumen built-up roofing system. Flat roofs are minimally pitched and drained internally. The original roofing was being replaced at the time of the visit utilizing white membrane (likely TPO) to match the new. It is unclear if the original insulation was removed. The new roof membrane generally appears to be in good condition.

Drains appear to be existing, and in their original locations. Many of the original skylights appear to be in good condition, but with evident old leaks. Mechanical curbs also appear to be in good condition.





### Interior Partitions

The interior partitions are generally in good condition at all corridors, common areas and at maintenance/custodial areas. Partitions at classrooms and administration spaces are generally original plaster throughout.

The partitions at the Gymnasiums and Locker Rooms are Concrete Masonry Units (CMU) or GCMU. The Kitchen walls are floor to ceiling painted CMU throughout. Cafeteria walls are painted CMU. The Auditorium walls are painted plaster with painted wood fiber panels at the side and rear of the auditorium. The windows are surrounded by intricate plaster, marble and decorative metal trim. The Proscenium wall is clad in plaster and wood fiber panels and the jambs are cast stone trims. Library walls are gypsum wallboard, glass and wood.

Generally, all walls are in good condition. The masonry walls do not exhibit any cracks or signs of structural movement. Interior masonry partitions are assumed to not be seismically braced due to age and type of construction.

### Flooring

Corridor terrazzo floor is original and in good condition. It shows some minor cracks. In most classrooms, new vinyl composition tile has been installed over the existing wood floor. Stairs in the original building have stone treads with nosing (non-ADA compliant). Stairs in the new building have rubber treads and risers as well as landings and are ADA compliant. The Library's meeting rooms and second and third floor areas have broadloom carpet that is worn. The first floor is covered with cork tile that is still in very good condition. Locker and toilet room floors have the original terrazzo flooring. Kitchen floors have quarry tile. Entries are generally the original terrazzo in the original building and entry grilles in the new building.

Flooring in general is in good condition other than a few locations where the conditions are poor. Carpets should be replaced due to age and cleanliness. Vinyl Composition Tile (VCT) flooring is generally in good condition. Wood floors at the stage, some classrooms and gymnasiums are in good condition. Quarry tile at the kitchen is in good condition.





## Ceilings

Most classrooms and corridors have the original plaster ceiling and the paint is peeling off the surfaces. Where rooms have received new Acoustiactal Celing Tile (ACT), they are 2'x2' with exposed lay-in grid. Many tiles need replacement due to water damage. On exposed plaster ceilings, light fixtures are surface-mounted, and reportedly have been upgraded to efficient ballasts and fluorescent lamps. 2'x4' ACT tile system was installed in the cafeteria and it is in good condition. The plaster ceilings are in good condition other than needing a fresh coat of paint. Ceiling heights are generous and provide for ample natural light throughout.



### Signage, Wayfinding

The building received new thermal plastic signs during the 2009 renovation, but many signs are damaged and have lost their alpha-numeric information. Corridor way finding is inconsistent for the layout and geometry of the building.



### Lockers

Student lockers are in good condition with padlock hasps (provide much easier maintenance and eliminate the need to manage and administer combinations). Lockers are located in alcoves as well as along corridors.



## Casework

Offices, workrooms and administration spaces have original built-in wood casework. Casework at administrative areas is generally in fair condition. Existing casework in general does not provide accessible units. Classroom storage is the original natural wood built-in units and are generally in good condition. Quantity of storage appears inadequate. The science labs received new casework and lab benches during the 2009 renovation, but are fixed islands making space use inflexible.



## Means of Egress and Internal Doors

The configuration of the corridor egress system and capacity of the egress doors appears to meet egress code requirements to allow the calculated population of the various building wings to safely exit the building. There are several existing corridor partitions constructed with combustible (wood) materials and large glazing panels that served as smoke partitions prior to sprinkler systems. These doors impede student flow and should be evaluated for removal. Some of the egress doors open onto stepped landings with no ramps or area of refuge provided.

In most corridors, there are several pairs of non-latching smoke partition doors that limit corridor widths and lengths. Some door swing directions create excessive dead-end corridor lengths. The door panels match those at the stairs. These doors are held open by floor hooks only and will not close upon activation of the fire alarm. Many of these doors have full transoms and sidelights of wired glass, which is no longer permitted as safety glazing. The doors themselves have no fire rating as the label is either missing or was never a labeled door making these doors non-functioning for fire or smoke separation.





Most of the classroom doors throughout the building have been updated with new hardware and continuous hinges. Most classroom doors are ADA compliant from the corridor side, but do not have the required push/pull clearance on the classroom side due to wall thickness.

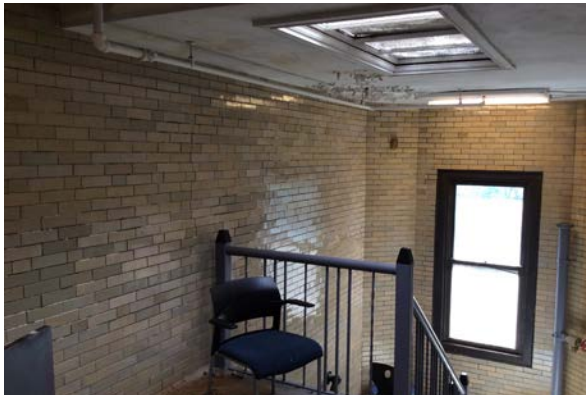
Stair doors are in conformance with current code requirements. The doors latch and are held open by magnetic devices and will release in the event of an alarm. Stair doors have an acceptable amount of glazing, but the glazing is wire glass, which is no longer permitted as safety glazing. No indications were visible (label either missing or painted over) to indicate that stair doors were labeled by UL or other testing agency to indicate the required fire rating.

### Passageways and Corridors

Corridors in the original building are wide with lockers on either side. These corridors are comfortable, although it would be preferable to have corridors with lockers on only one side. Ceiling heights in corridors are generous. Corridor lighting is surface mounted. Lighting in corridors is sufficient but dim with limited daylighting. Vestibules are present at most entries, and are sized according to code.

### Stairs

The riser and tread dimensions of all the stairs in the original building appear to comply with egress code but the presence of a nosing makes those stair non-code compliant. The railings and guardrails do not comply with the 42" height requirement. The guardrail openings below the top rail exceed the maximum 4" open space requirement. The handrails do not comply with the extension requirements at the walls for the top and bottom of each run of stairs. The width of the stairs appears to be sufficient to meet the required egress capacity.



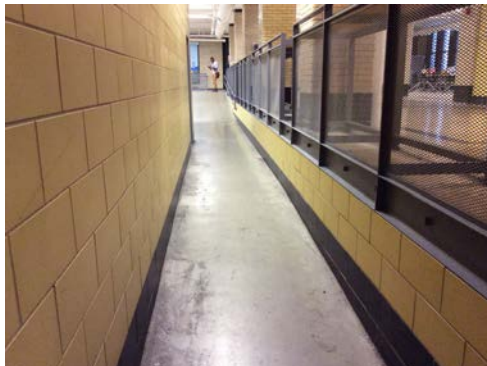
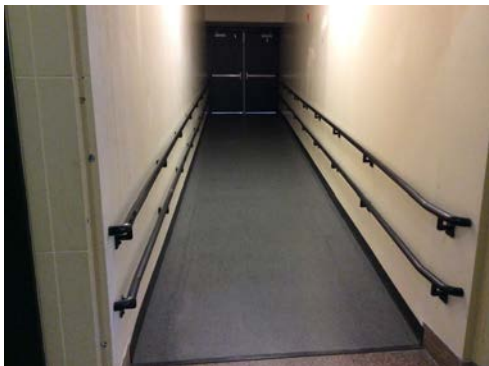
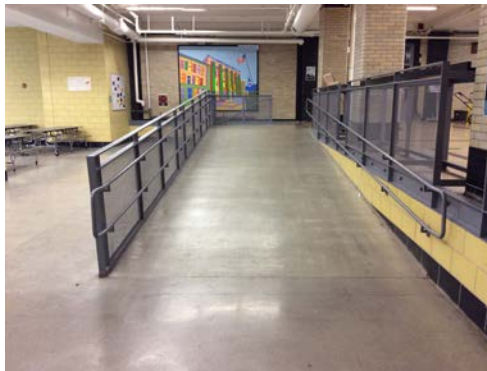
## Elevator

The original building elevator was locked and not accessible, but is reportedly in unreliable working condition. Controls and systems appear out of date. The elevator cab appears undersized for accessibility standards. The size of the existing hoistway will not accommodate an accessible cab, but would accommodate the minimum size allowed in the exception. The two elevators in the new building are fully compliant with the code and work well. Neither extend to the mechanical penthouse.



## Ramps

There are a number of interior ramps required between the original building and new building. The stage is only accessible to the seats through a circuitous route out of the auditorium and through the corridor and then by a wheelchair lift.



### ADA/MAAB Accessibility and Building Layout

In general the original building does not fully comply with accessibility standards.

Handicapped door operators are not present at the main entries. Force required to open entrance doors appears to be compliant. Main entries are accessible, but other means of egress doors open onto stepped landing pads without ramps. While most of the Auditorium is accessible, the path of travel to gain access to the stage from the seating area is circuitous and non-compliant. The projection booth is only reachable by stairs and is not accessible.

Many of the classroom entrance doors are without the necessary side maneuvering clearances required to meet accessibility code. Accessible showers and lockers are provided in the Locker rooms.

There are a number of projections in rooms and corridors along the accessible path that do not meet the 4" maximum projection rules under the MAAB. These conditions pose a hazard to vision-impaired students and teachers.

### Toilet Rooms

Most toilets in the original building have been fully renovated with new stalls and fixtures, making them fully accessible. One toilet room has the urinals behind a partition, making them non-accessible.





## Fire Separation

The building is fully sprinklered. There is a fire wall and fire doors between the original building and the new building. The original building is not separated to meet today's code requirement for floor area limits, but can be grandfathered.



## Energy Code and Exterior Issues

The lack of insulated exterior walls in most locations, ground floor slab, lack of vestibule airlocks, and the absence of any continuous air barrier make the original building non-compliant with the current energy code or stretch code. The new building is compliant with the applicable codes for when it was designed. There are limited measures for adding insulation to vintage walls and should only be done with careful analysis to avoid long-term structural damage.

## Auditorium

The Auditorium is generally in good condition, but is dated and lighting quality is poor. The seating is original. The space has quality character but is marginal acoustically. The placement of the absorptive wood fiber panels on the wall is questionable. The seating and flooring are hard surfaces (no upholstery on the seating and no carpet on the floor) making the seating area very harsh visually and acoustically.

The stage is somewhat shallow, but does include a fly loft. No removable stage extension exists.

## Site/Civil

### Site Context

The high school is located between Washington and Geneva Streets in the Grove Hall neighborhood, just southeast of Blue Hill Avenue. The school has three main entrances, one to the southwest on Washington Street, the second on the southeast face at an onsite plaza and parking lot, and the third to the northeast on Geneva Street. The building also incorporates the Grove Hall Community Center and Public Library on the north corner of the building on Geneva Street. There is approximately a 15 foot drop in grade from Washington Street to Geneva Street. The site is not located in a FEMA flood zone (map # 25025C0087G), nor does there appear to be any localized site flooding.

### Utilities

In general site drainage is in fair condition and adequately drains to municipal drainage systems. Catchbasins on the north side include deep sumps, but did not include hoods. Catchbasins on the south side appear to be older stone structures without a functioning sump and no hoods. A single water quality structure (Snout) was found at the end of the northwest drainage system. No other stormwater quality system was found. No storm water systems to reduce runoff volume or rates was found.

We found no records of the age or condition of the water, sewer, gas, electrical and communication utility connections. The utility connections associated with the 2009 addition are likely to be in good condition. The utility connections associated with the original building may not have been replaced since original construction. We recommend a camera with GPS inspection of the underground sewer and drainage systems.

An emergency generator and electrical transformer are located along the northeast side of the building. Both are enclosed on five sides (including top) with chain-link fence. The roof fence on the generator has collapsed onto the generator and should be repaired to avoid damage to generator.

### Surfaces

Most paved surfaces are in good condition as they appear to have been replaced when the 2009 addition was constructed. The pavement at the northwest side of the building pitches towards the building. The windows in this area are within an inch of the pavement, which may be a cause of the water intrusion inside the building at this location.

Walkways and sidewalks are in generally good condition. Many of the pavers on the sidewalk and plaza adjacent to Geneva Street are poorly restrained and are falling into the tree pits.

Grand entrance stairs are located at both the Washington and Geneva Street entrances. The Washington Street stairs are granite and in fair condition and should be repointed to maintain their integrity. The Washington Street entrance includes an MAAB/ADA compliant ramp, which is in poor condition. The ramp requires significant repairs to avoid replacement.

The entrance on the northwest face of the building includes a step and ramp. The ramp is in poor condition and requires repair to avoid replacement.

Site and retaining walls appear to be in fair to good condition.

Service ramp at kitchen on southeast side of building is in good condition with convenient access.

The lawn and planted areas around the building are in poor to failing conditions. These areas are covered in trash and the intended plantings and grasses are displaced by weeds.

The school has no exterior recreational areas. (Potential use of City owned space across Geneva Street).

## RECOMMENDATIONS:

- Install hoods in catchbasins.
- Repair crumbling concrete on accessible ramp at Washington Street entrance.
- Clean trash throughout grounds, weed plantings, replant planting beds and reseed lawn areas.
- Repair crumbling concrete on ramp along northwest face of building.
- Repair roof fencing over generator
- TV sewer and drain systems to assess condition.



## Structural Systems

The Jeremiah E. Burke High School is composed of an original structure circa 1934 with a classroom/library/gymnasium addition built in 2009. The following structural system information is based on a walk-through of the school on August 6, 2015 and a review of both architectural and structural construction drawings dated August 2006 produced by Schwartz/Silver Architects Inc and LeMessurier Consultants Inc. Structural drawings for the original structure were not available.

- The new addition is separated from the existing building by an expansion joint so the original building and new addition act as separate structures. Foundations for the new addition consist of spread footings. It is assumed that foundations for the existing building are also spread footings.
- Floor framing for the new addition consists of concrete slabs on composite deck supported by composite steel beams and steel columns. The roof is framed with open web bar joists, steel beams and metal deck.
- The floor framing for the existing building consists of concrete slabs supported by beams of unknown design. The structural drawings for the addition indicate steel wide flange columns in the original building. Framing for the roof for the original building is unknown.
- The exterior walls for the new addition consist of masonry veneer with lightgage framing back-up. The exterior walls for the original building appear to be multi-wythe masonry walls that may, or may not, be bearing walls.
- The lateral load resisting system for the new addition consists of steel braced frames and moment frames. The lateral load resisting system for the original building appears to be masonry shear walls.

Given the recent age of the new addition, the following structural condition assessment focused on the original building.

Overall the building structure appears to be in good condition. Although the structural framing could not be directly observed due to finishes, there were very few signs of distress (such as cracks) observed throughout the building.

The foundations for the original building appear to be in good condition. According to building maintenance personnel, a suite of rooms at the northeast corner of the west end of the building experienced leaks in the foundation wall and water damage on the floor. It is unclear if repairs to the foundation wall (in the form of waterproofing on the outside face) has been performed.

There is an existing utilities tunnel running under the center east-west ground floor corridor. Several cracks were observed in the terrazzo finish on the slab framing the top of the tunnel but it not clear if these indicate an issue with the framed slab. Some surrounding floor areas consisting of slab on grade appear to have been replaced.

A significant vertical crack was observed in the exterior masonry wall of the stairwell located at the northeast corner of the existing building (adjacent to the new addition.) The cause of the crack could not be determined and it is possible that it occurred during the construction of the addition. The crack could not be observed on the outside face of the wall although it may have been repaired.



*Crack in Wall Finish*



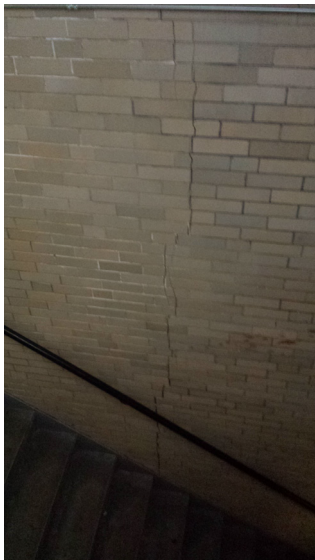
The exterior masonry walls are undergoing repairs in the form of repointing and rebuilding selected areas of the walls. Steel lintels are being cleaned and painted but it should be noted that surfaces that are not accessible will continue to rust.

Several signs of water damage in ceilings below the roof were observed. The building is currently undergoing reroofing.

The design criteria indicated on the 2006 drawings for the addition states it was designed in accordance with the 6th edition of the Massachusetts Building Code with design loads listed below. All of these loads are stated for the addition, and do not refer to the original building.



*Crack in Terrazzo at Tunnel Slab*



*Crack in Stairwell*



*Ceiling with Water Damage from Roof Leaks*



*Exterior Face of Stairwell Wall (crack inside stairwell is located at the inside corner of the walls)*



*Repointing and Repair Work*





*Rusting Lintels*



*Cleaned and Repainted Lintel*

Loading Type	Design Live Load (psf)
Roof	30 (snow) plus drifting
Classrooms	50 (plus a 20 partition DL)
1st Floor Corridor, Public Areas, Stairs	100
Library, Mechanical Rooms	150
Wind (Main Force Resisting System)	21

Aside from the roof load, these loads are mostly consistent with the 8th edition of the Massachusetts Building Code.

*Code Implications for Structural Modifications to the School.*

The 2009 addition is relatively new and it is not likely that any structural modifications would be required for the addition.

The original building was constructed before 1975 when the building code did not require the structure to be designed or detailed for seismic resisting systems. Any renovation work proposed for the original building would need to comply with the 2009 International Existing Building Code (IEBC 2009) as modified by Massachusetts amendments. If significant Structural modifications are proposed (where more than 30% of the total floor and roof areas of the building are involved in a structural alteration), might be necessary to strengthen the building to resist seismic forces. Given the difficulty for achieving this, careful consideration should be given to proposing structural modifications to the building.

## HVAC Systems

### Executive Summary

The Burke High School appears to have received average maintenance of HVAC systems over its occupied years. Even with proper maintenance, through normal operation, systems gradually deteriorate due to scale, poor water conditions, and lack of preventive maintenance. The old building is a typical example of such. Most of the mechanical systems are original to the old building. Generally, most systems are operational and maintain reasonable space temperature. However, due to the antiquated nature of the mechanical systems and the gradual scaling and corrosion of the various piping systems, heat transfer rates have become reduced and the overall system has become inefficient to operate and costly to maintain. The ventilation rates and acceptable air quality are likely compromised due to the surface and interior contamination on air systems, misadjusted and/or broken outside air dampers, unbalanced or missing exhaust fans. While there are no obvious failures with the present equipment, the piping systems are experiencing corrosion at many locations. The continued operation of mechanical systems will be at the expense of increased maintenance and operating costs due to the inefficiency of the existing systems and through the generally antiquated nature of the systems themselves. All systems installed within the old building have exceeded their maximum serviceable life and are in need of replacement. With overall repair, maintenance, cleaning and calibrating of the systems, a continued limited service could be achieved however, unpredictable at best.

### Original Building

#### Boiler Room

The boiler room is provided with three (3) H.B. Smith gas fired cast iron sectional boilers generating low pressure steam. The low pressure steam is distributed throughout the old building and is being used at the steam to hot water heat exchanger to produce hot water. The hot water after the heat exchanger is distributed via hot water pumps (installed in Boiler room) to the new building and parts of the original buildings to provide heating. The hot water pumps appear to be in fair condition, show signs of corrosion. There are missing/broken temperature and pressure gauges at the pumps' inlet/outlet connections. The steam to hot water heat exchanger is installed in crawl space (with limited access) adjacent to Boiler room. The condensate return tank and associated condensate return pumps are installed in Boiler room and appear to be in fair condition. Steam piping insulation in Boiler room is partially damaged, requires replacement.



The steam piping distribution throughout the old building is installed in underground trench system. It appears at least one boiler's burner was replaced over the years.



*Boiler Induced Draft Fan*



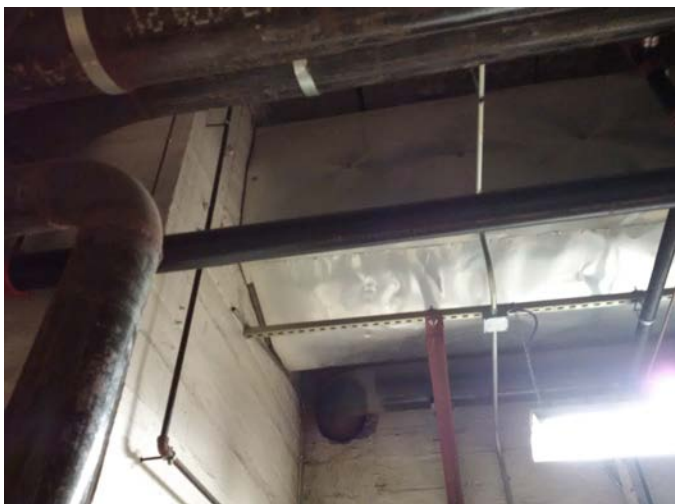
*Boilers Venting*



*Existing Boiler*

The portions of the boiler vents and breeching were replaced over the years, but currently show signs of wear. The venting connections to boilers appear damaged, seals missing, portions of vents/breeching insulation/jackets are missing, or damaged. The breeching discharges into a masonry chimney which is vented vertically through the building to the exterior. The breeching connection to the masonry chimney does not appear to be sealed. The boilers are provided with induced draft fans. There is a surface and interior contamination on these fans. The fans insulation is damaged. The connection between the induced draft fans and boiler vents, boilers vents & breeching and breeching connection to masonry chimney should be tested for leakage.

At the time of the visit boiler room ventilation/combustion air systems were not operational. The combustion air duct is missing its termination grille.



*Boilers Breeching Connection at Masonry Chimney*



*Boiler Room Open End Ventilation/Combustion Air Duct*

Although the boilers are showing signs of wear and rust, they are operational. However, there have been ongoing problems with the boiler's operation during the last two years.

Domestic water heaters, flues and breeching were replaced over the years and appear in fair condition. However there is no direct venting connection between the domestic water heaters venting outlet and the breeching. There is an open venting canopy above domestic water heaters where the products of combustion are discharged to. It is possible with this venting arrangement the products of combustion are discharged into the space.

The existing automatic temperature controls are pneumatic. Located within the boiler room is an air compressor. It appears some of the controls in the building were replaced over the years either by the similar pneumatic type, or by the digital type. All building controls are conducted remotely by Boston School District Energy Department.



*Flues Disconnected from Domestic  
Water Heaters Venting*



*Retrofitted Building Controls Panel*



## Electrical Rooms

Main electric room is provided with outdoor air supply and exhaust fans. However, the outdoor air motorized damper was not operational and remained closed while one the exhaust fans was working (the second exhaust fan was broken). The room temperature controls do not appear to be working.

The other electrical rooms adjacent to Boiler room are not provided with any mechanical ventilation systems.



*Electrical Room Exhaust Fan with Disconnected Wiring*

## Art Rooms

The old Gym space was converted into Art rooms. Gym was subdivided with interior partitions into several Art rooms. The art room spaces are not heated adequately – some rooms are missing heating elements. Ventilation air is not delivered into each room. The heating/ventilation/air distribution systems should be modified to deliver a code required ventilation air amount to each space and provide adequate heating.

## Chemical Storage, Science Prep Rooms

Chemical Storage and Science Prep rooms are not provided with exhaust fans. Proper exhaust air systems should be provided for each of these types of spaces.

## Science Classrooms

Science classrooms are not provided with Fume hoods and dedicated exhaust fans. Proper exhaust air systems should be provided for each of these types of spaces.

## Cafeteria/ Kitchen

Cafeteria is provided with heating and ventilating air handling unit. The equipment appears to be in fair condition. The air is distributed via exposed spiral ducts. The ductwork appears to be in fair condition. Several air supply diffusers need to be replaced. Kitchen exhaust is conducted via captive air exhaust hoods. Kitchen exhaust system appears to be in fair condition.

## Auditorium and Stage

Auditorium and Stage are provided with heating and ventilating air handling units. The units and air distribution systems appear to be in fair condition.

## Administration Area

The administration area is air conditioned via ceiling air diffusers. The air distribution system appears to be in fair condition.

## Classrooms

Classrooms are provided with a vertical or horizontal discharge unit ventilators (located along the exterior wall of the building) and finned tube radiation. The air is exhausted via an open low shaft in each classroom. Each classroom has a wall mounted temperature sensor.

The classroom unit ventilators and finned tube radiation are original to the building, appear to be in fair condition, the interior of unit ventilator cabinets require cleaning and removal of debris. The operation of outside intake dampers could not be verified. All equipment has reached its maximum serviceable life.



*Classroom Unit Ventilator and Finned Tube Radiation*



*Classroom Low Return Chase Opening*

Parts of the school's classroom heating distribution appear to be retrofitted with new sections of piping and new control valves. The rest of the building is being controlled by the original pneumatic controls.

Portions of hot water/steam heating piping are not insulated. Seals/sleeves around pipes are missing at wall penetrations throughout the building.



*Retrofitted Control Valves*



*Original Pneumatic Control Valve*



*Missing Seal around at Piping Wall Penetration*

Several classrooms over the years were retrofitted with air conditioning fan coil units. The fan coil units appear in good condition. However, the condensate drain from fan coil units is being discharged directly through the windows and exterior walls to outside.



*Air Conditioning Condensate Drain Piped Directly through window to discharge outside*



*Air Conditioning Condensate Drain Disposal Directly to Outside*

All original old building equipment and systems have reached their maximum serviceable life.

## **Emergency Generator**

Emergency generator is located outside of the old building on grade. It is an oil fired type. The HVAC equipment is not connected to emergency power distribution.

## **Corridors, Stairs**

Corridors and stairs are provided with finned tube radiation and in some areas with air distribution. The air distribution and finned tube radiation appear to be in fair condition.

## **IT Server Room**

The IT server room was not accessible.

## **Data Room**

Data room air fan coil air conditioning unit is not operational.

**Main Vestibule**

Main vestibule is provided with heating units on both side of the vestibule. The units are original to the building.

**Roof**

The exhaust fans on roof appear in fair condition.

**New Building****Mechanical Room**

All new building HVAC equipment is located in the new mechanical penthouse: air handling units, air conditioning units and chilled water pumps (with VFD's) and accessories. Hot water heating is provided to all HVAC equipment installed in the new building. The HVAC equipment in the new building mechanical room appears to be in good condition. All building controls are conducted remotely by Boston School District Energy Department.

Air cooled chiller is located immediately outside of the mechanical penthouse on the roof. The chiller is surrounded by an acoustical screen. The temperature and pressure gauges at the chiller require either calibration or replacement. The chiller and associated piping appear in fair condition, some piping insulation is damaged and requires replacement.

A group of split system outdoor air condensers serving various smaller spaces in the new building is installed on roof next to the chiller. The split system air condensers appear in good condition. Air condensers refrigerant piping insulation is partially damaged and requires replacement.

**Gym**

Gym is provided with heating and ventilating air handling units that appear to be in fair condition. The air distribution is via exposed in space spiral ductwork. The paint is peeling on portions of ductwork in main and auxiliary Gyms. Some registers appear damaged and require replacement.

**Library**

Library is provided with air conditioning. The air distribution system appears to be in good condition.

**Community Center**

A Community center is located on first floor and is served by an air conditioning unit via ceiling diffusers air distribution. The air distribution system appears to be in good condition.

## RECOMMENDATIONS:

When considering the overall original building age all HVAC mechanical systems should be replaced. The HVAC systems are well maintained and operational and could continue to serve the building over the short term. We do not recommend upgrading the components of the systems on a sectional basis since the mechanical systems and their components work together as a single system and, as an example, changing the boilers without the piping systems or classroom unit ventilators without air intake ductwork and motorized dampers would not result in achieving the benefits of the investment of upgrading the components since a failure is imminent at any point within the existing components. Any interruption at any point in the system could render the entire system inoperative, or poorly performing at best.

As the building presently exists, there does not appear to be any immediate life safety concerns associated with the HVAC systems, however, the current building code specific requirements relating to ventilation air could be compromised within this building.

To correct the ventilation code deficiency high operating costs, and high maintenance and repair costs requires an overall system replacement utilizing new high efficiency HVAC systems and energy conservation design techniques.

Cold water riser, cold water main, pipe insulation, 3" water meter were installed in 2009 and appear to be in fair condition.

The existing water service does not include a backflow preventer assembly.

Backflow preventers were installed in the original 1934 Boiler Room and appears to be in poor condition, while in the new building's penthouse they appear to be in good condition for HVAC make-up (Photo 2).

- A separate non-potable cold water system including backflow preventer is provided for the science laboratory classrooms. Exhaust air quantities from the building may be compromised due to the misadjusted/ broken equipment.
- Boilers and domestic water heater's venting is damaged/broken.
- Air conditioning condensate drains require proper disposal.
- Fume hoods and associated exhaust fans are missing in science labs and prep rooms and chemical storage room(s).

To correct the code deficiencies, high operating costs, and high maintenance and repair costs would require an overall system replacement utilizing new high efficiency HVAC systems and energy conservation design techniques.



## Electrical Systems

### Electrical Power Distribution System

The Burke High School utility service was upgraded in 2008 when the original outdoor utility transformer, owned by NSTAR, was replaced, refer to Photo 1. The new utility transformer secondary feeder was terminated in a new 2,000 Amp 277/480 volt 3 phase Main Switchboard (Photo 2). The original 3,000 Amp 120/208 volt 3 phase Switchboard (Photo 3) was reconnected and fed via a new indoor dry type 750 KVA step-down transformer. Both Switchboards and new indoor type step-down transformer are located in the Main Electric Room. It's situated at the Lower Level of the old school building wing, directly across from the new utility transformer.

The original Switchboard substantially exceeds its expected useful life and is obsolete and in poor condition, but still operational. The new Switchboard and remaining electrical equipment in the Main Electric room are in good operational condition.

Utility service meter is located in the Main Electric room.

Power at 277/480 volt 3 phase is distributed from the new 277/480 volt Switchboard via a group of new 277/480 volt panels located throughout the building.

The new 277/480 volt panels were installed and power-fed in 2008. These panels are in good operational condition.

Power at 120/208 volt 3 phase is distributed two ways: from the original 120/208 volt Switchboard via a group of original 120/208 volt panels, and from the new 277/480 volt Switchboard via a group of new step-down transformers and new 120/208 volt panels.

The new 120/208 volt panels were installed and power-fed in 2008. These panels are in good operational condition.

The original 120/208 volt panels (manufactured by Federal Pacific) are in poor condition. Majority of these panels are installed flush mounted in corridors of the original school building wing (Photo 4), and some are installed in classrooms, closets and labs. These original 120/208 volt panels substantially exceed their expected useful life and are obsolete. Power feeders (conduits and wires) to these panels running from the original 120/208 volt switchboard are assumed to be original to the building, and therefore exceed their expected useful life as well.



Photo 1: Pad-Mounted Transformer

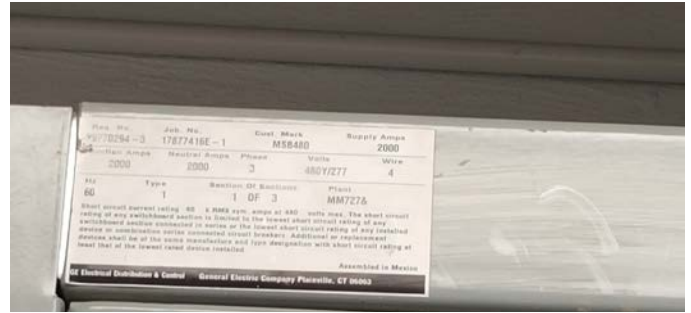


Photo 2: New Switchboard Nameplate



Photo 3: Old Switchboard Nameplate

## Recommendations:

The old Switchboard is recommended for replacement. All old 120/208 volt panels throughout the building (observed and/or estimated quantity - about thirty total) and associated power feeders from the old Switchboard are recommended for replacement.



Photo 4: Examples of Old Panelboards

### Emergency Power Distribution

A new outdoor type diesel-fired Emergency Generator set was installed in 2008, replacing the original indoor type generator. It is located adjacent to the utility transformer (Photo 5).

The new Generator is rated 200 KW/250KVA at 277/480 volt 3 phase. It is in good operational condition.

Emergency Generator's Automatic Transfer Switches (ATS) and emergency power distribution panels are located in dedicated 2-hour fire-rated rooms in compliance with Massachusetts Electrical Code requirements for the "emergency power" equipment (Photo 6).

All "emergency power" distribution equipment installation and wiring methods are in good and code-compliant condition. The generator would not be classified as a emergency shelter type unit.



*Photo 5: Emergency Generator*



*Photo 6: Example of "Emergency Power" Closet*



## Branch Circuit Power Circuits

Typical classrooms have old receptacles and branch wiring back to respective 120/208 volt panels. Based on appearance they are in fair condition, however, they exceed their expected useful life.

Other spaces such as science labs, offices, computer rooms have a combination of old recessed type and new surface-mounted receptacles and metal raceways which were installed during the 2009 renovations (Photo 7). Science labs were also upgraded with bench-mounted devices.

It was noticed that a few new receptacles installed adjacent to sinks were non-GFCI type in violation of Electrical Code.

Duplex receptacles in the kitchen area are GFCI type as required by the latest Electrical Code. Quantity of convenience receptacles in the corridors was found to be adequate.

Overall, the quantity and location of duplex receptacles throughout the building, including 2009 addition, was found adequate and appropriate, but should be confirmed with educational plan for appropriateness.



*Photo 7: Example of New Receptacles and Surface Raceways in Labs and Computer Rooms*

## Recommendations:

Old receptacles with associated branch wiring installed throughout the building are recommended for replacement. Non-GFCI receptacles in Labs located within 6 feet from sinks shall be replaced with GFCI type.

**Building Lighting**

In 2009, the old lighting system was upgraded. New lighting fixtures were installed in administration area and offices, corridors, classrooms and science labs, computer rooms, cafeteria and kitchen, etc. Auditorium lighting was not replaced, but was re-lamped and partially re-wired. All new lights are equipped with energy-efficient T8 lamps and electronic ballasts.

Lighting in educational spaces such as classrooms and labs consist of two continuous rows of direct/indirect 2-lamp per cross section linear fixtures (Photo 8). Although fixtures were new, the original branch wiring and original control switches were utilized. Automatic controls such as occupancy sensors and daylight sensors required per latest Energy Code were not observed in these spaces.

Lighting systems in corridors (Photo 8), common areas, cafeteria, kitchen and bathrooms were replaced entirely in 2009, including lights, branch wiring and controls. Lighting in these areas is currently time-controlled via low-voltage relay control panels, in compliance with Energy Code.

In general, the lighting system provides adequate illumination throughout and appears to be in good operational condition.



*Photo 8: Examples of New Lights in Classrooms/Labs and Corridors*

**Recommendations:** Old branch wiring utilized for new lights in educational and other spaces are recommended for replacement. Installation of occupancy sensors and daylight sensors in all rooms not time-controlled in compliance with Energy Code is recommended.



## Fire Alarm System

The existing fire alarm manufactured by EST is an addressable system. The Fire Alarm Control Panel (FACP) is installed in a dedicated closet (Photo 9). The fire alarm remote annunciator is located in the main vestibule.

In general, the fire alarm system is in good operational condition, however, a few deficiencies were observed, as summarized below:

- A few private and student bathrooms are not equipped with fire alarm signaling devices.
- Educational spaces such as classrooms, science labs and computer rooms are not equipped with fire alarm signaling devices.



Photo 9: Existing FACP and Associated Equipment

**Recommendations:** Upgrades to eliminate deficiencies noted above.

## Exterior Lighting System

The new exterior lighting system was installed in 2009. It is in good operating condition. The new exterior building-mounted and parking lot lights are time-controlled via a low-voltage relay control system. They appear to meet night sky cut-of requirements.

### Recommendations:

Plan for future LED efficiency upgrades.

## Security

The school is equipped with a video intercom and a proximity card reader at the front entrance. The video intercom provides two-way audio communication and a video signal to an attendant in the main office. The attendant can view and speak with the visitor and elect to remotely unlock the door from the office. No card access readers were identified inside the building.

Motion sensors are distributed in corridors to detect intrusion. Exterior doors are equipped with door contacts. A newer intrusion detection system has been installed to monitor doors. The school is equipped with a closed circuit television system. Cameras are distributed throughout corridors and around the exterior of the school. Coverage appears adequate.

There are areas in back of the old and new buildings where students or intruders could hide. The sightlines on approach from the street are good. Exterior doors are not numbered. Room numbers are not posted on the building exterior for emergency responders. Plantings near the building are low or pruned and do not obscure views of the exterior.

Corridors are generally wide and long with straight views. Classroom doors are keyed.



Wall-Mounted Motion Sensor



Door Monitor Panel



Wall CCTV Camera



Exterior Views



Corridor View

## Communications

The Horizontal cable infrastructure in the original building is comprised of a combination of Category 5, 5e and 6 cabling. The new building is wired with Category 6 cable. Voice over IP telephones were noted during the walk-through indicating a newer voice communication system.

Verizon provides a combination of multi-pair copper and fiber optic cable that terminates in Room 367 in the original building. This appears to be the MDF. The space is extremely crowded, without air conditioning, security or adequate clearance creating a difficult working environment to perform future upgrades.

There are three in-wall cabinets located in Hall 107 that house Verizon copper cabling and terminal equipment. These appear to be abandoned in place. The cabinets are poorly secured. One has a padlock, but the latch is broken.

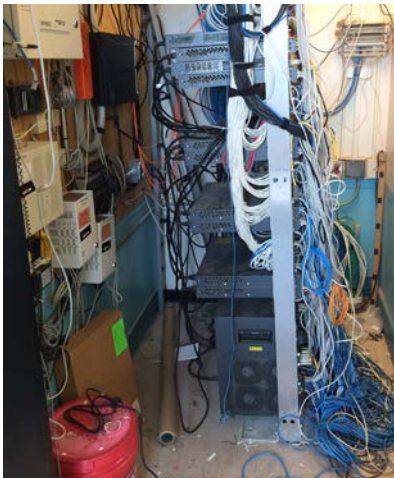
IDF rooms are distributed throughout the original building. Only one of the IDFs in the original building is air conditioned. The unit serving this room is inadequate for the heat load. IDF's are located in closets or storage spaces that are not secured, leaving the equipment subject to potential damage or vandalism. Electrical services in each location will require upgrades to accommodate future equipment loads.

In the new building, the communication support spaces are generally in good condition. Smoke sealant is missing from some of the conduit sleeves and some cables pass through partitions without sleeves or smoke sealant. Noted that one air conditioning system was not operating.

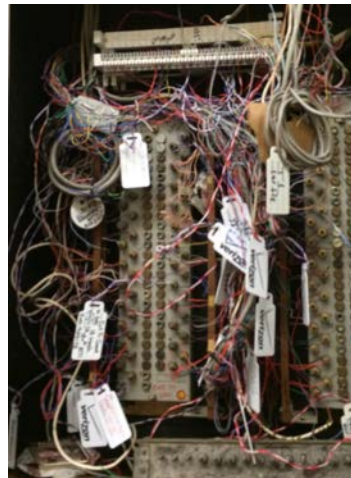
The typical classroom is equipped with a wireless access point. Science labs include Category 6 cable at the benches. There are no telephone handsets in the classrooms. Wireless access points are well distributed in corridors. Clocks in the original building are a combination of standalone battery operated clocks and clocks that are wired to the master clock. Some classrooms have no clocks.

The paging system is a combination of new and older speakers. There are no speakers in the new building stairways. The staff reported that the system is operating adequately. Further review is recommended.

The Auditorium local sound system is relatively new and appears to be in good working order. The local sound system in the Gym is wall mounted, exposed to activities in the space. The cabinet shows evidence of wear and tear.



*View of 367 Views*



*Verizon Terminal Cabinet and  
Example of Broken Latch*





*Examples of IDFs in Original Building*



*Example of IDF in New Building*



*Auditorium Sound System (l) and  
Gym Sound System (r)*

## General Observations

A number of areas in the original building have loose or exposed wires. There is a suspended coaxial cable that runs overhead in the corridor between the Auditorium control booth and a large screen display in the cafeteria. The bells in the original building are as old as the facility. There are numerous abandoned systems that no longer operate and should be removed.

## Recommendations:

Remove all abandoned systems and devices, confirm long-term needs and replace systems in their entirety with District-wide policy and program.



*Examples of Loose, Exposed Cables*



*Abandoned Systems in Main Electric Room*



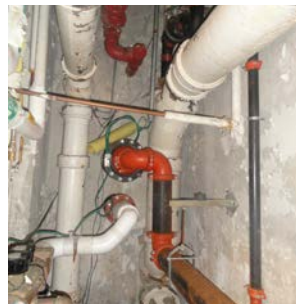
## Plumbing and Fire Protection Systems

### Fire Protection System

There is fire protection system in the original and new buildings. The existing fire service is a 10-inch main entering the original 1934 building in the Boiler Room located in the basement (Photo 1). The existing fire service includes a 6-inch double check valve assembly (Photo 2), a 6-inch riser with alarm valve for the new building, a 6-inch riser with alarm valve for the main building (original building) and a 4-inch riser to Fire Department Connection (Photo 3). There is no fire pump in the building.

The building is protected with a combination standpipe/sprinkler system with floor control valve assemblies and fire department valves that are located in the stairwells. There is no check valve installed as part of the FCVA, which is a code requirement (Photo 4). Upright sprinkler heads are installed in areas with no suspended ceilings and pendent sprinkler heads in areas with suspended ceilings in the original and new buildings. There are existing sprinkler heads that are obstructed by HVAC unit and/or ductwork in the original building (Photo 5). In Mechanical room 402 in the new building, sprinklers are not installed below fixed obstructions over 4 feet wide such as ducts (Photo 6). Sprinklers that are installed in this room above and below ducts do not have sprinkler guards (Photo 7).

The existing fire service, alarm valves, fire protection risers, sprinkler main, sprinkler heads and piping are in good to fair condition.



*Photo 1:*  
*Existing Fire Service*



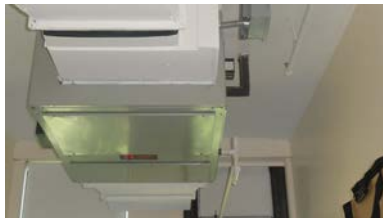
*Photo 2:*  
*Existing Double Check Valve Assembly*



*Photo 3:*  
*Existing Fire Protection Risers*



*Photo 4:*  
*Floor Control Valve Assemblies in the Original and New Buildings*



*Photo 5: Examples of Sprinklers that are obstructed by HVAC Unit/Duct in the Original Building*



*Photo 6: Fixed Obstructions Over 4 Feet Wide that are not Protected in the New Building*



*Photo 7: Examples of Sprinklers Installed Below HVAC Unit/Duct that do not have Guards in the New Building*

## Plumbing System

### Domestic Cold Water

In general, all plumbing systems appear to have adequate capacity and most systems are of original 1934 vintage. Most piping is not visible and some system conditions noted herein are presumed based on age and the condition of piping which was visible.

Domestic cold water for the facility is fed from a single water service; a 6-inch main entering the original 1934 building in the boiler room located in the basement (Photo 1). Existing cold water mains appear to be original and in poor condition, and has outlived/exceeded its useful life, and has insulation missing. Valves appear to be original in many cases and in poor condition. The original domestic cold water mains are not expected to last many more years without exhibiting widespread problems and failure. A 4 inch cold water riser, cold water main, pipe insulation, 3-inch water meter were installed in 2006 and appear to be in fair condition.

The existing water service does not include a backflow preventer assembly.

Backflow preventers installed in the original 1934 boiler room appear to be in poor condition, and in the new building's penthouse, appear to be in good condition, for HVAC make-up (Photo 2).

A separate non-potable cold water system including backflow preventer is provided for the Science Laboratory Classrooms.



*Photo 1: Existing Domestic Water Service*



*Photo 2: Existing Backflow Preventers for HVAC Make-up*



### Domestic Hot Water

Domestic hot water for the facility is supplied from a single source in the original 1934 building, in the basement boiler room located. The existing hot water system includes one (1) gas-fired (up to 82% efficient) water heater, built in 1998, in fair to poor condition, one (1) gas-fired (up to 82% efficient) water heater, built in 2006 and two (2) custom 180 gallon glass-lined storage tanks, and one (1) thermal expansion tank, in fair condition (Photo 3). The 1998 water heater has outlived/exceeded its useful life and warranty. The original domestic water piping and valves for the 1998 water heater were replaced in 2006 (Photo 4). The 2007 water heater has a 10 year warranty and the storage tanks have only a 5 year warranty. Hot water is circulated from hot water distribution loops by pumps in the 1934 boiler room (Photo 5). There seems to be inadequate clearance for maintenance in front of the hot water circulation pumps.

Domestic hot water systems are in fair condition.

A separate non-potable hot water system including backflow preventer is provided for the science laboratory classrooms.



There's missing insulation on existing hw and hwc piping in the third floor corridor of the original building.



*Photo 3: Existing Water Heaters, Storage Tanks and Thermal Expansion Tank*



*Photo 4: Existing Domestic Water Piping and Mixing Valves*



*Photo 5: Existing Domestic Hot Water Circulation Piping and Pumps*



## Natural Gas

The existing natural gas system enters the original building through the 1934 boiler room, located in the basement, via a 6 inch gas main which branches out into a 5 inch and 10 inch gas piping (Photo 6). The existing 10 inch gas piping includes a gas meter, valves, gas boosters, and gas regulator to the boilers and water heaters (Photo 7) & (Photo 8). The existing 5 inch gas piping includes a gas meter, and valves to the kitchen equipment, roof top make-up air unit and laboratory classroom gas turrets (Photo 9). Piping appears to be in fair condition.



*Photo 6: Existing Gas Service*



*Photo 7: Existing 10 inch Gas Piping*



*Photo 8: Existing Gas Boosters*







Photo 9: Existing 5 inch Gas Piping



### Sanitary Waste and Vent

Sanitary waste and vent for the facility is comprised of multiple systems. There are two (2) existing sanitary mains. One is exiting in the original building and the other in the new building. Each system is collected below the slab and is therefore not visible. The above slab piping in the original building was at times visible, and is expected to be in poor condition due to observed external condition and due to its age (has outlived/exceeded its useful life). Sanitary drainage piping may not last a few more years without exhibiting widespread problems and failure.

There's an existing sump pump in the original 1934 Boiler Room that is in poor condition (Photo 10).



Photo 10: Existing Sump Pump

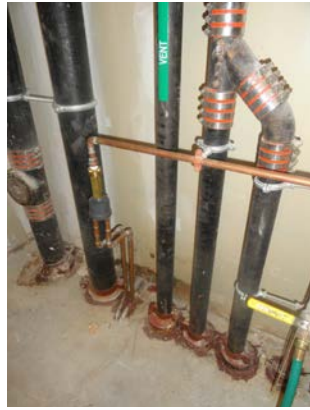
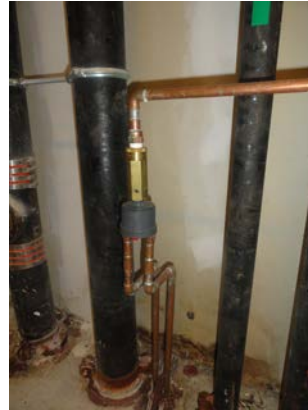


Photo 11: Mechanical Trap Primer



A mechanical trap primer is installed in Mechanical Room 402, in the new building, which is not in compliance with the latest Mass. State Plumbing Code (Photo 11).

The kitchen has a separate kitchen waste system exiting in the original building to an exterior grease trap with a vent piping back to the building and to the roof independently. An interior grease trap, recessed in the floor, is provided/installed to receive waste discharge from kitchen sinks, floor drains and equipment.

Piping installation at triple pot sink is not code compliant (Photo 12).

Hand sinks are not ADA compliant and there's an exposed piping below one of the hand sinks, appears to be in fair to poor condition (Photo 13).

Bow venting at island sink is in poor condition (Photo 14).

Icemaker and convection steamer do not have backflow preventers.



*Photo 12: Piping Installation at Triple Pot Sink*



*Photo 13: Piping at Hand Sink*



*Photo 14: Bow Venting at Island Sink*

## Acid Waste and Vents

The laboratory classrooms include an acid waste and vent system. A pH adjustment tank and two (2) reagent tanks are provided/installed in the crawlspace/pipe tunnel, in the original 1934 Boiler Room, to collect laboratory (acid) waste in the facility (Photo 15). pH adjustment system is in good to fair condition.



Photo 15: pH Adjustment System





Gas turrets and lab faucets are in good to fair condition (Photo 16). Lab faucet is not operational (no water is coming out) in laboratory room 471 in the original building, fourth floor.

Emergency shower/eyewash is not operational and not ADA compliant in laboratory room 473 in the original building, fourth floor (Photo 17). Emergency shower/eyewash is not installed in laboratory room 272 in the original building, second floor.



*Photo 16: Gas Turrets and Lab Faucet*



### **Storm Drainage**

The facility is served by multiple storm drainage systems that collect and exit from the facility at two (2) locations below slab, one in the original building and the other one in the new building. Piping in the original building is expected to be in poor condition due to its age (has outlived/ exceeded its useful life) and may last a few more years without exhibiting widespread problems and failure.

Storm piping does not have cleanouts areas and elbows are installed in the piping (Photo 18).



*Photo 18: Storm Piping*



## Plumbing Fixtures

Some toilet plumbing fixtures in the facility have been replaced and appear to be ADA compliant in some locations. Most locations include original or outdated fixtures, in fair to poor condition, and not ADA compliant. No plumbing fixtures were observed to be modern water-saving fixtures (Photo 19).

Water closets are both wall-mounted and floor mounted units with manual flush valves, generally in fair to poor condition.

Urinals are wall mounted with manual flush valves, generally in fair to poor condition.

Lavatories are wall hung with self-closing push-down faucets or lever handles, generally in fair to poor condition.

Bi-level electric water coolers are scattered throughout and are generally in fair to poor condition (missing panels) (Photo 20).

An existing utility sink in the original 1934 Boiler Room is not operational and in poor condition (Photo 21).

Art Room sinks are in fair to poor condition and one as required is not ADA compliant (Photo 22).



Photo 19: Existing Plumbing Fixtures; Non-ADA Compliant



Photo 20: Existing Bi-Level Electric Water Cooler (EWE)



Photo 21: Existing Utility Sink

Photo 22: Existing Art Room Sinks



## GENERAL RECOMMENDATIONS

While not comprehensive, our team where possible took note of potential system failures due to age, code concerns, or general maintenance and efficiency issues for BPS/PCMD consideration.

### Architectural

- Review original building for comprehensive educational program opportunities and deficiencies.
- Coordinate potential disruptions of finishes due to necessary systems upgrades.
- Replace single glazed windows.

### Site/Civil

- Install hoods in catch basins.
- Repair crumbling concrete on accessible ramp at Washington Street entrance.
- Clean trash throughout grounds, weed plantings, replant planting beds and reseed lawn areas.
- Repair crumbling concrete on ramp along northwest face of building.
- Repair roof fencing over generator
- TV sewer and drain systems to assess condition.

### Structural Systems

- No specific changes are required.
- Seismic upgrades will be required at the original building if threshold triggers are exceeded.

### Mechanical Systems

When considering the overall age all HVAC mechanical systems should be replaced. But given the fact the HVAC systems are well maintained and operational, they could continue to serve the building. We do not recommend upgrading the components of the systems on a sectional basis since the mechanical systems and their components work together as a single system and, as an example, changing the boilers without the piping systems or classroom unit ventilators without air intake ductwork and motorized dampers would not result in achieving the benefits of the investment of upgrading the components since a failure is imminent at any point within the existing components. Any interruption at any point in the system could render the entire system inoperative, or poorly performing at best.

As the building presently exists, there does not appear to be any immediate life safety concerns associated with the HVAC systems, however, the current building code specific requirements relating to ventilation air could be compromised within this building.

To correct the ventilation code deficiency, high operating costs, and high maintenance and repair costs requires an overall system replacement utilizing new high efficiency HVAC systems and energy conservation design techniques.

Cold water riser, cold water main, pipe insulation, 3" water meter were installed in 2009 and appear to be in fair condition.

The existing water service does not include a backflow preventer assembly.

Backflow preventers were installed in the original 1934 Boiler Room and appears to be in poor condition, while in the new building's Penthouse they appear to be in good condition, for HVAC make-up (Photo 2).

- A separate non-potable cold water system including backflow preventer is provided for the Science Laboratory Classrooms. Exhaust air quantities from the building may be compromised due to the misadjusted/ broken equipment.
- Boilers and domestic water heater's venting is damaged/broken.
- Air conditioning condensate drains require proper disposal.
- Fume hoods and associated exhaust fans are missing in science labs and prep rooms and chemical storage room(s).

To correct the code deficiencies, high operating costs, and high maintenance and repair costs would be an overall system replacement utilizing new high efficiency HVAC systems and energy conservation design techniques.

## Electrical Systems

### Emergency Power Distribution

The old Switchboard is recommended for replacement. All old 120/208 volt panels throughout the building (observed and/or estimated quantity - about thirty total) and associated power feeders from the old Switchboard are recommended for replacement.

### Branch Circuit Power Circuits

Old receptacles with associated branch wiring installed throughout the building are recommended for replacement. Non-GFCI receptacles in Labs located within 6 feet from sinks shall be replaced with GFCI type.

### Building Lighting

Old branch wiring utilized for new lights in educational and other spaces are recommended for replacement. Installation of occupancy sensors and daylight sensors in all rooms not time-controlled in compliance with Energy Code is recommended.

Comprehensive review of lighting for upgrading to high efficiency LED fixtures.

### Fire Alarm System

Upgrades to eliminate deficiencies noted below:

- A few private and student bathrooms are not equipped with fire alarm signaling devices.
- Educational spaces such as classrooms, science labs and computer rooms are not equipped with fire alarm signaling devices.

### Exterior Lighting System

Plan for future LED efficiency upgrades.

### General Observations

Remove all abandoned systems and devices, confirm long-term needs and replace systems in their entirety with District-wide policy and program.

## Fire Protection Systems

No recommendations at this time.

## Plumbing Systems

Toilet rooms and fixtures should be comprehensively upgraded for water conservation and full MAAB compliance.

# Facility Condition Assessments

## Methodology

### Reports

### Energy & Sustainability

## Pilot Study Methodology

### Scope, Tasks, and Items

The work for the Pilot Study includes the tasks and fields as follows.

#### *Task/Item 1:*

##### *Project Mobilization and Kickoff*

Submitted CORI forms, mobilized staff resources, prepared and participated with SMMA, to attend the coordination meeting with Boston Public Schools representatives, and the Owner's Project Manager (OPM), and others representing the facilities and maintenance groups within BPS, to receive information regarding the four pilot school buildings. This meeting occurred on the morning of Monday, August 3, 2015.

#### *Task/Item 2:*

##### *Prepared and Delivered a Training Session for the Facilities Condition Assessment (FCA) Inspectors*

Prepared and Delivered a Training Session for the Facilities Condition Assessment (FCA) Inspectors: This task includes the preparation of materials in a MS PowerPoint presentation, of a fourhour duration, delivered at SMMA's office in the afternoon on Monday, August 3, 2015. The training session involved instructors/session leaders, to present the overall concepts, training on the use of the tablet computer condition assessment software.

#### *Task/Item 3:*

##### *Provide Prototype FCA Software and Implementation on Tablet Computers*

The FCA software, designated as "BPS Conditions" was implemented on three Google Nexus tablet computers, running on the Android Operating system. The implementation in the field was a prototype, from which "lessons learned" from the Pilot Study is intended to provide improvements. Also, the data for the pilot schools were not able to be fully loaded into the software, since they were received only on the Thursday prior to the Pilot Study. The software fees included a limited license by Indus Systems for use of the data collection software for this Pilot Study only, and as inclusive for the online website database (iDrawings, also as provided by software provider Indus Systems, as a subcontractor to Parsons Brinckerhoff) are included in the price. Note however, that the price does not include the full implementation costs of licensing and usage fees, which are expected to be allocated to the full implementation for the remainder of the 130 out of 133 BPS buildings.

#### *Task/Item 4:*

##### *Provide a Three {3} Member Team to Conduct the Facilities Assessments*

PB provided the following three staff: Charles Phillips (Architect), Madison White (Civil/Structural Engineer), and Kevin Spates (Mechanical/Electrical Engineer) for on-site for Tuesday, August 4 through Thursday, August 6, at the following schools: Henderson Lower School, Henderson Upper School, Umana Barnes, and Burke. We note that there were also eight SMMA staff on-site, conducting parallel assessments participating and/or augmenting the assessments being performed by Parsons Brinckerhoff staff.

## *Task/Item 5:*

### *Provide Support to the Assessment Team On-Site*

In order to manage the initiation of the facilities condition assessments, we provided staff, who were present fulltime the initial day of assessment, on Tuesday, August 7, 2015, to monitor, troubleshoot, collect information on “lessons learned”, including observation of actual use and any problems involving the prototype software for data collection. Our data QC manager, was present for the entire initial day, and the project manager for the Parsons Brinckerhoff team, was also present on the first day of the assessment for six hours, to assist in the implementation of the assessments.

## *Task/Item 6:*

### *Participate in a Debrief Session for “Lessons Learned” from the Pilot Study*

The three facilities condition assessment team members participated in a session at SMMA's office on the afternoon of Friday, August 7, 2015. In addition, the Parsons Brinckerhoff team support and management staff also provided written input, which will be summarized in a deliverable to SMMA and BPS.

## *Task/Item 7:*

### *Provide Online Access to Website Database Application, and Provide Guidance and Support Materials for Data Input by SMMA*

- PB to provide hard copy of the database schema, showing all fields, for all disciplines [Note: this is not actually hard copy, but an Excel spreadsheet.]
- SMMA and PB will review the provided “list” and provide comment and/or additional required fields
- PB to provide online desk access to updated database to the project team for data input and use of data for the four schools included in the Pilot Study.
- Project team will update I supplement field notes in database.

## *Task/Item 8:*

### *Provide Online Website Database “Draft” Facility Assessment Reports for the Four Pilot School Buildings*

PB will organize all the data as recorded and compiled during the assessments, and to be entered by SMMA into the online database, and provide a prototype or “draft” database report, for which SMMA and BPS are expected to comment on, and provide suggestions, as needed for the “production” assessments.

For cost estimation, we will only provide costing estimating information, at the “prototype level” for the present, as based on Parsons Brinckerhoff in-house cost information similar to that used for the Massachusetts Division of Capital Asset Management (DCAM) study framework, project as performed by Parsons Brinckerhoff from 2000 to 2005). Our costing provided is intended to demonstrate methodology only, it will not include the costs of all deficiencies, and will not include the costs of deficiencies, as will be entered into the database by SMMA staff, if the deficiencies are not associated with an item in our DCAM cost tables. Thus the cost of deficiencies will be incomplete and a lower bound assessment of the total needed to be addressed in a comprehensive capital plan. Also, we do not recommend providing a final capital plan cost for the four Pilot Study schools without the context of the capital costs for the remaining 129 schools in the BPS portfolio.

We note also, that the assessment of Henderson Upper School of necessity, employed our proposed “abbreviated” process, because only a half day was available and scheduled for the school [Note: Henderson Lower School (29,357 gross sq ft) was scheduled in the morning of August 3, and only the afternoon was available for Henderson Upper School (97,130 gross sq ft). By virtue of the gross square feet involved, the abbreviated assessment strategy was the only reasonable inspection process to perform in the available time.] We will provide a very preliminary cost estimate for Henderson Upper School based on the limited information, approximated via a correlation of assessment data obtained to the Facilities Condition Index (FCI). The main intent is to provide a demonstration of the methodology. Note that the “abbreviated” process was tried out in this Pilot Study with the possibility of using this methodology for the remainder or part of the remainder of the 129 BPS buildings. The “abbreviated” methodology would be a way of performing a less complete assessment, if there is insufficient budget as allocated by BPS to complete the project using standard procedures.

*Task/Item 9:*

*Provide Draft Report Deliverable*

This deliverable will represent a documentation of our findings for the Pilot Study. We will provide a draft report for review prior to submitting the final report. The focus of the report and its review by SMMA and BPS should be on the assessment process and the field testing of the prototype software, the website database reports, and the methodological adjustments to be made for the production assessments, of the 129 remaining buildings, anticipated to commence in Summer 2016.

*Task/Item 10:*

*Provide Final Report Deliverable*

PB will receive and address comments and suggested edits, and incorporate as applicable, and submit final report to SMMA and BPS.

Throughout the scope of work, field condition assessment will include visual assessment by our assessment team, plus the assessments made by SMMA staff where applicable, to document the general condition of the school, using a deficiency-based assessment procedure, i.e. only in general to note deficiencies and not a rating-based assessment for subsystems-assemblies and component-types, except at the top system level.





[Methodology](#)[Reports](#)[Energy &  
Sustainability](#)

## Reports

Facility Condition Assessment Data Report follows on next pages.

## Facilities Condition Assessment Data Report

Assessment Date: **06 Aug 2015**

Campus/School: **Jeremiah E. Burke**

Address: **60 Washington Street**

Building Name: **Jeremiah E. Burke**

City/Town: **Dorchester, MA 02121**

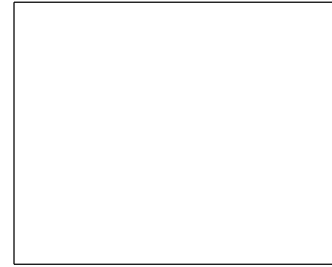
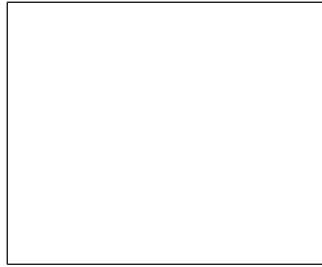
### Facility Campus Address

Address1	Address2	City	ZipCode
<b>60 Washington Street</b>		<b>Dorchester</b>	<b>02121</b>

### Facility Asset / Building Address

Address1	Address2	City	ZipCode
<b>60 Washington Street</b>		<b>Dorchester</b>	<b>02121</b>

### Building / Asset ID Photo(s)



### Facility Contact Information

Name	Title	Telephone	Email
<b>Linda McIntyre</b>	<b>Principal</b>		
<b>Joe Poindexter</b>	<b>Facility Engineer</b>		

### Facility Asset Basic Information - Provided by BPS

Asset Name ID	Alias Other Name ID	Historic Name ID1	Historic Name ID2	Neighbourhood
<b>Jeremiah E. Burke</b>				
Year Constructed	GSF	Original Cost	Property Status	Floors Above Basement
	<b>314750</b>		<b>Active</b>	<b>1</b>
Date of Most Recent Renovation for Current Use				
Tile	Carpet	Painted	Windows	Roof
<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>
General Condition of Building per BPS: <b>Good</b>				

### Real Estate Tax Data - Provided by BPS

Tax Parcel ID	Tax Year Built	Tax_Bld Value	Tax_Land Value	Tax_Total Value
<b>1400740000</b>	<b>1899</b>	<b>17568600</b>	<b>8986740</b>	<b>26555400</b>
Tax_LVsf	Tax_Gross Area	Tax_Living Area	Tax_Year Reno	Tax_PTYPE
<b>119598</b>	<b>314750</b>	<b>247316</b>	<b>2007</b>	<b>976</b>
Tax_Struct Class	Tax_Num Floor	Latitude	Longitude	
<b>C</b>	<b>3</b>	<b>42.306850000000</b>	<b>-71.081640000000</b>	


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Assessment Team **Pilot**

Leader Initials **CP**

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## Facilities Condition Assessment Data Report

Assessment Date: **06 Aug 2015**Campus/School: **Jeremiah E. Burke**Address: **60 Washington Street**Building Name: **Jeremiah E. Burke**City/Town: **Dorchester, MA 02121**

### Use and Occupancy Information per DOE / BPS / MSBA

DOE Code	Category	Grades	Type	2014/2015 DOE Enrollment
<b>350525</b>		<b>9 . 12</b>	<b>Traditional</b>	
Total Occupancy	Aud/Cafe Capacity	No. Teachers	DOE Student Teacher Ratio	DOE Total # of Classes
		<b>40.3</b>	<b>13.3 to 1</b>	<b>147</b>
BPS Open	BPS Close	MSBA Class Rooms	MSBA_sf Student	MSBA_Gen Envir
<b>7:25AM</b>	<b>2:20PM</b>	<b>40</b>	<b>261</b>	<b>1</b>
MSBA_Space Util	MSBA_Students Class Room			
<b>Average</b>				

### Historical Listing

State Register	Local Significance	Federal Listing	Within Historical District	Recommended for Listing
<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>
Comments				



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## Facilities Condition Assessment Data Report

Assessment Date: **06 Aug 2015**

Campus/School: **Jeremiah E. Burke**

Address: **60 Washington Street**

Building Name: **Jeremiah E. Burke**

City/Town: **Dorchester, MA 02121**

### Initial Interview

Lead/Contact Interviewee Title	Interviewee Name	Phone No.	Email
<b>Principal</b>	<b>Lindsa McIntyre</b>		
Others at Interview			
<u>Question</u>		<u>Answer</u>	
Are there any special access requirements?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<u>Comments</u> <b>The roof for the original building is inaccessible due to construction.</b>			
Are mechanical and electrical spaces accessible?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<u>Comments</u>			
Are there hazardous materials present? If so, what types?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<u>Comments</u>			
Are there hazardous materials (asbestos) reports available?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<u>Comments</u>			
Are construction documents (drawings and specs) of the building available?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<u>Comments</u>			
Are certificates for building components available, i.e. elevator, boiler and pressure vessel, NFPA 101 Life Safety, ADA/UFAS, sprinkler system, and any others?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<u>Comments</u> <b>Doesn't know where they are and has never had them.</b>			
Do you have current issues of concern, i.e. inadequate heating, ventilation, power, etc., and if so what?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<u>Comments</u> <b>The lighting is poor and goes in and out.</b>			
Have there been any recent or scheduled maintenance or renovation activities and what types?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<u>Comments</u> <b>The roof to the original building is being completely redone. Also Room 311 was redone and the nurses office was redone. Both are new.</b>			
Can you provide information on recently completed or proposed improvement projects? Please indicate whether proposed or completed.		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<u>Comments</u>			
Have you or your staff identified any deficiencies you wish noted, and what are the locations of the deficiencies?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<u>Comments</u>			
Can you make an assessment of the condition and performance of the building's existing components or systems?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<u>Comments</u> <b>Over all the building is functioning and in a good/fair condition.</b>			



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## Facilities Condition Assessment Data Report

Assessment Date: **06 Aug 2015**Campus/School: **Jeremiah E. Burke**Address: **60 Washington Street**Building Name: **Jeremiah E. Burke**City/Town: **Dorchester, MA 02121**

### Condition Assessment - Deficiencies

Floor <b>1</b>	Room ID <b>corridor</b>	Room Alias <b>original building</b>		
System <b>D-SERVICES-ELECTRICAL</b>	Subsystem - Assembly <b>Distribution</b>	Component <b>Panel</b>	Type <b>subpanel</b>	Deficiency/Need <b>Generic - Per Correction/Enhancement</b>
Correction/Enhancement	Reason to Correct <b>9-Safety: Structural/Life/Fire Life/Health</b>	Priority/Urgency <b>3-Years 2 to 5</b>	Photo(s) 	
Quantity <b>1</b>	Unit of Measure <b>AMPS</b>	Unit Cost <b>\$400</b>		
Total Cost <b>\$400</b>			<b>corridor panel with open switch</b>	
Notes <b>old panel with open switch. safety hazard.</b>				
Floor <b>1</b>	Room ID <b>kitchen</b>	Room Alias <b>old building</b>		
System <b>D-SERVICES-MECHANICAL</b>	Subsystem - Assembly <b>Plumbing</b>	Component <b>Piping</b>	Type <b>Supply and Drainage</b>	Deficiency/Need <b>Generic - Per Correction/Enhancement</b>
Correction/Enhancement	Reason to Correct <b>8-Codes/Regulations/Stand ards</b>	Priority/Urgency <b>4-Years 0 to 2</b>	Photo(s) 	
Quantity <b>1</b>	Unit of Measure <b>SQFT</b>	Unit Cost <b>\$68.68</b>	<b>hand wash sink kitchen</b>	<b>drainage pipe triple pot sink</b>
Total Cost <b>\$68.68</b>				
Notes <b>incorrect drainage pipe installation for drainage pipes in triple pot sink</b>				



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## Facilities Condition Assessment Data Report




Assessment Date: **06 Aug 2015**

Campus/School: **Jeremiah E. Burke**

Address: **60 Washington Street**

Building Name: **Jeremiah E. Burke**

City/Town: **Dorchester, MA 02121**

Floor <b>1</b>	Room ID <b>kitchen</b>	Room Alias <b>old building</b>		
System <b>D-SERVICES-MECHANICAL</b>	Subsystem - Assembly <b>Plumbing</b>	Component <b>Piping</b>	Type <b>Supply and Drainage</b>	Deficiency/Need <b>Missing Components</b>
Correction/Enhancement	Reason to Correct <b>8-Codes/Regulations/Standards</b>	Priority/Urgency <b>4-Years 0 to 2</b>	Photo(s)	
Quantity <b>1</b>	Unit of Measure <b>SQFT</b>	Unit Cost <b>\$68.68</b>		
Total Cost <b>\$68.68</b>			<b>kitchen sink not ada compliant</b>	<b>ice maker missing backflow preventor</b>
Notes <b>ice maker is missing backflow preventor</b>				
Floor <b>1</b>	Room ID <b>kitchen</b>	Room Alias <b>old building</b>		
System <b>D-SERVICES-MECHANICAL</b>	Subsystem - Assembly <b>Plumbing Fixtures</b>	Component <b>Sink</b>	Type <b>Stainless Steel</b>	Deficiency/Need <b>Generic - Per Correction/Enhancement</b>
Correction/Enhancement	Reason to Correct <b>7-ADA/Accessibility</b>	Priority/Urgency <b>4-Years 0 to 2</b>	Photo(s)	
Quantity <b>2</b>	Unit of Measure <b>EACH</b>	Unit Cost <b>\$557.05</b>		
Total Cost <b>\$1,114.11</b>			<b>kitchen sinks not ada compliant</b>	
Notes <b>kitchen hand wash sinks are not Ada compliant</b>				



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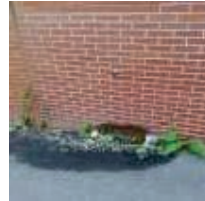
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## Facilities Condition Assessment Data Report

Assessment Date: **06 Aug 2015**Campus/School: **Jeremiah E. Burke**Address: **60 Washington Street**Building Name: **Jeremiah E. Burke**City/Town: **Dorchester, MA 02121**

Floor	Room ID	Room Alias		
<b>Site/Grounds</b>		<b>2008 addition</b>		
System	Subsystem - Assembly	Component	Type	Deficiency/Need
<b>D-SERVICES-MECHANICAL</b>	<b>D30-Heating, Ventilating, and Air Conditioning (Hvac)</b>	<b>Air Conditioning Unit</b>	<b>Small: &lt; 5 tons</b>	<b>Generic - Per Correction/Enhancement</b>
Correction/Enhancement	Reason to Correct	Priority/Urgency	Photo(s)	
<b>2-Repair</b>	<b>3-Wear/Damage/Asset Preservation</b>	<b>4-Years 0 to 2</b>		
Quantity	Unit of Measure	Unit Cost		
<b>1</b>	<b>TONS</b>	<b>\$17,100</b>		
Total Cost				
<b>\$10,260</b>				<b>split system ac drain from elevator room</b>
Notes				
<b>condensate drain requires trap and absorbent backfill. will cause advanced brick deterioration and can easily be plugged. can be repaired by in house staff.</b>				
Floor	Room ID	Room Alias		
<b>third</b>	<b>corridor</b>	<b>old building</b>		
System	Subsystem - Assembly	Component	Type	Deficiency/Need
<b>D-SERVICES-ELECTRICAL</b>	<b>D40-Fire Protection</b>	<b>signaling device</b>	<b>signaling device</b>	<b>Generic - Per Correction/Enhancement</b>
Correction/Enhancement	Reason to Correct	Priority/Urgency	Photo(s)	
<b>4-Replace/Install New</b>	<b>9-Safety: Structural/Life/Fire Life/Health</b>	<b>4-Years 0 to 2</b>		
Quantity	Unit of Measure	Unit Cost		
<b>0</b>	<b>EACH</b>	<b>\$500</b>		
Total Cost				
<b>\$0</b>				
Notes				
<b>missing signaling devices in the classrooms of the original building. noted at all classrooms off the third floor corridor. same thing on first floor</b>				



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# Facilities Condition Assessment Data Report



Assessment Date: **06 Aug 2015**

Campus/School: **Jeremiah E. Burke**

Address: **60 Washington Street**

Building Name: **Jeremiah E. Burke**

City/Town: **Dorchester, MA 02121**

Floor	Room ID	Room Alias		
<b>Entire Building</b>				
System	Subsystem - Assembly	Component	Type	Deficiency/Need
<b>D-SERVICES-MECHANICAL</b>	<b>Plumbing</b>	<b>Piping</b>	<b>Heat and Hot Water</b>	<b>Broken/Missing Components</b>
Correction/Enhancement	Reason to Correct	Priority/Urgency	Photo(s)	
<b>4-Replace/Install New</b>	<b>6-Functionality/Operations/Restore</b>	<b>4-Years 0 to 2</b>		
Quantity	Unit of Measure	Unit Cost		
<b>0</b>	<b>SQFT</b>	<b>\$16.72</b>		
Total Cost				
<b>\$0</b>				
Notes				
<b>throughout the building we noted no insulation on the hot water piping</b>				
Floor	Room ID	Room Alias		
<b>Basement</b>	<b>boiler room</b>	<b>original building</b>		
System	Subsystem - Assembly	Component	Type	Deficiency/Need
<b>D-SERVICES-MECHANICAL</b>	<b>Plumbing</b>	<b>pumps</b>	<b>pump</b>	<b>Generic - Per Correction/Enhancement</b>
Correction/Enhancement	Reason to Correct	Priority/Urgency	Photo(s)	
<b>3-Renovate/Renew/Repoint</b>	<b>5-Maintenance/Efficiency</b>	<b>3-Years 2 to 5</b>	 	
Quantity	Unit of Measure	Unit Cost		
<b>1</b>	<b>HP</b>	<b>\$1,000</b>		
Total Cost				
<b>\$800</b>				
Notes				
<b>hot water return piping is inaccessible if work or replacement is required.</b>				


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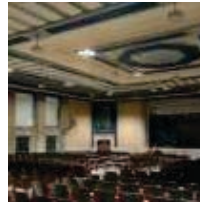
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## Facilities Condition Assessment Data Report

Assessment Date: **06 Aug 2015**Campus/School: **Jeremiah E. Burke**Address: **60 Washington Street**Building Name: **Jeremiah E. Burke**City/Town: **Dorchester, MA 02121**

Floor <b>2</b>	Room ID <b>272</b>	Room Alias <b>old building</b>		
System <b>D-SERVICES-MECHANICAL</b>	Subsystem - Assembly <b>Plumbing Fixtures</b>	Component <b>emergency shower eye wash station</b>	Type	Deficiency/Need <b>Generic - Per Correction/Enhancement</b>
Correction/Enhancement <b>4-Replace/Install New</b>	Reason to Correct <b>9-Safety: Structural/Life/Fire Life/Health</b>	Priority/Urgency <b>4-Years 0 to 2</b>	Photo(s)	
Quantity <b>1</b>	Unit of Measure <b>EACH</b>	Unit Cost <b>\$3,000</b>		
Total Cost <b>\$3,000</b>				
Notes <b>missing eyewash station in lab.</b>				
Floor <b>1</b>	Room ID <b>auditorium</b>	Room Alias <b>old building</b>		
System <b>D-SERVICES-ELECTRICAL</b>	Subsystem - Assembly <b>Lighting</b>	Component <b>Fixtures</b>	Type <b>light levels</b>	Deficiency/Need <b>Generic - Per Correction/Enhancement</b>
Correction/Enhancement <b>4-Replace/Install New</b>	Reason to Correct <b>8-Codes/Regulations/Stand ards</b>	Priority/Urgency <b>4-Years 0 to 2</b>	Photo(s) 	
Quantity <b>24</b>	Unit of Measure <b>EACH</b>	Unit Cost <b>\$200</b>		
Total Cost <b>\$4,800</b>				
Notes <b>light levels in auditorium low (both incandescent and metal halides)</b>			<b>auditorium light levels low</b>	



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## Facilities Condition Assessment Data Report



Assessment Date: **06 Aug 2015**

Campus/School: **Jeremiah E. Burke**

Address: **60 Washington Street**

Building Name: **Jeremiah E. Burke**

City/Town: **Dorchester, MA 02121**

Floor <b>1</b>	Room ID <b>corridor</b>	Room Alias <b>original building</b>		
System <b>D-SERVICES-MECHANICAL</b>	Subsystem - Assembly <b>D20-Plumbing</b>	Component <b>piping</b>	Type <b>drainage</b>	Deficiency/Need <b>Generic - Per Correction/Enhancement</b>
Correction/Enhancement <b>2-Repair</b>	Reason to Correct <b>8-Codes/Regulations/Standards</b>	Priority/Urgency <b>3-Years 2 to 5</b>	Photo(s) 	
Quantity <b>3</b>	Unit of Measure <b>LNFT</b>	Unit Cost <b>\$200</b>		
Total Cost <b>\$360</b>			<b>pipe hanger attached to other pipe</b>	
Notes <b>pipe hangers are connected to other pipes rather than ceiling. code violation.</b>				
Floor <b>3</b>	Room ID <b>345</b>	Room Alias <b>original building</b>		
System <b>D-SERVICES-ELECTRICAL</b>	Subsystem - Assembly <b>D40-Fire Protection</b>	Component <b>signaling device</b>	Type <b>signaling device</b>	Deficiency/Need <b>Generic - Per Correction/Enhancement</b>
Correction/Enhancement <b>4-Replace/Install New</b>	Reason to Correct <b>8-Codes/Regulations/Standards</b>	Priority/Urgency <b>4-Years 0 to 2</b>	Photo(s) 	
Quantity <b>1</b>	Unit of Measure <b>EACH</b>	Unit Cost <b>\$500</b>		
Total Cost <b>\$500</b>			<b>345 missing fire signalling device</b>	
Notes <b>missing signaling device at the end of the corridor outside room 345</b>				



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## Facilities Condition Assessment Data Report

Assessment Date: **06 Aug 2015**Campus/School: **Jeremiah E. Burke**Address: **60 Washington Street**Building Name: **Jeremiah E. Burke**City/Town: **Dorchester, MA 02121**

Floor <b>Basement</b>	Room ID <b>boiler room</b>	Room Alias <b>original building</b>		
System <b>D-SERVICES-MECHANICAL</b>	Subsystem - Assembly <b>Water Heater</b>	Component <b>electric tank heater</b>	Type <b>electric tank heater</b>	Deficiency/Need <b>Generic - Per Correction/Enhancement</b>
Correction/Enhancement <b>4-Replace/Install New</b>	Reason to Correct <b>5-Maintenance/Efficiency</b>	Priority/Urgency <b>3-Years 2 to 5</b>	Photo(s) 	
Quantity <b>1</b>	Unit of Measure <b>EACH</b>	Unit Cost <b>\$20,000</b>		
Total Cost <b>\$20,000</b>			<b>1998 electric tank heater</b>	
Notes <b>1998 electric tank heater will require replacement in the near future (15-20 year life expectancy). \$10k for similar unit. \$30k for pvi efficient unit</b>				
Floor <b>1</b>	Room ID <b>corridor</b>	Room Alias <b>original building</b>		
System <b>D-SERVICES-ELECTRICAL</b>	Subsystem - Assembly <b>Distribution</b>	Component <b>Panel</b>	Type <b>subpanel</b>	Deficiency/Need <b>Generic - Per Correction/Enhancement</b>
Correction/Enhancement <b>4-Replace/Install New</b>	Reason to Correct <b>9-Safety: Structural/Life/Fire Life/Health</b>	Priority/Urgency <b>3-Years 2 to 5</b>	Photo(s)	
Quantity <b>1</b>	Unit of Measure <b>AMPS</b>	Unit Cost <b>\$400</b>		
Total Cost <b>\$400</b>				
Notes <b>old panel with open switch. safety hazard.</b>				



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# Facilities Condition Assessment Data Report




Assessment Date: **06 Aug 2015**

Campus/School: **Jeremiah E. Burke**

Address: **60 Washington Street**

Building Name: **Jeremiah E. Burke**

City/Town: **Dorchester, MA 02121**

Floor <b>1</b>	Room ID <b>kitchen</b>	Room Alias <b>old building</b>		
System <b>D-SERVICES-MECHANICAL</b>	Subsystem - Assembly <b>Plumbing</b>	Component <b>Piping</b>	Type <b>Supply and Drainage</b>	Deficiency/Need <b>Generic - Per Correction/Enhancement</b>
Correction/Enhancement <b>4-Replace/Install New</b>	Reason to Correct <b>3-Wear/Damage/Asset Preservation</b>	Priority/Urgency <b>3-Years 2 to 5</b>	Photo(s)	
Quantity <b>10</b>	Unit of Measure <b>SQFT</b>	Unit Cost <b>\$68.68</b>		
Total Cost <b>\$686.81</b>			<b>kitchen sink</b>	<b>kitchen sink drainage pipe poor</b>
Notes <b>drainage pipes for hand wash sinks at two locations are old worn and possibly leak fixed with clamps</b>				
Floor <b>Basement</b>	Room ID <b>boiler room</b>	Room Alias <b>original building</b>		
System <b>D-SERVICES-MECHANICAL</b>	Subsystem - Assembly <b>Plumbing</b>	Component <b>Piping</b>	Type <b>Supply and Drainage</b>	Deficiency/Need <b>Improper Application</b>
Correction/Enhancement <b>4-Replace/Install New</b>	Reason to Correct <b>8-Codes/Regulations/Standards</b>	Priority/Urgency <b>4-Years 0 to 2</b>	Photo(s)	
Quantity <b>1</b>	Unit of Measure <b>SQFT</b>	Unit Cost <b>\$20.60</b>		
Total Cost <b>\$20.60</b>			<b>incoming domestic water line (no bfp)</b>	
Notes <b>\$10k to install backflow preventer on incoming domestic water line (high school has hazardous waste from lab. city bylaw to have installed)</b>				



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## Facilities Condition Assessment Data Report

Assessment Date: **06 Aug 2015**Campus/School: **Jeremiah E. Burke**Address: **60 Washington Street**Building Name: **Jeremiah E. Burke**City/Town: **Dorchester, MA 02121**

Floor <b>3</b>	Room ID <b>corridor</b>	Room Alias <b>outside 320</b>		
System <b>D-SERVICES-MECHANICAL</b>	Subsystem - Assembly <b>Plumbing Fixtures</b>	Component <b>water fountain</b>	Type	Deficiency/Need <b>Generic - Per Correction/Enhancement</b>
Correction/Enhancement <b>4-Replace/Install New</b>	Reason to Correct <b>3-Wear/Damage/Asset Preservation</b>	Priority/Urgency <b>4-Years 0 to 2</b>	Photo(s)	
Quantity <b>2</b>	Unit of Measure <b>EACH</b>	Unit Cost <b>\$500</b>		
Total Cost <b>\$1,000</b>			<b>missing water fountain cover</b>	
Notes <b>noted at least two water fountains missing covers. exposed electrical wires and pump</b>				
Floor <b>forth</b>	Room ID <b>424,425a and 426</b>	Room Alias <b>original building</b>		
System <b>D-SERVICES-MECHANICAL</b>	Subsystem - Assembly <b>D40-Fire Protection</b>	Component <b>sprinkers</b>	Type <b>sprinkler piping</b>	Deficiency/Need <b>Generic - Per Correction/Enhancement</b>
Correction/Enhancement <b>4-Replace/Install New</b>	Reason to Correct <b>8-Codes/Regulations/Stand ards</b>	Priority/Urgency <b>5-Highest-Immediate</b>	Photo(s)	<b>1 more photos available</b>
Quantity <b>3</b>	Unit of Measure <b>SQFT</b>	Unit Cost <b>\$50</b>		
Total Cost <b>\$150</b>			<b>room 424 sprinkler piping obstructed</b>	<b>425a sprinkler piping obstructed</b>
Notes <b>sprinkler piping obstructed by vent at three locations each \$500</b>				



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Campus/School: **Jeremiah E. Burke**

Address: **60 Washington Street**

Building Name: **Jeremiah E. Burke**

City/Town: **Dorchester, MA 02121**

Floor	Room ID	Room Alias		
<b>Roof</b>	<b>Roof New Addition</b>			
System	Subsystem - Assembly	Component	Type	Deficiency/Need
<b>D-SERVICES-MECHANICAL</b>	<b>D30-Heating, Ventilating, and Air Conditioning (Hvac)</b>	<b>Air Conditioning Unit</b>	<b>Small: &lt; 5 tons</b>	<b>Generic - Per Correction/Enhancement</b>
Correction/Enhancement	Reason to Correct	Priority/Urgency	Photo(s)	
<b>2-Repair</b>	<b>5-Maintenance/Efficiency</b>	<b>4-Years 0 to 2</b>		
Quantity	Unit of Measure	Unit Cost		
<b>1</b>	<b>TONS</b>	<b>\$17,100</b>		
Total Cost				
<b>\$10,260</b>				
Notes				
<b>Refrigerant insulation bad on ACCU on the roof.</b>				

Floor	Room ID	Room Alias		
<b>1</b>	<b>120</b>	<b>Mr. Haydock</b>		
System	Subsystem - Assembly	Component	Type	Deficiency/Need
<b>D-SERVICES-MECHANICAL</b>	<b>Distribution</b>	<b>Valve</b>	<b>Valve</b>	<b>Generic - Per Correction/Enhancement</b>
Correction/Enhancement	Reason to Correct	Priority/Urgency	Photo(s)	
<b>2-Repair</b>	<b>6-Functionality/Operations/Restore</b>	<b>4-Years 0 to 2</b>		
Quantity	Unit of Measure	Unit Cost		
<b>2</b>	<b>EACH</b>	<b>\$406.64</b>		
Total Cost				
<b>\$487.97</b>				
Notes				
<b>May be issues everywhere. The HW valves are overheating and may cause failures.</b>				



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Assessment Date: **06 Aug 2015**Campus/School: **Jeremiah E. Burke**Address: **60 Washington Street**Building Name: **Jeremiah E. Burke**City/Town: **Dorchester, MA 02121**

Floor <b>Basement</b>	Room ID <b>Boiler Room</b>	Room Alias		
System <b>D-SERVICES-MECHANICAL</b>	Subsystem - Assembly <b>Unit Heater</b>	Component <b>Unit Heater</b>	Type <b>Hot Water/Steam</b>	Deficiency/Need <b>Control Inoperative</b>
Correction/Enhancement <b>2-Repair</b>	Reason to Correct <b>6-Functionality/Operations/Restore</b>	Priority/Urgency <b>4-Years 0 to 2</b>	Photo(s)	
Quantity <b>1</b>	Unit of Measure <b>EACH</b>	Unit Cost <b>\$3,764.72</b>		
Total Cost <b>\$3,764.72</b>				
Notes <b>Unit heater enabling and disabling continuously without thermostat adjustment. Space temperature not a factor.</b>				

Floor <b>Basement</b>	Room ID <b>Electrical Life Safety</b>	Room Alias <b>Electric 030</b>		
System <b>D-SERVICES-MECHANICAL</b>	Subsystem - Assembly <b>Ventilation</b>	Component <b>Fan</b>	Type <b>Fan</b>	Deficiency/Need <b>Fan Missing</b>
Correction/Enhancement <b>4-Replace/Install New</b>	Reason to Correct <b>8-Codes/Regulations/Standards</b>	Priority/Urgency <b>4-Years 0 to 2</b>	Photo(s)	
Quantity <b>1</b>	Unit of Measure <b>EACH</b>	Unit Cost <b>\$3,226.91</b>		
Total Cost <b>\$3,226.91</b>				
Notes <b>No ventilation</b>				



**Relief Damper for EF**



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Campus/School: **Jeremiah E. Burke**

Address: **60 Washington Street**

Building Name: **Jeremiah E. Burke**

City/Town: **Dorchester, MA 02121**

Floor	Room ID	Room Alias				
Basement	Electrical Room					
System	Subsystem - Assembly	Component	Type	Deficiency/Need		
D-SERVICES-MECHANICAL	Ventilation	Fan	Fan	Fan Damage		
Correction/Enhancement	Reason to Correct	Priority/Urgency	Photo(s)			
2-Repair	6-Functionality/Operations/Restore	4-Years 0 to 2				
Quantity	Unit of Measure	Unit Cost				
1	EACH	\$3,872.29				
Total Cost						
\$3,872.29						
Notes						
EF damper not opening for relief air to room						
Floor	Room ID	Room Alias				
Basement	Boiler Room					
System	Subsystem - Assembly	Component	Type	Deficiency/Need		
D-SERVICES-MECHANICAL	D30-Heating, Ventilating, and Air Conditioning (Hvac)	Heat Exchanger		Generic - Per Correction/Enhancement		
Correction/Enhancement	Reason to Correct	Priority/Urgency	Photo(s)			
3-Renovate/Renew/Repoint	7-ADA/Accessibility	3-Years 2 to 5				
Quantity	Unit of Measure	Unit Cost				
1		\$0				
Total Cost						
\$0						
Notes						
In crawl space and inaccessible						



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Floor	Room ID	Room Alias				
Basement	Boiler Room					
System	Subsystem - Assembly	Component	Type	Deficiency/Need		
D-SERVICES-MECHANICAL	Main Pump Assembly	Pump	Pump	Generic - Per Correction/Enhancement		
Correction/Enhancement	Reason to Correct	Priority/Urgency	Photo(s)			
2-Repair	5-Maintenance/Efficiency	4-Years 0 to 2				
Quantity	Unit of Measure	Unit Cost				
2	EACH	\$4,846.19				
Total Cost						
\$5,815.43						
Notes						
Rust and deterioration of pump ncase and housing. Potentially due to leaks.						
Floor	Room ID	Room Alias				
Basement	Boiler Room					
System	Subsystem - Assembly	Component	Type	Deficiency/Need		
D-SERVICES-MECHANICAL	Heating System	Pipes	Steam Heat	Pipes		
Correction/Enhancement	Reason to Correct	Priority/Urgency	Photo(s)			
3-Renovate/Renew/Repoint	Not Specified/Not Applicable	3-Years 2 to 5				
Quantity	Unit of Measure	Unit Cost				
0	SQFT	\$63.50				
Total Cost						
\$0						
Notes						
Tripping hazard throughout space						



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Campus/School: **Jeremiah E. Burke**

Address: **60 Washington Street**

Building Name: **Jeremiah E. Burke**

City/Town: **Dorchester, MA 02121**

Floor	Room ID	Room Alias		
Basement	Boiler Room			
System	Subsystem - Assembly	Component	Type	Deficiency/Need
D-SERVICES-MECHANICAL	Condensate Return	Condensate Return	Return	Generic - Per Correction/Enhancement
Correction/Enhancement	Reason to Correct	Priority/Urgency	Photo(s)	
3-Renovate/Renew/Repoint	3-Wear/Damage/Asset Preservation	4-Years 0 to 2		
Quantity	Unit of Measure	Unit Cost		
0	SQFT	\$127.90		
Total Cost				
\$0				
Notes				
	Rust and deterioration of steam condensate piping throughout the boiler room.			

Floor	Room ID	Room Alias		
Basement	Boiler Room			
System	Subsystem - Assembly	Component	Type	Deficiency/Need
D-SERVICES-MECHANICAL	Boiler, Package	Steam		Generic - Per Correction/Enhancement
Correction/Enhancement	Reason to Correct	Priority/Urgency	Photo(s)	
4-Replace/Install New	6-Functionality/Operations/Restore	3-Years 2 to 5		
Quantity	Unit of Measure	Unit Cost		
3	BTU	\$0		
Total Cost				
\$0				
Notes				
Boilers at the end of their expected useful life. May get a year or two out of them but there will be failures in the near future.				



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Floor	Room ID	Room Alias		
Basement	Boiler Room			
System	Subsystem - Assembly	Component	Type	Deficiency/Need
D-SERVICES-MECHANICAL	Main Pump Assembly	Pump	Pump	Generic - Per Correction/Enhancement
Correction/Enhancement	Reason to Correct	Priority/Urgency	Photo(s)	
4-Replace/Install New	3-Wear/Damage/Asset Preservation	4-Years 0 to 2		
Quantity	Unit of Measure	Unit Cost		
2	EACH	\$4,846.19		
Total Cost				
\$9,692.38				
Notes				
missing gauges. temperature and pressure				

Floor	Room ID	Room Alias		
4	mechanical penthouse 402	2008 addition		
System	Subsystem - Assembly	Component	Type	Deficiency/Need
D-SERVICES-MECHANICAL	drainage	piping	sanitary stack	Generic - Per Correction/Enhancement
Correction/Enhancement	Reason to Correct	Priority/Urgency	Photo(s)	
2-Repair	8-Codes/Regulations/Standards	4-Years 0 to 2		
Quantity	Unit of Measure	Unit Cost		
1	LNFT	\$50		
Total Cost				
\$30				
Notes				
automatic trap primer is required by code. cost to install \$3k				



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## Facilities Condition Assessment Data Report



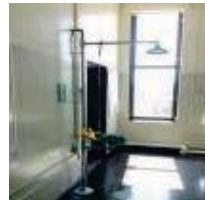
Assessment Date: **06 Aug 2015**

Campus/School: **Jeremiah E. Burke**

Address: **60 Washington Street**

Building Name: **Jeremiah E. Burke**

City/Town: **Dorchester, MA 02121**

Floor <b>4</b>	Room ID <b>mechanical penthouse 402</b>	Room Alias <b>2008 addition</b>		
System <b>D-SERVICES- MECHANICAL</b>	Subsystem - Assembly <b>D40-Fire Protection</b>	Component <b>sprinklers</b>	Type <b>sprinkler piping</b>	Deficiency/Need <b>Generic - Per Correction/Enhancement</b>
Correction/Enhancement <b>4-Replace/Install New</b>	Reason to Correct <b>9-Safety: Structural/Life/Fire Life/Health</b>	Priority/Urgency <b>5-Highest-Immediate</b>	Photo(s) 	<b>1 more photos available</b> 
Quantity <b>30</b>	Unit of Measure <b>SQFT</b>	Unit Cost <b>\$50</b>		
Total Cost <b>\$1,500</b>			<b>manual trap primer</b>	<b>no sprinkler piping below ductwork</b>
Notes <b>missing sprinkler piping below vent wider than 4ft. at least 3 locations. \$500 per sprinkler head.</b>				
Floor <b>4</b>	Room ID <b>473</b>	Room Alias <b>original building</b>		
System <b>D-SERVICES- MECHANICAL</b>	Subsystem - Assembly <b>Plumbing Fixtures</b>	Component <b>emergency shower eye wash station</b>	Type	Deficiency/Need <b>Generic - Per Correction/Enhancement</b>
Correction/Enhancement <b>2-Repair</b>	Reason to Correct <b>6- Functionality/Operations/ Restore</b>	Priority/Urgency <b>5-Highest-Immediate</b>	Photo(s) 	
Quantity <b>1</b>	Unit of Measure <b>EACH</b>	Unit Cost <b>\$3,000</b>		
Total Cost <b>\$1,800</b>			<b>room 473 pulled eye wash station</b>	
Notes <b>not working. already pulled</b>				



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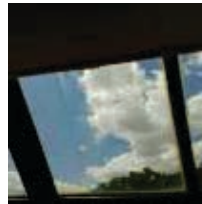

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Assessment Date: **06 Aug 2015**Campus/School: **Jeremiah E. Burke**Address: **60 Washington Street**Building Name: **Jeremiah E. Burke**City/Town: **Dorchester, MA 02121**

Floor <b>4</b>	Room ID <b>mechanical penthouse</b>	Room Alias <b>2008 addition</b>		
System <b>D-SERVICES-MECHANICAL</b>	Subsystem - Assembly <b>D20-Plumbing</b>	Component <b>piping</b>	Type <b>drainage</b>	Deficiency/Need <b>Generic - Per Correction/Enhancement</b>
Correction/Enhancement <b>3-Renovate/Renew/Repoint</b>	Reason to Correct <b>8-Codes/Regulations/Standards</b>	Priority/Urgency <b>3-Years 2 to 5</b>	Photo(s)	
Quantity <b>50</b>	Unit of Measure <b>LNFT</b>	Unit Cost <b>\$200</b>		
Total Cost <b>\$8,000</b>				
Notes <b>drainage piping is at a right angle (not allowed by code) and is not provided with a cleanout (also not code compliant). without clean out the system cannot properly be maintained. it is not clear how many pipes require a clean out added. ( price per clean out will about \$1-2k) insulation is also required on horizontal drainage piping. clean out noted in older building first floor corridor. nocleanouts found in second much pH of 2008 addition or drains from roof above gym.</b>				
Floor <b>4th Floor</b>	Room ID <b>Room 422</b>	Room Alias		
System <b>C-INTERIORS</b>	Subsystem - Assembly <b>Ceiling</b>	Component <b>Plaster/Stucco</b>	Type <b>Plaster/Stucco</b>	Deficiency/Need <b>Loose/Damage/Delaminated Surface</b>
Correction/Enhancement <b>2-Repair</b>	Reason to Correct <b>3-Wear/Damage/Asset Preservation</b>	Priority/Urgency <b>3-Years 2 to 5</b>	Photo(s) 	<b>10 more photos available</b> 
Quantity <b>0</b>	Unit of Measure <b>SQFT</b>	Unit Cost <b>\$4.31</b>		
Total Cost <b>\$0</b>				
Notes				



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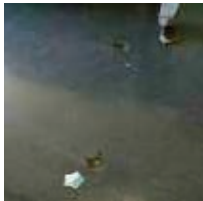
Assessment Date: **06 Aug 2015**


Campus/School: **Jeremiah E. Burke**

Address: **60 Washington Street**

Building Name: **Jeremiah E. Burke**

City/Town: **Dorchester, MA 02121**

Floor <b>4th Floor</b>	Room ID <b>Room 423A</b>	Room Alias		
System <b>C-INTERIORS</b>	Subsystem - Assembly <b>Floors</b>	Component <b>Tile</b>	Type <b>Vinyl Composition</b>	Deficiency/Need <b>Loose/Damage/Delaminated Surface</b>
Correction/Enhancement <b>2-Repair</b>	Reason to Correct <b>3-Wear/Damage/Asset Preservation</b>	Priority/Urgency <b>3-Years 2 to 5</b>	Photo(s) 	
Quantity <b>0</b>	Unit of Measure <b>SQFT</b>	Unit Cost <b>\$5.56</b>	<b>Room 423A</b>	
Total Cost <b>\$0</b>				
Notes				

Floor <b>3</b>	Room ID <b>Room 341</b>	Room Alias		
System <b>C-INTERIORS</b>	Subsystem - Assembly <b>Ceiling</b>	Component <b>Plaster/Stucco</b>	Type <b>Plaster/Stucco</b>	Deficiency/Need <b>Deteriorated Paint Finish</b>
Correction/Enhancement <b>2-Repair</b>	Reason to Correct <b>3-Wear/Damage/Asset Preservation</b>	Priority/Urgency <b>3-Years 2 to 5</b>	Photo(s) 	
Quantity <b>0</b>	Unit of Measure <b>SQFT</b>	Unit Cost <b>\$2.15</b>	<b>Room 341</b>	
Total Cost <b>\$0</b>				
Notes				



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Floor <b>3</b>	Room ID <b>Room 337</b>	Room Alias		
System <b>C-INTERIORS</b>	Subsystem - Assembly <b>Ceiling</b>	Component <b>Acoustic Tile</b>	Type <b>Suspended</b>	Deficiency/Need <b>Stained/Dirty</b>
Correction/Enhancement <b>4-Replace/Install New</b>	Reason to Correct <b>3-Wear/Damage/Asset Preservation</b>	Priority/Urgency <b>3-Years 2 to 5</b>	Photo(s) 	
Quantity <b>0</b>	Unit of Measure <b>SQFT</b>	Unit Cost <b>\$1.87</b>	<b>Room 337</b>	
Total Cost <b>\$0</b>				
Notes				

Floor <b>3</b>	Room ID <b>Room 341</b>	Room Alias		
System <b>C-INTERIORS</b>	Subsystem - Assembly <b>Ceiling</b>	Component <b>Plaster/Stucco</b>	Type <b>Plaster/Stucco</b>	Deficiency/Need <b>Loose/Damage/Delaminated Surface</b>
Correction/Enhancement <b>3-Renovate/Renew/Repoint</b>	Reason to Correct <b>3-Wear/Damage/Asset Preservation</b>	Priority/Urgency <b>4-Years 0 to 2</b>	Photo(s) 	
Quantity <b>0</b>	Unit of Measure <b>SQFT</b>	Unit Cost <b>\$4.31</b>	<b>Room 341</b>	
Total Cost <b>\$0</b>				
Notes				



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Campus/School: **Jeremiah E. Burke**

Address: **60 Washington Street**

Building Name: **Jeremiah E. Burke**

City/Town: **Dorchester, MA 02121**

Floor	Room ID	Room Alias		
<b>4th Floor</b>	<b>Stair 4</b>			
System	Subsystem - Assembly	Component	Type	Deficiency/Need
<b>B-SHELL-EXTERIOR</b>	<b>Windows/Glazed Walls</b>	<b>Window Wall</b>	<b>Metal</b>	<b>Replace</b>
Correction/Enhancement	Reason to Correct	Priority/Urgency	Photo(s)	
<b>4-Replace/Install New</b>	<b>3-Wear/Damage/Asset Preservation</b>	<b>4-Years 0 to 2</b>		
Quantity	Unit of Measure	Unit Cost		
<b>0</b>	<b>SQFT</b>	<b>\$348.71</b>		
Total Cost				
<b>\$0</b>				
Notes				
Floor	Room ID	Room Alias		
<b>4th Floor</b>	<b>Stair 6</b>			
System	Subsystem - Assembly	Component	Type	Deficiency/Need
<b>C-INTERIORS</b>	<b>Walls</b>	<b>Brick wall</b>	<b>Salt glazed brick</b>	<b>Cracked/Spalling</b>
Correction/Enhancement	Reason to Correct	Priority/Urgency	Photo(s)	1 more photos available
<b>2-Repair</b>	<b>3-Wear/Damage/Asset Preservation</b>	<b>3-Years 2 to 5</b>		
Quantity	Unit of Measure	Unit Cost		
<b>0</b>	<b>SQFT</b>	<b>\$1</b>		
Total Cost				
<b>\$0</b>				
Notes				



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## Facilities Condition Assessment Data Report

Assessment Date: **06 Aug 2015**Campus/School: **Jeremiah E. Burke**Address: **60 Washington Street**Building Name: **Jeremiah E. Burke**City/Town: **Dorchester, MA 02121**

Floor <b>All Floors</b>	Room ID	Room Alias <b>Entire building</b>		
System <b>C-INTERIORS</b>	Subsystem - Assembly <b>Ceiling</b>	Component <b>Plaster/Stucco</b>	Type <b>Plaster/Stucco</b>	Deficiency/Need <b>Loose/Damage/Delaminated Surface</b>
Correction/Enhancement <b>2-Repair</b>	Reason to Correct <b>2-Aesthetics/Image</b>	Priority/Urgency <b>5-Highest-Immediate</b>	Photo(s)	
Quantity <b>0</b>	Unit of Measure <b>SQFT</b>	Unit Cost <b>\$4.31</b>		
Total Cost <b>\$0</b>				
Notes				

Floor <b>Entire Building</b>	Room ID	Room Alias <b>Stairs</b>		
System <b>B-SHELL-SUPERSTRUCTURE</b>	Subsystem - Assembly <b>Stairs</b>	Component <b>Concrete/Steel</b>	Type <b>Concrete/Steel</b>	Deficiency/Need <b>Guardrail too low</b>
Correction/Enhancement <b>3-Renovate/Renew/Repaint</b>	Reason to Correct <b>8-Codes/Regulations/Standards</b>	Priority/Urgency <b>5-Highest-Immediate</b>	Photo(s)	
Quantity <b>0</b>	Unit of Measure <b>FLIGHT</b>	Unit Cost <b>\$1</b>		
Total Cost <b>\$0</b>				
Notes				



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## Facilities Condition Assessment Data Report

Assessment Date: **06 Aug 2015**

Campus/School: **Jeremiah E. Burke**

Address: **60 Washington Street**

Building Name: **Jeremiah E. Burke**

City/Town: **Dorchester, MA 02121**

Floor	Room ID	Room Alias		
<b>Entire Building</b>		<b>Stairs</b>		
System	Subsystem - Assembly	Component	Type	Deficiency/Need
<b>B-SHELL-SUPERSTRUCTURE</b>	<b>Stairs</b>	<b>Steel</b>	<b>Steel</b>	<b>Baluster spacing is more than 4"</b>
Correction/Enhancement	Reason to Correct	Priority/Urgency	Photo(s)	
<b>3-Renovate/Renew/Repaint</b>	<b>8-Codes/Regulations/Standards</b>	<b>5-Highest-Immediate</b>		
Quantity	Unit of Measure	Unit Cost		
<b>0</b>	<b>FLIGHT</b>	<b>\$1</b>		
Total Cost				
<b>\$0</b>				
Notes				

Floor	Room ID	Room Alias		
<b>Entire Building</b>				
System	Subsystem - Assembly	Component	Type	Deficiency/Need
<b>B-SHELL-EXTERIOR</b>	<b>Windows/Glazed Walls</b>	<b>Institutional</b>	<b>Aluminum/Insulated</b>	<b>Window sash doesn't stay up. Sash opening is more than 6". No screen</b>
Correction/Enhancement	Reason to Correct	Priority/Urgency	Photo(s)	
<b>2-Repair</b>	<b>9-Safety: Structural/Life/Fire Life/Health</b>	<b>5-Highest-Immediate</b>		
Quantity	Unit of Measure	Unit Cost		
<b>0</b>	<b>SQFT</b>	<b>\$1</b>		
Total Cost				
<b>\$0</b>				
Notes				



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Assessment Date: **06 Aug 2015**Campus/School: **Jeremiah E. Burke**Address: **60 Washington Street**Building Name: **Jeremiah E. Burke**City/Town: **Dorchester, MA 02121**

Floor	Room ID	Room Alias		
<b>Entire Building</b>				
System	Subsystem - Assembly	Component	Type	Deficiency/Need
<b>C-INTERIORS</b>	<b>Doors</b>	<b>Wood</b>	<b>Solid Core</b>	<b>Many doors don't have the required clearance to meet ADA/MAAB</b>
Correction/Enhancement	Reason to Correct	Priority/Urgency	Photo(s)	
<b>3-Renovate/Renew/Repoint</b>	<b>7-ADA/Accessibility</b>	<b>4-Years 0 to 2</b>		
Quantity	Unit of Measure	Unit Cost		
<b>0</b>	<b>EACH</b>	<b>\$1</b>		
Total Cost				
<b>\$0</b>				
Notes				
Floor	Room ID	Room Alias		
<b>Roof</b>				
System	Subsystem - Assembly	Component	Type	Deficiency/Need
<b>B-SHELL-ROOF</b>	<b>Penetrations</b>	<b>Skylight</b>	<b>Metal</b>	<b>Water Penetration</b>
Correction/Enhancement	Reason to Correct	Priority/Urgency	Photo(s)	
<b>4-Replace/Install New</b>	<b>3-Wear/Damage/Asset Preservation</b>	<b>5-Highest-Immediate</b>		
Quantity	Unit of Measure	Unit Cost		
<b>0</b>	<b>EACH</b>	<b>\$999.85</b>		
Total Cost				
<b>\$0</b>				
Notes				



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## Facilities Condition Assessment Data Report



Assessment Date: **06 Aug 2015**

Campus/School: **Jeremiah E. Burke**



Address: **60 Washington Street**

Building Name: **Jeremiah E. Burke**

City/Town: **Dorchester, MA 02121**

Floor <b>Entire Building</b>	Room ID	Room Alias		
System <b>C-INTERIORS</b>	Subsystem - Assembly <b>C10-Interior Construction</b>	Component <b>C1090-Interior Specialties</b>	Type <b>C1090.90-Other Interior Specialties</b>	Deficiency/Need <b>Room signage is damaged</b>
Correction/Enhancement <b>4-Replace/Install New</b>	Reason to Correct <b>8-Codes/Regulations/Standards</b>	Priority/Urgency <b>5-Highest-Immediate</b>	Photo(s) 	<b>1 more photos available</b> 
Quantity <b>0</b>	Unit of Measure	Unit Cost <b>\$1</b>		
Total Cost <b>\$0</b>				
Notes				

Floor <b>Entire Building</b>	Room ID	Room Alias		
System <b>B-SHELL-SUPERSTRUCTURE</b>	Subsystem - Assembly <b>Stairs</b>	Component <b>Concrete/Steel</b>	Type <b>Concrete/Steel</b>	Deficiency/Need <b>Original stairs have nosing.</b>
Correction/Enhancement <b>3-Renovate/Renew/Repoint</b>	Reason to Correct <b>8-Codes/Regulations/Standards</b>	Priority/Urgency <b>4-Years 0 to 2</b>	Photo(s) 	
Quantity <b>0</b>	Unit of Measure <b>FLIGHT</b>	Unit Cost <b>\$1</b>		
Total Cost <b>\$0</b>				
Notes				



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## Facilities Condition Assessment Data Report

Assessment Date: **06 Aug 2015**Campus/School: **Jeremiah E. Burke**Address: **60 Washington Street**Building Name: **Jeremiah E. Burke**City/Town: **Dorchester, MA 02121**

Floor <b>4th Floor</b>	Room ID <b>439</b>	Room Alias <b>storage</b>		
System <b>B-SHELL-EXTERIOR</b>	Subsystem - Assembly <b>Windows/Glazed Walls</b>	Component <b>Institutional</b>	Type	Deficiency/Need <b>Original window. Frame is damaged and unit is not insulated.</b>
Correction/Enhancement <b>4-Replace/Install New</b>	Reason to Correct <b>3-Wear/Damage/Asset Preservation</b>	Priority/Urgency <b>4-Years 0 to 2</b>	Photo(s) 	<b>2 more photos available</b>
Quantity <b>0</b>	Unit of Measure	Unit Cost <b>\$1</b>		
Total Cost <b>\$0</b>				
Notes				

Floor <b>Basement</b>	Room ID <b>Stair 1</b>	Room Alias		
System <b>B-SHELL-SUPERSTRUCTURE</b>	Subsystem - Assembly <b>Stairs</b>	Component <b>Concrete/Steel</b>	Type	Deficiency/Need <b>Egress stair discharge is at grade, but the stair continues to the</b>
Correction/Enhancement <b>4-Replace/Install New</b>	Reason to Correct <b>8-Codes/Regulations/Standards</b>	Priority/Urgency <b>5-Highest-Immediate</b>	Photo(s) 	
Quantity <b>0</b>	Unit of Measure	Unit Cost <b>\$1</b>		
Total Cost <b>\$0</b>				
Notes				



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## Facilities Condition Assessment Data Report



Assessment Date: **06 Aug 2015**

Campus/School: **Jeremiah E. Burke**

Address: **60 Washington Street**

Building Name: **Jeremiah E. Burke**

City/Town: **Dorchester, MA 02121**

Floor <b>Basement</b>	Room ID <b>throughout</b>	Room Alias		
System <b>C-INTERIORS</b>	Subsystem - Assembly <b>Floors</b>	Component <b>Terrazzo</b>	Type <b>Cracked</b>	Deficiency/Need <b>Generic - Per Correction/Enhancement</b>
Correction/Enhancement <b>2-Repair</b>	Reason to Correct <b>3-Wear/Damage/Asset Preservation</b>	Priority/Urgency <b>4-Years 0 to 2</b>	Photo(s) 	
Quantity <b>0</b>	Unit of Measure <b>SQFT</b>	Unit Cost <b>\$14</b>		
Total Cost <b>\$0</b>				
Notes				
Floor <b>4th Floor</b>	Room ID	Room Alias <b>addition elevator lobby</b>		
System <b>B-SHELL-EXTERIOR</b>	Subsystem - Assembly <b>Windows/Glazed Walls</b>	Component <b>Institutional</b>	Type <b>Aluminum/Insulated</b>	Deficiency/Need <b>Add a guardrail at the floor to ceiling curtain wall.</b>
Correction/Enhancement <b>4-Replace/Install New</b>	Reason to Correct <b>9-Safety: Structural/Life/Fire Life/Health</b>	Priority/Urgency <b>4-Years 0 to 2</b>	Photo(s) 	
Quantity <b>0</b>	Unit of Measure <b>SQFT</b>	Unit Cost <b>\$1</b>		
Total Cost <b>\$0</b>				
Notes				



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## Facilities Condition Assessment Data Report

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Floor <b>2</b>	Room ID <b>214 Teacher Planning</b>	Room Alias		
System <b>C-INTERIORS</b>	Subsystem - Assembly <b>C20-Interior Finishes</b>	Component <b>C2030-Flooring</b>	Type <b>C2030.75-Carpeting</b>	Deficiency/Need <b>Generic - Per Correction/Enhancement</b>
Correction/Enhancement <b>4-Replace/Install New</b>	Reason to Correct <b>3-Wear/Damage/Asset Preservation</b>	Priority/Urgency <b>4-Years 0 to 2</b>	Photo(s) 	
Quantity <b>0</b>	Unit of Measure	Unit Cost <b>\$0</b>		
Total Cost <b>\$0</b>				
Notes				

Floor <b>Basement</b>	Room ID <b>Mechanical Room</b>	Room Alias		
System <b>D-SERVICES-MECHANICAL</b>	Subsystem - Assembly <b>D30-Heating, Ventilating, and Air Conditioning (Hvac)</b>	Component <b>D3021-Boiler</b>	Type <b>D3021.01-Gas-Steam: Large: &gt; 8,000 MBH</b>	Deficiency/Need <b>Generic - Per Correction/Enhancement</b>
Correction/Enhancement <b>4-Replace/Install New</b>	Reason to Correct <b>6-Functionality/Operations/Restore</b>	Priority/Urgency <b>4-Years 0 to 2</b>	Photo(s)	
Quantity <b>3</b>	Unit of Measure	Unit Cost <b>\$0</b>		
Total Cost <b>\$0</b>				
Notes				



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## Facilities Condition Assessment Data Report

Assessment Date: 06 Aug 2015

Campus/School: Jeremiah E. Burke

Address: 60 Washington Street

Building Name: Jeremiah E. Burke

City/Town: Dorchester, MA 02121

Floor	Room ID	Room Alias		
Entire Building	NA			
System	Subsystem - Assembly	Component	Type	Deficiency/Need
D-SERVICES-MECHANICAL	D30-Heating, Ventilating, and Air Conditioning (Hvac)	D3041-Air Distribution Systems	D3041.02-Duct Work-Galvanized	Generic - Per Correction/Enhancement
Correction/Enhancement	Reason to Correct	Priority/Urgency	Photo(s)	
2-Repair	5-Maintenance/Efficiency	3-Years 2 to 5		
Quantity	Unit of Measure	Unit Cost		
0		\$0		
Total Cost				
\$0				
Notes				
Unit of measure should be LBS. Repair should also include clean out of ducts. Leaks in duct work seen. Quantity of leak locations not known.				

## Equipment Inventory

Not in scope - Not Performed for this Assessment

## Energy &amp; Climate

Not in scope - Not Performed for this Assessment



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# Facilities Condition Assessment Data Report

Assessment Date: **06 Aug 2015**Campus/School: **Jeremiah E. Burke**Address: **60 Washington Street**Building Name: **Jeremiah E. Burke**City/Town: **Dorchester, MA 02121**

## Exit Interview

<b>Staff Debriefed</b>	
Title	Name
<u>Top Five Major Findings/Staff Priorities</u>	
Building Discipline/Technical Discipline	
<u>Comments</u>	
Building Discipline/Technical Discipline	
<u>Comments</u>	
Building Discipline/Technical Discipline	
<u>Comments</u>	
Building Discipline/Technical Discipline	
<u>Comments</u>	
Building Discipline/Technical Discipline	
<u>Comments</u>	

## Physical Conditions - Overall Systems Ratings

A-Foundations	A-Substructure	B-Shell-Exterior	B-Shell-Roof
<b>NA-Not Applicable/Not Assessed</b>	<b>2-Good/Fair</b>	<b>2-Good/Fair</b>	<b>1-Excellent/Good</b>
B-Shell-Superstructure	C-Interiors	C-Interiors-Speciality	D-Services-Conveying
<b>2-Good/Fair</b>	<b>2-Good/Fair</b>	<b>NA-Not Applicable/Not Assessed</b>	<b>NA-Not Applicable/Not Assessed</b>
D-Services-Mechanical	D-Services-Electrical	E-Equipment	G-SiteWork
<b>3-Fair</b>	<b>2-Good/Fair</b>	<b>NA-Not Applicable/Not Assessed</b>	<b>2-Good/Fair</b>
F-Special Construction (e.g. Modulares,Pools, etc.)	<b>Overall Facility-Judgement</b>	<b>Overall Facility Rating - System Averaged, Excluding Special Construction</b>	
<b>NA-Not Applicable/Not Assessed</b>	<b>2-Good/Fair</b>	<b>2.05</b>	

## Cost Information Summary

Asset Replacement Value (ARV)	Equipment Replacement Value	Tax Assessed Value
<b>\$58,263,552</b>	<b>Not Inventoried</b>	<b>\$17,568,600</b>
Facility Deficiencies	Facility Enhancement (Energy & Climate)	Equipment Replacement Cost - Fail or Poor Only
<b>\$92,078.58</b>	<b>Not Assessed</b>	<b>Not Assessed</b>
Total Capital Project and Repair Cost	Facility Condition Index (FCI)	
<b>\$92,078.58</b>	<b>0.002</b>	



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Sustainability](#)

## Energy & Sustainability

Understanding current energy consumption patterns for Boston Public School's existing facilities will be an important metric for determining building suitability for long-term usage and operational cost modeling. Currently BPS's Energy Division monitors utility usage, water consumption and operates an Energy Management System in an effort to aggressively save resources and money. Long-term reductions in climate change contributing energy sources (fossil fuels), utilizing utility company rebates and preparing facilities for redundancy and resiliency will be additional considerations for both building and site evaluations in the 10 Year Facility Master Plan.

The Pilot Study includes the last six years of electrical, gas and water consumption and total costs for the four buildings. More typically buildings can be analyzed by typology, age, renovation age, size, etc. The data should be used to spur investigation and encourage 'constant' vigilance necessitated with modern systems. This data can be analyzed in a number of ways as illustrated in the following pages.

## Month by Month Utility Use

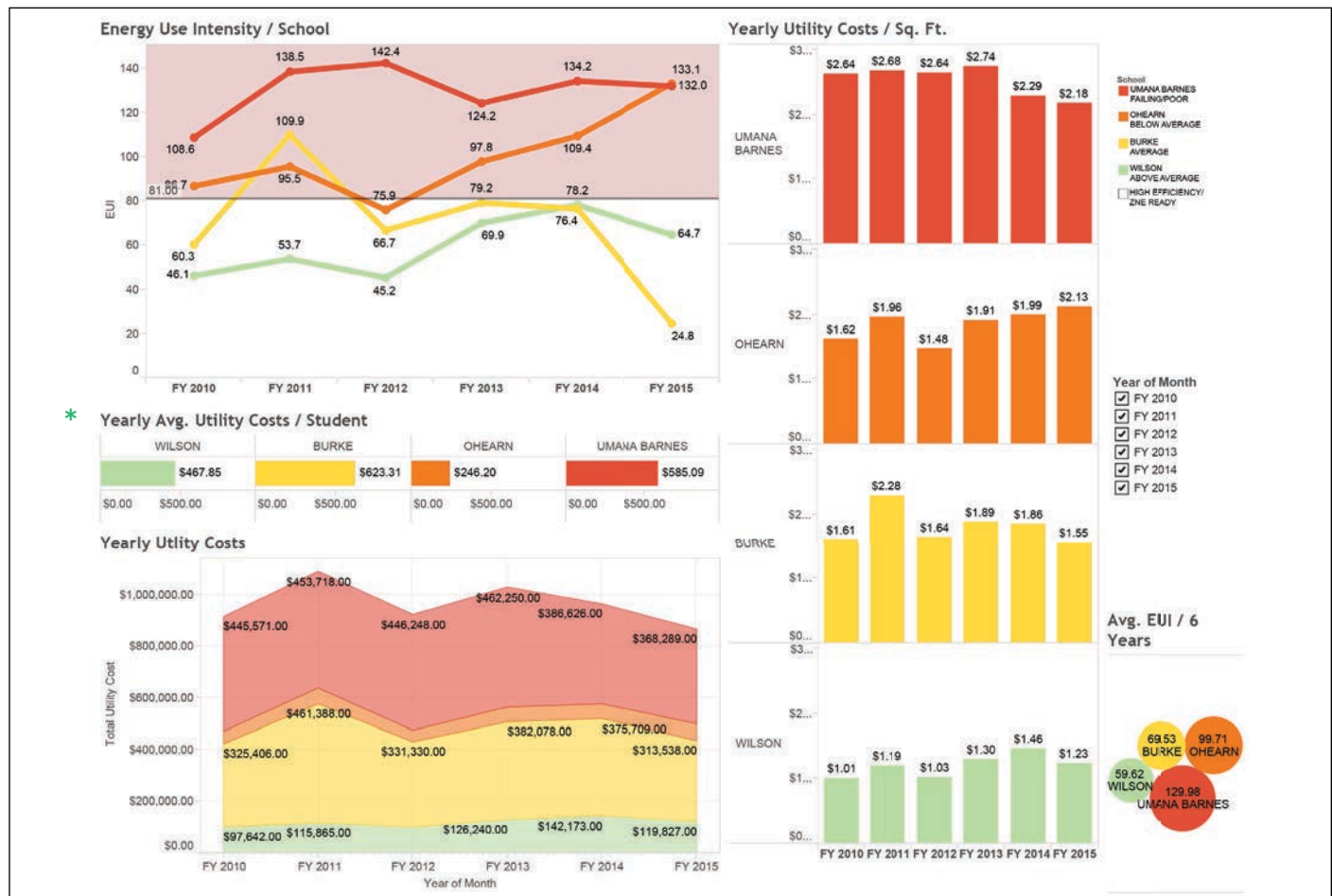


Month over month utility usage and cost data is the most powerful tool to analyze building and system functionality. Trendlines can be observed, operational cost planning and maintenance addressed through careful analysis. This can be a snapshot on how users are actually interfacing with building systems rather than relying on modeling. Operational behavior can then be addressed and modified.

Example: Burke High School's flat line gas use through the winter of 2014/2015 reflects a failed meter, so consumption data is not captured correctly for this period throwing off year over year statistics.

Negative electrical use at Umana suggests necessary investigations as well.

## Comparative Analysis



The City of Boston and BPS can monitor a number of useful benchmarks for the portfolio of schools in the district, comparing buildings of a certain era, typology (HS, MS, K-5), school size, etc.

Energy Use Intensity (EUI) is then evaluated against our regional average for similar schools. As codes and LEED ratings continue to evolve and tighten energy use in the buildings we consider high performing today will eventually move down the spectrum. Planning for Net Zero becomes imperative for the flexibility of BPS and improving operational costs and budget predictability.

\*Note: The cost per student metric is an “inverse indicator” (in this instance) the low cost per student at older schools such as O'Hearn and Wilson (Henderson Upper and Lower) are indicative of dated systems and non-code compliant ventilation provision, or systems operating below capacity that lack of power and data infrastructure required for BPS educational vision implementation.

### Energy Use Intensity (EUI)

EUI is an average measurement - in this instance specifically for K-12 schools in Climate Zone 5 is used as a baseline for comparative analysis from the US Energy Information Administration's - Commercial Buildings Energy Consumption Survey (CBECS) updated in 2012.

## Energy Performance

<b>BURKE</b>									
202,304 ft²									
<i>Period</i>	<i>Kilowatt Hours</i>	<i>Electric Cost</i>	<i>Gas Therms</i>	<i>Gas Cost</i>	<i>mmbtu per ft²</i>	<i>Total mmbtu</i>	<i>Water CF³</i>	<i>Water Cost</i>	<i>Total Utilit Cost</i>
<b><u>FY 2010</u></b>									
07/2009	124,020	\$19,007	34	\$1,751	2.11	427	5,390	612	\$21,370
08/2009	139,700	\$20,726	6	\$1,710	2.36	477	3,870	468	\$22,904
09/2009	135,720	\$20,219	22	\$1,750	2.30	465	2,915	369	\$22,338
10/2009	129,700	\$16,972	94	\$1,780	2.23	452	5,705	631	\$19,383
11/2009	141,360	\$17,376	2,938	\$4,931	3.84	776	7,855	843	\$23,150
12/2009	129,880	\$16,213	5,914	\$8,257	5.11	1,034	7,805	844	\$25,314
01/2010	140,080	\$20,801	23,029	\$27,107	13.74	2,780	6,000	671	\$48,579
02/2010	134,940	\$19,476	21,118	\$25,021	12.71	2,572	6,830	753	\$45,250
03/2010	123,840	\$17,940	15,350	\$18,636	9.67	1,957	7,355	792	\$37,368
04/2010	117,540	\$15,166	78	\$1,817	2.02	409	7,550	835	\$17,818
05/2010	118,560	\$15,798	54	\$1,761	2.03	410	6,950	782	\$18,341
06/2010	123,680	\$21,006	128	\$1,810	2.15	435	6,875	775	\$23,591
	<b>1,559,020</b>	<b>\$220,700</b>	<b>68,765</b>	<b>\$96,331</b>	<b>60.28</b>	<b>12,194</b>	<b>75,100</b>	<b>\$8,374</b>	<b>\$325,405</b>
<b><u>FY 2011</u></b>									
07/2010	146,160	\$26,312	25	\$1,747	2.48	501	4,555	551	\$28,610
08/2010	125,640	\$22,619	14	\$1,708	2.13	430	4,130	507	\$24,834
09/2010	119,020	\$21,590	8	\$1,708	2.01	407	5,615	656	\$23,954
10/2010	123,660	\$19,215	66	\$800	2.12	429	8,680	963	\$20,978
11/2010	124,300	\$15,997	2,671	\$7,277	3.42	691	8,180	914	\$24,188
12/2010	129,920	\$19,165	9,357	\$14,600	6.82	1,379	7,655	855	\$34,620
01/2011	123,400	\$19,569	23,186	\$29,496	13.54	2,739	5,180	613	\$49,678
02/2011	125,920	\$19,755	110,412	\$122,949	56.69	11,468	7,825	892	\$143,596
03/2011	122,040	\$16,866	17,339	\$22,908	10.63	2,150	6,520	754	\$40,528
04/2011	116,560	\$15,961	7,863	\$12,876	5.85	1,184	9,300	1,053	\$29,890
05/2011	116,440	\$15,652	149	\$730	2.04	412	9,845	1,109	\$17,491
06/2011	124,720	\$21,325	130	\$661	2.17	439	9,135	1,035	\$23,021
	<b>1,497,780</b>	<b>\$234,026</b>	<b>171,220</b>	<b>\$217,460</b>	<b>109.88</b>	<b>22,229</b>	<b>86,620</b>	<b>\$9,902</b>	<b>\$461,388</b>
<b><u>FY 2012</u></b>									
07/2011	137,820	\$24,826	64	\$733	2.36	477	4,110	514	\$26,073
08/2011	140,220	\$23,923	10	\$565	2.37	479	3,620	462	\$24,950
09/2011	130,260	\$21,091	237	\$768	2.31	468	4,900	600	\$22,459
10/2011	124,580	\$18,887	4,304	\$5,317	4.23	855	4,900	600	\$24,804
11/2011	114,680	\$15,447	9,475	\$13,693	6.62	1,339	9,010	1,017	\$30,157
12/2011	112,240	\$15,209	16,351	\$20,434	9.97	2,018	7,700	883	\$36,526
01/2012	130,220	\$16,783	19,712	\$23,620	11.94	2,415	6,415	773	\$41,176
02/2012	122,720	\$15,305	15,829	\$19,588	9.89	2,001	9,405	1,111	\$36,004
03/2012	120,040	\$14,154	11,418	\$15,676	7.67	1,551	6,410	787	\$30,617
04/2012	108,000	\$13,092	5,997	\$10,305	4.79	968	9,142	1,081	\$24,478
05/2012	101,780	\$12,405	1,633	\$2,388	2.52	511	6,958	841	\$15,634
06/2012	117,320	\$16,789	19	\$831	1.99	402	6,808	832	\$18,452
	<b>1,459,880</b>	<b>\$207,911</b>	<b>85,049</b>	<b>\$113,918</b>	<b>66.65</b>	<b>13,484</b>	<b>79,378</b>	<b>\$9,501</b>	<b>\$331,330</b>

Source: Boston Public Schools

## Energy Performance

<b>BURKE</b>									
202,304 ft <sup>2</sup>									
<i>Period</i>	<i>Kilowatt Hours</i>	<i>Electric Cost</i>	<i>Gas Therms</i>	<i>Gas Cost</i>	<i>mmbtu per ft<sup>2</sup></i>	<i>Total mmbtu</i>	<i>Water CF<sup>3</sup></i>	<i>Water Cost</i>	<i>Total Utilit Cost</i>
<b><i>FY 2013</i></b>									
07/2012	126,320	\$21,957	4	\$841	2.13	431	3,020	428	\$23,226
08/2012	129,840	\$21,041	22	\$868	2.20	445	5,195	657	\$22,566
09/2012	132,440	\$18,944	68	\$871	2.27	459	6,905	848	\$20,663
10/2012	109,400	\$17,083	2,936	\$3,630	3.30	667	10,160	667	\$21,380
11/2012	112,300	\$15,950	15,239	\$19,434	9.43	1,907	8,365	1,003	\$36,387
12/2012	122,200	\$16,852	18,086	\$22,346	11.00	2,225	8,160	986	\$40,184
01/2013	118,080	\$17,891	22,497	\$26,840	13.11	2,652	7,475	927	\$45,658
02/2013	138,560	\$29,776	21,719	\$25,630	13.07	2,644	8,525	1,054	\$56,460
03/2013	153,520	\$22,031	17,734	\$22,169	11.35	2,297	8,150	1,018	\$45,218
04/2013	124,680	\$17,008	9,040	\$13,517	6.57	1,329	7,670	964	\$31,489
05/2013	119,520	\$15,358	683	\$1,396	2.35	476	8,070	1,004	\$17,758
06/2013	132,940	\$19,243	249	\$916	2.37	479	7,375	930	\$21,089
	<b>1,519,800</b>	<b>\$233,134</b>	<b>108,277</b>	<b>\$138,458</b>	<b>79.14</b>	<b>16,011</b>	<b>89,070</b>	<b>\$10,486</b>	<b>\$382,078</b>
<b><i>FY 2014</i></b>									
07/2013	144,780	\$24,251	10	\$771	2.45	495	4,215	568	\$25,590
08/2013	137,260	\$20,587	76	\$830	2.35	476	4,010	544	\$21,961
09/2013	131,180	\$20,563	57	\$775	2.24	453	4,740	631	\$21,969
10/2013	105,420	\$18,063	4,349	\$4,750	3.93	795	9,025	1,114	\$23,927
11/2013	113,660	\$15,130	14,011	\$17,717	8.84	1,789	10,620	1,300	\$34,147
12/2013	112,360	\$16,885	18,877	\$22,413	11.22	2,271	9,380	1,150	\$40,448
01/2014	115,120	\$20,712	23,961	\$26,850	13.78	2,788	6,380	839	\$48,401
02/2014	125,100	\$24,570	20,824	\$23,552	12.40	2,509	7,540	983	\$49,105
03/2014	109,540	\$19,223	20,044	\$23,432	11.75	2,378	6,460	850	\$43,505
04/2014	107,180	\$16,983	4,499	\$9,671	4.03	816	8,565	1,109	\$27,763
05/2014	99,740	\$15,337	41	\$897	1.70	344	6,720	888	\$17,122
06/2014	103,140	\$19,938	13	\$840	1.75	353	7,600	993	\$21,771
	<b>1,404,480</b>	<b>\$232,242</b>	<b>106,762</b>	<b>\$132,498</b>	<b>76.45</b>	<b>15,466</b>	<b>85,255</b>	<b>\$10,969</b>	<b>\$375,709</b>
<b><i>FY 2015</i></b>									
07/2014	122,880	\$23,045	173	\$1,039	2.16	437	3,550	513	\$24,597
08/2014	121,380	\$22,635	43	\$892	2.07	418	2,870	434	\$23,961
09/2014	118,680	\$22,351	170	\$1,014	2.09	422	4,335	608	\$23,973
10/2014	102,180	\$18,807	220	\$1,092	1.83	371	10,835	1,376	\$21,275
11/2014	108,160	\$16,247	216	\$4,870	1.93	391	12,355	1,560	\$22,677
12/2014	117,700	\$22,843	178	\$4,971	2.07	419	13,630	1,752	\$29,566
01/2015	118,360	\$30,888	128	\$4,919	2.06	417	3,725	508	\$36,315
02/2015	111,480	\$33,082	134	\$4,469	1.95	394	6,695	916	\$38,467
03/2015	105,240	\$25,498	135	\$4,915	1.84	373	7,445	1,018	\$31,431
04/2015	101,020	\$17,472	175	\$4,805	1.79	362	9,765	1,307	\$23,584
05/2015	97,060	\$13,156	3,085	\$3,276	3.16	640	7,975	1,086	\$17,518
06/2015	101,280	\$18,260	182	\$732	1.80	364	8,760	1,182	\$20,174
	<b>1,325,420</b>	<b>\$264,284</b>	<b>4,839</b>	<b>\$36,994</b>	<b>24.75</b>	<b>5,006</b>	<b>91,940</b>	<b>\$12,260</b>	<b>\$313,538</b>

Source: Boston Public Schools





## *Appendix*

- 1** Massachusetts Historic Commission Report
- 2** 1993 Wallace Floyd Report
- 3** Pilot Study Facility Assessment Agenda
- 4** Pilot Study Facility Educational Assessment Agenda

# Massachusetts Historic Commission Report


MACRIS Details

Page 1 of 1

## Massachusetts Cultural Resource Information System MACRIS

[MHC Home](#) | [MACRIS Home](#)

For more information about this page and how to use it, [click here](#).

**Inventory No:** BOS.6582  
**Historic Name:** Burke, Jeremiah E. High School  
**Common Name:**  
**Address:** 60 Washington St  
  
**City/Town:** Boston  
**Village/Neighborhood:** Dorchester; Roxbury  
**Local No:** DN  
**Year Constructed:** 1934  
**Architect(s):** Robinson, George Ernest  
**Architectural Style(s):** Art Deco; Moderne  
**Use(s):** Public School  
**Significance:** Architecture; Education  
**Area(s):**  [BOS.DN: Grove Hall](#)  
**Designation(s):**  
**Building Material(s):** Wall: Brick; Cast Stone



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## Massachusetts Cultural Resource Information System MACRIS

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### Results

Get Results in Report Format

PDF Spreadsheet

Below are the results of your search, using the following search criteria:

Town(s): Boston

Resource Type(s): Area, Building, Burial Ground, Object, Structure

Name: school

For more information about this page and how to use it, [click here](#)

Inv. No.	Property Name	Street	Town	Year	SR			
<a href="#">BOS_8322</a>	Brighton High School	25 Warren St	Boston	1930			INV	
<a href="#">BOS_4975</a>	Saint Mary's Roman Catholic Parochial School	49 Warren St	Boston	1901			INV	
<a href="#">BOS_6582</a>	Burke, Jeremiah E., High School	60 Washington St	Boston	1934			INV	
<a href="#">BOS_15219</a>	Saint Gabriel's Roman Catholic Church School	139 Washington St	Boston	1949			INV	
<a href="#">BOS_8337</a>	Our Lady of the Presentation RC Grammar School	640 Washington St	Boston	1929			INV	
<a href="#">BOS_10176</a>	West Roxbury Primary School	3328 Washington St	Boston	r 1860			INV	
<a href="#">BOS_215</a>	Adams, Samuel Elementary School	165 Webster St	Boston	1910			INV	
<a href="#">BOS_7104</a>	Cardinal Cushing Central High School for Girls	50-72 West Broadway	Boston	c 1868			INV	
<a href="#">BOS_7141</a>	Bigelow School	350 West Fourth St	Boston	1901	SR		INV	
<a href="#">BOS_15333</a>	Holy Name Roman Catholic School - Parish Hall	525 West Roxbury Pkwy	Boston	1952			INV	
<a href="#">BOS_15310</a>	Saint Francis de Sales Roman Catholic School	34 Weston St	Boston	1972			INV	
<a href="#">BOS_230</a>	East Boston High School	86 White St	Boston	1926	SR		INV	
<a href="#">BOS_10183</a>	Franklin Park Stable and Horse Exercise Facility	104 1/2 William St	Boston	1891			INV	
<a href="#">BOS_11806</a>	Winthrop Street Primary School	26 Winthrop St	Boston	1857	SR		INV	
<a href="#">BOS_10808</a>	Morris, Randall G. Elementary School	60 Wren St	Boston	1927			INV	

Page 21 of 22

Previous 15 Next 15

316 Properties Found

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## Massachusetts Cultural Resource Information System

### Scanned Record Cover Page

<b>Inventory No:</b>	BOS.DN
<b>Historic Name:</b>	Grove Hall
<b>Common Name:</b>	
<b>Address:</b>	
<b>City/Town:</b>	Boston
<b>Village/Neighborhood:</b>	Dorchester; Roxbury
<b>Local No:</b>	
<b>Year Constructed:</b>	
<b>Architect(s):</b>	
<b>Architectural Style(s):</b>	
<b>Use(s):</b>	Commercial District; Residential District
<b>Significance:</b>	Architecture; Commerce; Community Planning; Ethnic Heritage; Religion
<b>Area(s):</b>	
<b>Designation(s):</b>	
<b>Building Materials(s):</b>	



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

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Commonwealth of Massachusetts  
Massachusetts Historical Commission  
220 Morrissey Boulevard, Boston, Massachusetts 02125  
[www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)

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## FORM A- AREA

Massachusetts Historical Commission  
80 Boylston Street  
Boston, Massachusetts 02116

Assessor's Sheets

16 ← 16N-12E  
14A-12E

USGS Quad

BOSTON  
SOUTH

Area Letter Form Numbers in Area

DN

## Photograph

(3" x 3" or 3-1/2" x 5", black and white only)  
Label photos on back with town and addresses for all buildings shown. Record film roll and negative numbers here on the form. Staple 1-2 photos to left side of form over this space. Attach additional photos to continuation sheets.

roll negative(s)

438401

Town Boston, Massachusetts

Place(neighborhood or village) \_\_\_\_\_

Dorchester / RoxburyName of Area Grove HallPresent Use commercial, residentialConstruction Dates or Period c.1870-1940Overall Condition good

Major Intrusions and Alterations \_\_\_\_\_

Acreage approx 60 acresRecorded By Edward W. GordonOrganization Boston Landmarks CommissionDate (month/year) March, 1995

## Sketch Map

Draw a map of the area indicating properties within it. Circle and number properties for which individual inventory forms have been completed. Label streets including route numbers, if any. Attach a continuation sheet if space is not sufficient here. Indicate north.

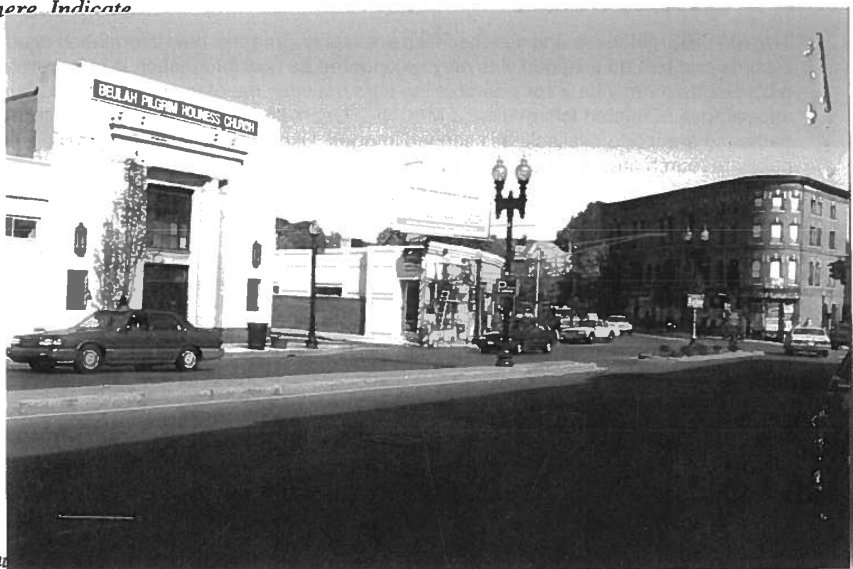
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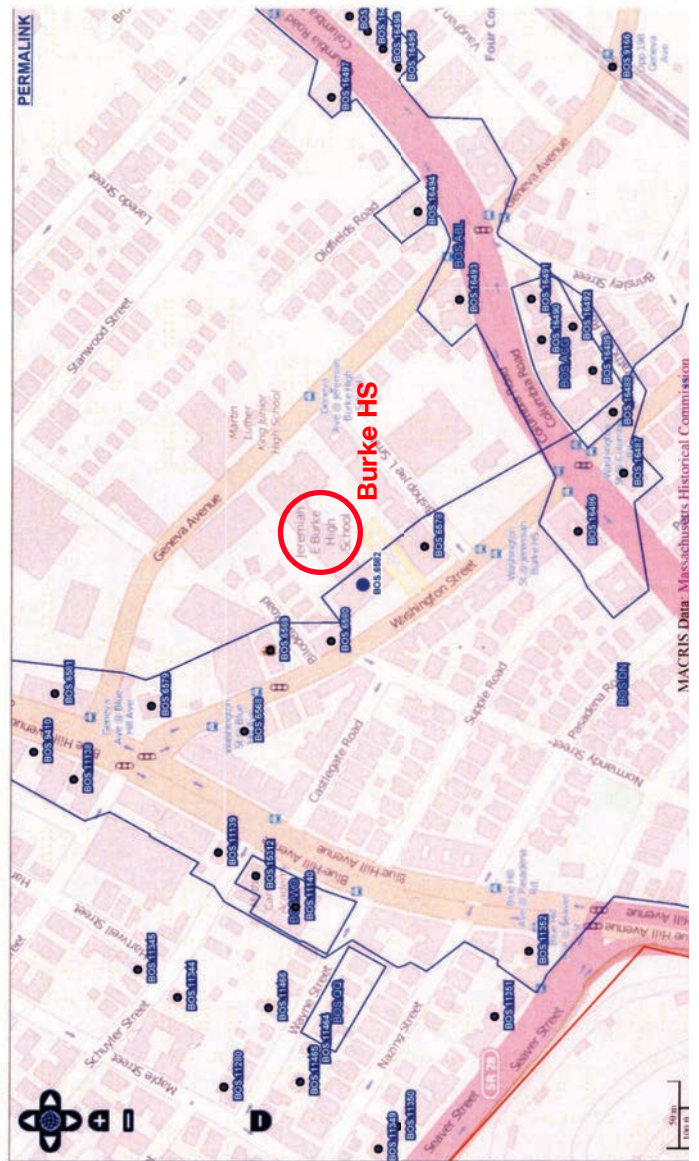
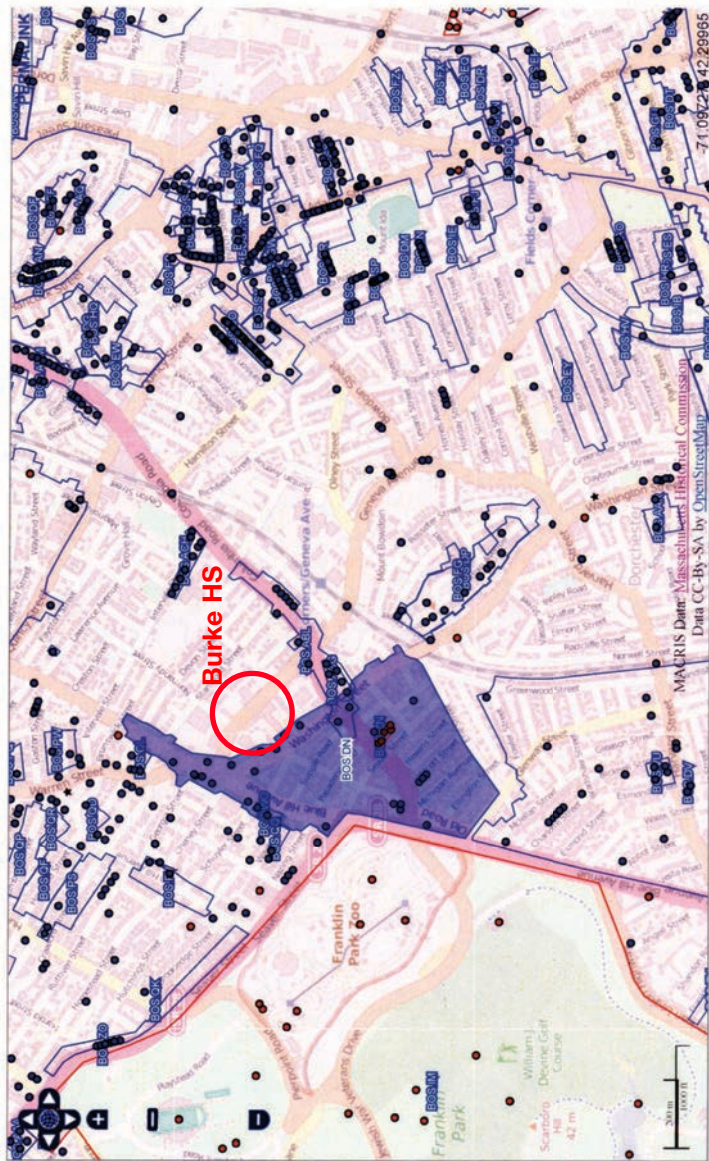
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AREA FORM



BLUE HILL AVE AND WARREN AVE.





*District*

*BOS. DN*

#### ARCHITECTURAL DESCRIPTION ☒ *see continuation sheet*

*Describe architectural, structural and landscape features and evaluate in terms of other areas within the community.*

For the purposes of this survey, the Grove Hall area is bounded as follows: Blue Hill Avenue on the north west between Glenway and Brunswick Streets, Washington Street on the east, and Erie Street, between Washington and Michigan Streets on the south. This area is bisected by Columbia Road. Architecturally, this area's greatest strength is its collection of early 20th century apartment buildings bordering Blue Hill Avenue, Washington Street and Columbia Road. Despite the economic decline of the Grove Hall area over the past few decades, this area retains impressive resources to stage a comeback as a healthy urban community. Blue Hill Avenue, for example, still has the appearance of a dynamic, aesthetically pleasing urban thoroughfare with its views of the Blue Hills to the south, proximity to Franklin Park on the west and succession of architecturally- distinguished apartments, commercial blocks and ecclesiastical buildings. This area's boundaries have been drawn to include Adath Jeshurun, the first synogogue of the Roxbury /Dorchester Jewish community. This synogogue's tall, domed towers are a major, memorable landmark looking northeast from the Washington Street/Blue Hill Avenue intersection. Washington Street's south- west side is bordered by a "wall" of masonry apartments, mostly in the Georgian Revival style. Washington Street's northeast side, while lined with buildings of less consistent architectural merit, does include landmarks of considerable distinction, including the Renaissance Revival brick and terra cotta trimmed Fire Station #24, Ladder #23, the Gothic Revival Grove Hall Universalist Church (1894) and the Art Deco Jeremiah Burke High School. Columbia Road is characterized by a variety of building types and architectural styles, ranging from a substantial Stick/Mansard residence at 81 Columbia Road through

#### HISTORICAL NARRATIVE ☒ *see continuation sheet*

*Explain historical development of the area. Discuss how this area relates to the historical development of the community.*

The name "Grove Hall" refers to a long lost Federal period country estate which stood atop an elevated knoll near the intersection of Washington Street and Blue Hill Avenue. Washington Street is a thoroughfare that has existed since the 17th century. Blue Hill Avenue was set out in 1804 as a toll road called the Brush Hill Turnpike. The mansion known as "Grove Hall" was built c.1810 for Boston merchant prince T.K. Hall, it was a large residence of sophisticated architectural design. It may have been inspired by 18th- century English country houses that were in turn inspired by the northern Italian villas of the Palladio. Ranged across Grove Hall's main facade were Ionic pilasters. The center entrance was surmounted by an elliptical fanlight and opened on to a broad flight of stairs. Rising above the center of the main facade's roof line was a pedimented bay containing a lunette window. In a sense this mansion house may have set a precedent for architectural urbanity that would evolve in the form of well- designed apartment and commercial blocks during the late 19th and early 20th century .

Looking further back for a moment, much of the Grove Hall area was owned by Massachusetts Governor Increase Sumner during the second half of the 18th century. In 1799, the Sumner estate passed to his son William Hyslop Sumner who was among other things: a Harvard graduate, adjutant general of Massachusetts, developer and historian of East Boston during the 1830s and 40s and of Sumner Hill , Jamaica Plain during the 1850s, art collector, and nationally prominent horticulturist who was a founder of the Massachusetts Historical Society. It was Sumner's interest in horticulture that lured Marshall P. Wilder to the Grove Hall area. Wilder, an avid horticulturist, owned this estate by at least the late 1830s. Wilder's house stood near the north -west corner of Washington St. and Columbia Road (continued).

#### BIBLIOGRAPHY and/or REFERENCES ☐ *see continuation sheet*

Boston and Dorchester Maps/Atlases-1794,1830,1850,1874,1884,1894,1898,1910,1918,1933  
 Boston Directories:1870-1945  
 Boston Landmarks Commission 1983 Fenway Survey Report (forms on 1910s and 20s apartments)  
 Orcutt, William Dana, Good Old Dorchester  
 Various authors, The Dorchester Book, Illustrated (1899)  
 Tucci, Douglass Shand, The Gothic Churches of Dorchester, 1973  
 Sarna, Jonathan D. and Smith, Ellen, The Jews of Boston, 1995  
 Warner, Sam Bass, The Streetcar Suburbs, 1973

☐ Recommended as a National Register District. If checked, you must attach a completed National Register Criteria Statement Form.

7/9;



BOS.DN

**INVENTORY FORM CONTINUATION SHEET**

MASSACHUSETTS HISTORICAL COMMISSION  
Office of the Secretary, Boston

Community: DORCHESTER	Form No: DN
Property Name: Grove Hall	

Indicate each item on inventory form which is being continued below.

**Architectural description continued**

Moving northeastward along Blue Hill Avenue is **545-549 Blue Hill Avenue**. This chastely rendered grouping of bow front Georgian /Classical Revival buildings called the Scollay Apartments exhibit continuous third floor sill courses and cast metal Classicized cornice which draws the eye to the church in the next block. The St John - St Hugh Parish Church at **543 Blue Hill Avenue** is an imposing stone Gothic Revival church whose main entrances are reached via stairs on either side of a high platform. The main facade features a four story corner tower which stands adjacent to a center gable segment, which, in turn is adjacent to a one bay wall segment. Its side walls are pierced by tall pointed arch windows and the main body of the church is enclosed by a broad gable roof. Rather odd in its appeal is the planar main facade of the Public Welfare Building at **515 Blue Hill Avenue**. Here modernism contends with weak references to the Classical Revival in the entrance enframements of this 4-story structure with its high, rusticated stone basement and brick upper floors. Nevertheless, this is an intriguing building, in part because of the well balanced interplay of vertical, pier-like areas of brick work with cast stone apron panels beneath the single and double windows. This building was constructed in 1951 from plans provided by Thomas F. Mc Donough of 25 Huntington Avenue. **497-505 Blue Hill Avenue** is another architecturally distinguished bow front apartment block. Constructed of yellow brick, this group was built in 1898 from designs provided by architect Clark G. Tyler of 1-5 Court Square, Boston. Blending Georgian and Renaissance Revival elements this group's entrances are set within arched openings flanked by corinthian pilasters. Just beyond these apartments the Grove Hall commercial district begins with a low, one story c.1920's cast stone and brick structure at **489-493 Blue Hill Avenue** which exhibits ornate, raised floral plaster detail at the center of its parapet. Crossing Cheney Street and still on the North side of Blue Hill Avenue is **483-487 Blue Hill Avenue**. Essentially two separate and abutting buildings, these 4-story structures "read" as one large commercial/residential block even though up close these are clearly two separate building. By far, the most architecturally significant late 19th century commercial buildings in this area, these buildings exhibit characteristics of the Queen Anne style. Both building's facades are characterized by highly plastic surface treatments typical of this style with four 3-story metal oriels ranged across the main facades. None of the original store fronts are in tact. Further enlivening the facade are corbelled cornices. This building culminates in a flat roof with high parapet.

Continuing along the Roxbury side of Blue Hill Avenue are structures constituting a "mixed bag" in terms of quality design. The former bank building at **453 Blue Hill Avenue**, now Beulah Pilgrim Holiness Church, is a solid, c.1920's Classical Revival granite bank building with its main entrance set within an imposing enframement of engaged and fluted round and square stylized Corinthian columns (Classicism which more than nods to the Art Deco for inspiration). These "columns" support a heavy entablature. On either side of the entablature are ornamental Art Deco bands with incized (floral? fairly abstract) detail. Moving eastward along Blue Hill Avenue is **638 Warren Street**, corner of Blue Hill Avenue, which is in poor condition and in need of immediate preservation action as it is vacant and partially open to the elements. Built in 1898 by builder A.J. Drisco for an M.W. Hall, this building ranks among the Boston area's many fine examples of masonry commercial/business blocks with curved facades. Designed in the Georgian Revival style it stands with four story curved facade facing the Warren/Blue Hill intersection. Its windows are enlivened by prominent key and shoulder stones. Cast iron store front piers are still in evidence on the first floor.

Staple to Inventory form at bottom



BOS. DN

**INVENTORY FORM CONTINUATION SHEET**

MASSACHUSETTS HISTORICAL COMMISSION  
Office of the Secretary, Boston

Community: <b>DORCHESTER</b>	Form No: <b>DN</b>
Property Name: <b>Grove Hall</b>	

Indicate each item on inventory form which is being continued below.

**Architectural Description-Grove Hall continued**

substantial Queen Anne /Colonial Revival residences of the turn -of- the -century to the Craftsman style **St. Marks Episcopal Church** at **73 Columbia Road** through the World War I vintage apartments such as **90-94 Columbia Road**. The Grove Hall area also takes in the side streets of the triangle formed by Blue Hill Avenue, Washington Street and Columbia Road; an area noteworthy for its Queen Anne/Shingle style 2-family housing at **350-358 Seaver Street**, Tudoresque and Classical Revival apartments at **6-14 and 9-21 Castlegate Street** and Tapestry Brick 2-family houses at **36-48 and 37-55 Pasadena Road**. This area also includes the "ladder streets" in the sub area bounded by Columbia Road, Erie Street, Washington Street and Michigan Street. These streets seem to have been developed primarily during the 1880s and 90s with some evidence of earlier, Greek Revival / Italianate housing at **10/12 Michigan Street**, a Carpenter Gothic house at **16 Merrill Street** and an Italianate double house at **418/420 Seaver Street** (with noteworthy, heavy door hood with bold brackets). Aside from these early survivors of less systematic development of these "ladder streets", this "sub area" excels within the realm of substantial, well detailed Queen Anne and Colonial Revival residences. **Powellton Street** possesses one of the finest streetscapes with pleasing porches displaying Colonial Revival treatments, Palladian windows and dormers capped by swansneck scroll and flaming finial ornamentation (including **2-28 Powellton** and **3-27 Powellton**). Other noteworthy Queen Anne /Colonial Revival residences include the trio numbered **40,44 and 48 Hewins Street**, and **Wolcott Street**, with its predominantly Queen Anne housing stock. .

MAJOR FIRE DAMAGE 2/09

Blue Hill Avenue and Washington Street are bordered by the most architecturally significant buildings. Situated across from Franklin Park, **612-624 Blue Hill Avenue**, between Columbia Road and Ellington Street, is the former, Franklin Park Theatre, currently home to the **New Fellowship Baptist Church** and commercial concerns. This theatre's design shares much in common with the Strand Theatre with its center entrance featuring a broad arch above the street - level entrance. Both theatres exhibit classized, low -relief plaster details. The Franklin Park Theatre's central segment exhibits a bracketed cornice which supports a low parapet from which columns rise at either end. While the Strand's commercial wings follow the great bend in Columbia Road/Hancock Street, Franklin Park Theatre's facade is entirely linear. Its 5-bay flanking wings feature storefronts separated by pilasters. Continuing northward and crossing Columbia Road, is one of the great "place maker" buildings in this area, on the Roxbury side of Blue Hill Avenue. **575 Blue Hill Avenue** exerts considerable authority over the important intersection of Blue Hill Avenue, Seaver Street and Columbia Road via its distinctive form which fans out in a series of bow and flat fronts culminating in a deep Georgian Revival cornice with modillion blocks. Its facades exhibit high rock faced and rusticated stone basements, entrance porches with Ionic column -supported pediments. Monumental Ionic pilasters add power and grace to the exterior at strategic intervals.

The fabric and design of the masonry buildings bordering Blue Hill Avenue's Roxbury (north) side are very intact and visually memorable as far as Warren Street. Building after building speaks to the fact that Blue Hill Avenue is a once and future great urban thoroughfare. Architecturally much of Blue Hill Avenue is characterized by apartments whose swell fronts constitute a rhythmic repetition of bowed masonry walls. Around the intersection of Washington Street and Blue Hill Avenue are several architecturally significant late 19th century masonry commercial blocks. This area's boundaries have been drawn to include the former **Congregation Adath Jeshurun** at **397 Blue Hill Avenue**, which is a major focal point looking eastward from the Blue Hill Avenue/Washington Street intersection (continued).

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**INVENTORY FORM CONTINUATION SHEET**

MASSACHUSETTS HISTORICAL COMMISSION  
Office of the Secretary, Boston

Community: <b>DORCHESTER</b>	Form No: <b>DN</b>
Property Name: <b>Grove Hall</b>	

Indicate each item on inventory form which is being continued below.

**Architectural Description continued**

Parts of its interior appear to be fire-destroyed. With its well-proportioned curved facade and unaltered storefronts it is too much of a local landmark to lose. The Grove Hall boundary line has been drawn to include one of this area's great architectural treasures, the synogogue at **#397 Blue Hill Avenue** known as **Adath Jeshurun** at **397 Blue Hill Avenue**. Currently housing the **First Hatian Baptist Church of Boston**, Adath Jeshurn 's design is reputed to represent Jacob Krokyn's Harvard School of Architecture student project. Jacob's father, Davis Krokyn was a local real estate agent and a founder of Adath Jeshurun. Architecturally, this synagogue's design blends Romanesque Revival design with a Middle Eastern sensibility manifested in the domes of the monumental twin towers of the main facade. These towers flank a broad end wall gable which exhibits an entrance loggia . The loggia is surmounted by a great arched window. In general, this building is constructed of red brick with yellow brick trimmings. Particularly noteworthy is the arched corbelling that appears beneath the eaves of the side walls and towers.

The south side of Blue Hill Avenue between Columbia Road and Washington Street, like the north side, is characterized primarily by masonry apartments built during the 1910s. One noteworthy exception to this rule, is the Mansard commercial/residential block at **470-476 Blue Hill Avenue**. This rectangular, four story, 4-bay x 3-bay brick building is enclosed by a straight sided mansard roof. Its first floor storefronts are boarded-over. Its second and third floors exhibit two-story polygonal bays which visually are carried through the roof line as tripartite dormers. These oriels flank pairs of windows with pedimented lintels containing incized Eastlakin detail. This buildings' facades culminate in deep projecting Italianate cornices with closely spaced wooden brackets. The mansard retains its patterned slate shingles.

More typically, the south side of Blue Hill Avenue is lined with three- and four- story apartment buildings whose great expanses of bowed, polygonal and flat facades form a compelling, near- continuous brick and stone trimmed wall; a wall interrupted by streets and a large vacant lot at the corner of Blue Hill Avenue and Seaver Street. A representative example of this type of apartment housing is the Tudoresque **484-490 Blue Hill Avenue**. This four story masonry apartment building features polygonal bay-accented facades which continue around the corner to **4 - 14 Castlegate Road**. In terms of design influences, this building's entrance enframements nod to the Italian Renaissance and Tudor styles . Entrances are set deep within Tudoresque arches ; heraldic shields serve as key stones. Supporting the entrance arch are engaged columns with Composite capitals. Ornamentation is confined to the entrance bays, elsewhere, windows exhibit simple bar sills and lintels. Some of the windows on the first floor exhibit Tudoresque drip lintels.

Rounding the opposite corner from Blue Hill Avenue to Castlegate Road is the apartment complex at **496-500 Blue Hill Avenue and 9/15;15/17; 19/21 and 23/25 Castlegate Road**. Here, walls undulate with three story bow fronts. Its red brick walls are enlivened by belt, sill and lintel courses of rock faced granite and entrances are reached via low stoops ; front doors are set within broad, keystone granite arches. Particularly noteworthy are its molded metal cornices which exhibit dentils and modillion blocks (continue).

**Washington Street**, one of Dorchester's oldest, most historically and architecturally significant thoroughfares, begins at Blue Hill Avenue. The west side of Washington Street, between Blue Hill Avenue and Columbia Road , like much of Blue Hill Avenue, is characterized by great expanses of masonry apartment walls. Many of these buildings are the same vintage (1910s and 20s) and bare similarities of massing and ornamentation to the apartments of Park Drive in the Fenway section of Boston. The best place to experience the full sweep of this remarkable "wall" of white cast stone trimmed red and tan brick work is looking northwest from Columbia Road.

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**INVENTORY FORM CONTINUATION SHEET**

MASSACHUSETTS HISTORICAL COMMISSION  
Office of the Secretary, Boston

Community: <b>DORCHESTER</b>	Form No: <b>DN</b>
Property Name: <b>Grove Hall</b>	

Indicate each item on inventory form which is being continued below.

**Architectural Description continued**

The four identical Georgian Revival apartments at **15; 19; 23 and 27 Washington Street** add interest to the streetscape via the rhythmic repetition of bow and flat fronts. Built in 1909, these 6-family apartments were built for Morris Rudnick by F.A. Norcross. Each building exhibits 3.5 story bowed components at either end of the main facade. These bows flank a flat entrance bay with deeply recessed entrances surmounted by heavy and plain entablatures. The first floors of these buildings exhibit rusticated brick work. Corners are accented by unusually narrow quoins. These buildings culminate in well-molded cast metal cornices with dentil and console bracket courses. **35 Washington Street** was built in 1925 for the Castlegate Realty Corporation from designs provided by Saul E. Moffie. This building's tan brick facade sweeps around a broad, curved corner wall to Normandy Street. Here, surface planarity is essentially uninterrupted by any ornamental excesses. This building's standard size and triple windows exhibit keystone and shoulder stones which are flush with the brick work. The Georgian Revival stylistic qualities of this building are most evident in the entrance enframements which consist of a broken pediment with center urn motif. **53 Washington Street** was built in 1916 from designs provided by A.J. Carpenter Jr. for Frederick J. Rockwell. Constructed of red brick with white cast stone trimmings, this three story, six family apartment building's exterior ornamentation speaks to Renaissance and Tudor influences. **59 and 63 Washington Street** were built as three story, 14-family apartments in 1925-26. Each structure cost \$ 40,000 to build and the original owner was the L.S.E.T. Company (??) of 20 Seaver Street Roxbury. The architectural firm responsible for these Renaissance/Georgian Revival buildings was Winebaum and Wexler. These yellow brick apartments exhibit main facades surface ornamentation limited to string courses containing ocean wave-like detail and well molded cast metal cornices. **67 and 69 Washington Street** are yellow brick Classical Revival apartments built in 1925 from designs provided by architect W.L. Minor of 60 Pemberton Square, Boston, for Myers S. Corowsky. Here, main entrances are set within graceful arches which exhibit shield ornamentation at the spandrels as well as well molded enframements and entablatures. Other key components in this dramatic expanse of masonry apartment facades are **95 and 103 Washington Street**. Built in 1925, these 12-family apartments were designed by Silverman, Brown and Heiman of 51 Cornhill, Boston for a J. Kinsky. Here, highly symmetrical Classical Revival/ Georgian Revival elevations feature entrances set off by heavy cast stone Tuscan columns which support substantial entablatures. The Park Drive-like apartment streetscape is continued around the northwest corner of Washington Street and Columbia Road with handsome Georgian Revival apartment buildings at **90; 94; 102; 104 and 108 Columbia Road**. **90 Columbia Road** (and possibly the other buildings in this group) was built in 1925 for Greene and Shapiro of 90 Columbia Road from designs provided by Saul E. Moffie. The estimated cost of construction for #90 was \$40,000.00. Judging by the building permits for other 12-14 family apartments in the area this seems to have been a pretty standard expenditure. These Columbia Road apartments constitute an unusually handsome grouping of three story yellow brick apartments. Here, entrances are, for the most part, situated on either side of 6-bay projecting segments and are flanked by fluted Tuscan columns which support broken scroll pediments with center urn motifs in high relief. In general, window lintels are of the Georgian and Federal style plaid key stone variety. (continued)

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Indicate each item on inventory form which is being continued below.

**Architectural Description continued**

The one exception to this apartment building rule is the one story cast stone-fronted commercial block at **3-11 Washington Street** which was built in 1914 by the Cornhill, Boston-based architect F.A. Norcross for Abraham Isaacs. Modified pilasters are interspersed between six store fronts. Its parapet exhibits raised plaster (?) shields, bell flower and other floral details.

While the great strength of the west side of Washington Street is its unbroken stretch of masonry apartment facades, the east side's interest lies primarily in individual, non-contiguous buildings of considerable architectural and / or historical merit. Unlike the west side, the east side of Washington Street suffers from gaps in the streetscape (such as extensive parking lot of a fast food concession's at Washington Street and Columbia Road). Its building stock represents a more diverse collection of architectural styles. Situated in the heart of the Grove Hall Washington/Blue Hill intersection is **Muhammed's Mosque No. 11 at 10 Washington Street**. Evidently built as a Georgian Revival bank building during the 1950s, this structure's design and materials are compatible with older structures around this historic crossroads. Constructed of red brick with white stone trimmings, 10 Washington Street is a one story, rectangular structure which is enclosed by a flat roof. At the center of its 5-bay main facade is an entrance enframed by Doric pilasters, entablature and pediment. Its windows are flanked by wooden shutters and are surmounted by solid louvered fans. Above these fans are ornamental stone plaques. This building's edges are accented by quoins. **The Prince Hall Masonic Lodge at 24 Washington Street** is a rectangular one story brick glass and concrete structure whose architectural distinction lies in its design's ability to unmistakably place this building's construction date in the late 1960's. Its main facade is divided into five bays divided by narrow concrete piers. The lower half of these bays is faced with textured concrete blocks while its upper half is covered with opaque and colored glass that constitute a mosaic-like effect. The "60's modern look" is completed by a concrete arch above each bay which suggests wave like motion. This building is not old enough for landmark status but is very representative of the public architecture of its period. The Prince Hall Masonic Lodge was initially founded during the late 18th century and was the first Afro American Masonic organization in the United States. The fire house called **Engine 24, Ladder 23 at 36 Washington Street** is one of the great architectural treasures of the Grove Hall area. Built in 1898 and first occupied by Combination Ladder 6, this Renaissance Revival municipal building was designed by Perkins and Belton. Essentially rectangular in plan, this brick and terra cotta trimmed building rises three stories to a low hip roof covered with red terra cotta tiles. Its narrow 2-bay end wall faces the street. Judging by later brick work, the square headed garage bays originally culminated in arches that echoed the shape of the second floor windows. Above the garage doors are a pair of arched windows with raised and arched terra cotta lintel mouldings. On the third floor are pairs of small square window which exhibit continuous terra cotta sill courses. A curious feature of the first story's side walls are the Gothic Revival pointed arch windows and lintel moldings on a building that otherwise looks to the Italian Renaissance as a design source. Situated between the fire house and Jeremiah Burke High School is a long rectangular 1920's commercial block at **40-46 Washington Street**. Containing six store fronts, this well-preserved commercial block's main facade is faced with cast stone and its side and rear walls are constructed of brick. Particularly noteworthy is its low parapet which is punctuated by six pediments containing heraldic shield-like motifs in high relief.

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**INVENTORY FORM CONTINUATION SHEET**

MASSACHUSETTS HISTORICAL COMMISSION  
Office of the Secretary, Boston

Community: DORCHESTER	Form No: DN
Property Name: Grove Hall	

Indicate each item on inventory form which is being continued below.

**Architectural Description continued**

**The Jeremiah E. Burke High School at 60 Washington Street** ranks among the great Art Deco buildings in a city that has relatively few examples of this important 1920s - 40s architectural style. This high school is constructed of red brick with gray cast stone trimmings. It is an imposing institutional building completed in 1934 from designs provided by George E. Robinson. T-shaped in form, its main facade is divided into three segments: a three story, 5-bay entrance pavillion flanked by three story, 5-bay wings. Access to this building is gained via a broad flight of stone and concrete steps. The center pavillion is dominated by six monumental, fluted Art Deco piers interspersed between tall windows overlaid with ornamental bronze (?) tracery. These cast stone piers culminate in stepped capitals and impart a typically Art Deco streamlined sensibility to an otherwise very utilitarian institutional building. Rising behind the tops of these piers is a parapet with a cast stone band bearing incised Art Deco lettering which reads "Jeremiah E. Burke High School". The side wings of this school exhibit closely spaced, tall and narrow windows which are interspersed between brick piers. Monumental cast stone piers are utilized again on the projecting center entrance pavillions of the side walls and consist of three rather than six cast stone piers.

Completing the east side of Washington Street's collection of architecturally noteworthy non residential buildings is the **Grove Hall Universalist Church at 64 Washington and Wilder streets**. Built in 1894 from designs provided by Francis R. Allen in association with W.H. Bralvard, it is an important example of the Gothic Revival style in Boston. It is also significant as an early work of Frances R. Allen who would later be a partner in the nationally important Boston architectural firm of Allen and Collins. The Grove Hall Universalist church, presently called the Holy Tabernacle Church, looks to the English Country Gothic for inspiration. It is constructed of Roxbury puddingstone and wood with medieval half timbering surface treatments. Judging by a period drawing of the church shown in Douglas Shand Tucci's The Gothic Churches of Dorchester, This church has been either reduced from about half of its original size or its long rectangular hip roofed nave was never built. This church stands with narrow gable end wall facing Washington Street. At the center of this gable is a clerestory which is surmounted by another, taller gable. At the center of this steeply pitched gable roof is a small octagonal platform with oculus windows which supports a pyramidal steeple and copper weather vane. The main, Wilder Street entrance is set within a broad gable with wide, splaid bare boards which shelter half timbering. Like all the wooden surfaces on this building this gable is painted white where as the architects' original intention was to have contrasting dark hued barge boards with white, possibly stucco covered walls. The north and south walls of this church are divided into four bays by wooden buttresses. Interspersed between these buttresses are pairs of windows set high on the walls and originally exhibited diamond shaped window panes. Tucci describes the Grove Hall Universalist Church as "an early marker of the charm and reticence which characterized Allen's work".

The Grove Hall area also includes two residential sections containing single -and two-family houses, including the rectangular area bounded by Columbia Road, Michigan, Erie and Washington Streets and the triangular section bounded by Columbia Road, Blue Hill Avenue and Washington Street

Michigan Street deserves further study for buildings than rank among the earliest in the area. Particularly noteworthy is the broad gable front Greek Revival /Italianate double house at **10/12 Michigan Street** dating to the 1850s. Its broad facade gable features polygonal bays on either side of the main entrance. Situated above the center entry is an polygonal oriel. This house rises 2.5 stories from a high brick basement to a roof with brackets and gable returns.

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**INVENTORY FORM CONTINUATION SHEET**

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**Architectural Description continued**

**81 Columbia Road** is a rare surviving example of a pre-1890, single family residence. It is composed of a main block and perpendicular wing with a mansard roofed towered component at the center of the main block. Its walls exhibit an overlay of stick work, including saw-tooth fringe beneath the cornice of the tower. This property retains its Victorian era semi circular drive way. This house represents a miraculous survivor, somehow managing to escape the wrecker's ball for the construction of the ubiquitous Columbia Road apartment block.

In terms of streetscapes, **Hewins and Powellton streets** are lined with Queen Anne/Colonial Revival hip roofed, facade gable residences. 44 Hewins Street is noteworthy for a swans neck scroll pedimented dormer. Hewins Street was developed in 1902-1903 by architect Frances G. Powell and developer C. A. Powell. The land of the houses bordering these streets cost \$6,500.00

The second residential section of the Grove Hall area, on the north side of Columbia Road mostly post dates-1900. The quartet of houses at **350 to 358 Seaver Street** are noteworthy for their felicitous blend of the Shingle and Queen Anne styles. Essentially rectangular in form and rising to a height of 2.5 stories, these houses are enclosed by distinctive gambrel roofs with retardataire Stick Style bracing across the upper slopes of the gambrel. Built in 1906, the architect and original owner of these 2-family dwellings was W. H. Newcombe.

**Pasadena Road** first appears as a proposed street called Pinckney Street on the 1894 Atlas. Judging by 8/10 Pasadena Road's building permit, these houses were constructed in 1903 by Frances G. Powell, the architect of houses on Hewins Street. **5 to 28 and 7 to 31 Pasadena Road** are substantial facade gable houses with high granite block basements, Tuscan columned porches, bowed fronts and projecting gables.

**Supple Street** is lined with the most recent addition of residences to this section. Built in 1926 by Phillip Glazer, from designs provided by architect S. S. Levy, **41 to 60 and 41 to 61 Supple Street** are two-family Tapestry Brick houses with fan lit Colonial Revival entrances, attractive patterns of blackened and red bricks and Mediterranean red tile roofs.

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**INVENTORY FORM CONTINUATION SHEET**

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Indicate each item on inventory form which is being continued below.

**Historical Narrative continued**

By 1874, two long and narrow hot houses were located behind the Wilder house. Wilder's property encompassed much of what is now the area bordered by Washington St, Columbia Road (then Columbia Street) and Normandy Street. Wilder commenced to utilize the former Sumner estate as experimental grounds for the hybridization of fruit. During the fifty years that Wilder owned this estate, he produced more than 1200 varieties of fruits. It is said that on one occasion he exhibited 404 varieties of the pear. At one point, the Massachusetts Agricultural Club wanted to buy the rights to the Clapp Favorite Pear and rename it in honor of Mr. Wilder but the Clapp family refused the club's offer of \$1,000.00. At least by that time, the club had already named a strawberry in honor of this important Grove Hall resident and, indeed, it was called the "President Wilder Strawberry". Mr. Wilder also cultivated camellias in the hot houses on his grounds. Some of his better known camellias were the "Camellis Wilderi", the "Mrs Abby Wilder", "Mrs. Julia Wilder" and the "Jennie Wilder".

In 1850, the Grove Hall area was sparsely built-up with only six houses in the area including "Grove Hall", the M.P. Wilder house, as well as houses labeled "Mrs Wales (east side of Washington, north of Columbia), an A. Copenhagen (northeast corner of Washington and Columbia) as well as C. Hood and J.H. Bowman (south side of Columbia between Washington and the present Michigan Street). Neither Erie Street nor any of the side streets between Erie and Columbia existed in 1850.

By the mid 19th century, the old T.K. Jones estate, "Grove Hall" had fallen on hard times. No longer owned by the Jones family, it became a public house "resorted to by parties from Boston" who enjoyed sleigh rides in the area in winter and picnics in the summer. By the time of the Civil War, the mansion had been remodeled for use by the Cullis Consumptive Home for patients suffering from tubercular disease. "Grove Hall" was transformed into an Italianate/Mansard institutional building complete with porte cochere, towered center pavillion, new third floor, extensive rear wing and a mansard roof. The Cullis Consumptive Home was accessible to downtown Boston via the Highland Railway Cars-a kind of early trolley. Patients were greeted at the front door of the Home by a painted sign which read "Have Faith in God".

The developement of Grove Hall as a residential and commercial district increased after Dorchester was annexed to Boston in 1870, and the former estates of the Wilder, Seaver and Atherton families were subdivided into streets and house lots. By 1874, the "ladder streets" between Columbia Road and Erie Street were more or less set out with the noteworthy exception of the area between Merrill and Washington Streets which was divided into two large tracts owned by Samuel Atherton and Anne B. Crane. By 1884, these tracts had been carved up into lots bordering Glenarm Street and Powellton Road. The street names in the section south of Columbia Street have changed significantly since 1874. Michigan Avenue is still called Michigan Avenue but Wolcott, Hewins and Seaver Street were called Rosalinda, Oakland and New Seaver Street, respectively. On the northside of Columbia Road in 1874, this area was still divided up into relatively large tracts owned by the Wilder, Dorr and other families.

The oldest housing in the area borders the "ladder streets" with interesting examples of the Italianate styles scattered here and there throughout the area. **10/12 Michigan Avenue** is a Greek Revival/Italianate double house with broad and bracketed end wall gable facing the street. It is one of the oldest dwellings in the area, appearing to date to c.1855-60. **28/30 Michigan Avenue** is a double Italianate house with paired and deep saw cut bracketed door hoods. **#16 Merrill Street** is another survivor from the mid-19th century. It stands with narrow end wall gable facing the street. This house rises 2.5 stories from a Roxbury pudding stone basement to a gable roof. This gable is ornamented with lacy gingerbread and the apex of the gable exhibits remnants of what may have been a king post. Wolcott Street, one block to the east is characterized by later development

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Indicate each item on inventory form which is being continued below.

**Historical Narrative continued**

While the section of the Grove Hall area south of Columbia Road was gradually being developed with single- and two-family houses during the last half of the 19th- century, the section north of Columbia Road retained the appearance of rural estates until as late as the World War I. The introduction of the electric trolley to this area during the 1890s and the construction of the Columbia Road Parkway in 1897 served to accelerate the development of the Grove Hall. This parkway connected Franklin Park and the Dorchester Bay waterfront: the first, the largest park in New England, the second, a yachting center of importance. The park median strip and lawn borders of Columbia Road disappeared during the 1950s, but at the turn-of-the- century, this landscaped parkway served as an enticing introduction to inner city residence in search of the suburban residential ideal presented by the Grove Hall area.

Boston's Jewish community played a major role in shaping this area from 1900 until the late 1960's. From the early 1900's until the mid 1920s, the suburban center of Boston Jewery was in Dorchester and Upper Roxbury. As early as the late 1890s mostly Eastern European Jews from Boston's North End began to settle in areas bordering Blue Hill Avenue. One measure of the Jewish community's early growth in this area was the ability of only 140 families to raise the money necessary to fund the construction of the enormous **Adath Jeshurun Synagogue at 397 Blue Hill Avenue, corner of Brunswick Street** in the Grove Hall section. Indeed, the construction of this synagogue was an event of enormous importance for this area and like the first churches built in the Back Bay during the 1860s would serve as an enticement for Jews to set up housekeeping in the new apartments of Washington Street and Blue Hill Avenue. All of the founders of Adath Jeshurun were in the real estate business, including, Davis Krokyn, Nathan Pinanski, Joseph Rudnik, and Myer Dana. Adath Jeshurun's building campaign was launched in 1904. Davis Krokyn served as the contractor and hired builder/ Frederick A. Norcross to work from designs reputed to have been supplied by Krokyn's son Jacob, then a student at the Harvard School of Architecture. The building campaign was launched in 1904 and the new synagogue was dedicated in 1906.

Representative examples of apartments built between the late 1890s and 1920 include (listed chronologically by construction date): the 3-family Renaissance Revival building at **495 Blue Hill Avenue** built in 1898 from designs provided by Clarke G. Tyler for Fritz, Hurwitz and Brennan; the Georgian Revival commercial /residential building at **638 Blue Hill Avenue** built by A.J. Drisco in 1898, the Renaissance Revival 6-family apartment at **15;19;23 and 27 Washington Street** built in 1902 for Morris Rudnick from designs by Fred A. Norcross; the 6-family Georgian Revival building at **547 Blue Hill Avenue** built in 1911 by C. A. and F. N. Russell, architects; **484; 488 and 490 Blue Hill Avenue** built in 1912 by architect Frederick A. Norcross; and **6-10 Castlegate Road**, dating to 1913 and designed by the Silverman Engineering Co. for Abraham Isaacs, to list just a few of the buildings in this first wave of apartment construction.

By the mid- 1920s, the stable middle class Jewish population of Grove Hall and other areas along Blue Hill Avenue from Mattapan Square to Dudley street began to move farther out into the suburbs. This affluent group was followed by working class and lower middle class Jews who were attracted to the second wave of apartments being built along Washington Street, Blue Hill Avenue as well as some of the multi -family housing on side streets. By the late 1920s / early 1930s 77,000 Jews lived in the Dorchester/Mattapan area--roughly half of the entire Jewish population living in the greater Boston area. During the 1920s, the trend in construction along this area's major thoroughfares was toward apartments with more units and wider street frontage; a trend which served to "wall off" sections of one-and two-family houses and in the process creating a more urban structural density. Large apartments dating from the 1920's include **59/63 Washington Street**, built in 1925 for 14 families. The Boston architectural firm of Winebaum and Wexler provided the designs.

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**INVENTORY FORM CONTINUATION SHEET**

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Indicate each item on inventory form which is being continued below.

**Historical Narrative continued**

**67/69 Washington Street** also date to 1925 and were designed in the Classical Revival style by W.L. Minor for Myers S. Corowsky. Representing the work of Silverman, Brown and Hieman, the 12-family **95/103 and 111 Washington Street** was built during the mid-1920s.

By 1950, the Jewish population had declined to 70,000 and numbered less than 1,000 by the end of the 1960s as the population became increasingly composed of Afro Americans, Hatians and other Carribean island groups, Cape Verdeans etc.

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AREA GROVE HALL

BOS. DN

MHC #	Street	Date	Historic Name/ Bldg Type	Style, Materials, Form
DN	434-624 Ble Hill Av			
	397-577 Ble Hill Av			
	4-30 Castlegate Rd.			
	9-33 Castlegate Rd.			
	8-94 Columbia Rd.			
	21-93 Columbia Rd.			
	Erie St.			
	Fenelon St.			
	Fenelon St.			
	Glenarm St.			
	Glenarm St.			
	8-52 Hewins St.			
	15-47 Hewins St.			
	Merrill St.			
	Merrill St.			
	2-30 Michigan Av.			
	5-45 Michigan Av			
	4 Nazing St			
	190-268 Normndy St			
	251-279 Normndy St			
	8-48 Pasadena Rd.			
	9-55 Pasadena Rd.			
	Powellton Rd.			
	Powellton Rd.			
	1 Schuler St.			
	304-430 Seaver St.			
	323-431 Seaver St.			
	12-60 Supple Rd.			
	11-63 Supple Rd.			
	632-648 Warren St.			
	2-Washington St.			
	3- Washington St.			
	1-47 Wolcott St.			
	18-46 Wolcott St.			

This list gives address ranges covered by the inventoried area. It is not a building-by-building data sheet. See narrative and photos for building-specific information.



MHC INVENTORY FORM CONTINUATION SHEET -- MHC Inventory scanning project, 2008-2014

MACRIS No. BOS - DN



BLUE HILL AVENUE

MHC INVENTORY FORM CONTINUATION SHEET -- MHC Inventory scanning project, 2008-2014

MACRIS No. *BOS.DN*



*453 (BOS. 6670)*



*515 (BOS. 15312)*



*470-476 (BOS. 6581)*

*BLUE HILL AVENUE*



*517 (BOS. 11140)*

MHC INVENTORY FORM CONTINUATION SHEET -- MHC Inventory scanning project, 2008-2014

MACRIS No. BOS. DN



545-549 BLUE HILL AVE.



612-624 BLUE HILL AVE. (BOS 6567)



575 BLUE HILL AVE (CORNER OF SEAVEN)



AT LEFT: 19, 21 CASTLEBATE ROAD  
LOOKING NORTH TOWARD BLUE HILL AVE.



MHC INVENTORY FORM CONTINUATION SHEET -- MHC Inventory scanning project, 2008-2014

MACRIS No. BOS.DN



CASTLEGATE RD. LOOKING NORTH TOWARD BLUE HILL AVE.



81 COLUMBIA RD. (BOS. 6566)



L TO R: 12 (BOS. 6573), 16 (BOS. 6574)  
COLUMBIA RD.



90, 94 COLUMBIA RD.

MHC INVENTORY FORM CONTINUATION SHEET -- MHC Inventory scanning project, 2008-2014

MACRIS No. BOS.DN



CASTLEGATE RD.



L: 16 MERRILL ST. (BOS. 6565)  
R: 18-20 MERRILL ST.



275 NORMANDY ST.  
(BOS. 6572)



MHC INVENTORY FORM CONTINUATION SHEET -- MHC Inventory scanning project, 2008-2014

MACRIS No. BOS DN



9 TO 31 PASADENA RD. LOOKING NW  
TOWARD NORMANDY ST.



638 WARREN AVE. (BOS. 6571)



2-28 POWELLTON ST.



WASHINGTON ST. LOOKING TOWARD BLUE HILL AVE.

MHC INVENTORY FORM CONTINUATION SHEET -- MHC Inventory scanning project, 2008-2014

MACRIS No. BOS.DN



10 (BOS. 6579)



60 (BOS. 6582)



15 (BOS. 6568)

WASHINGTON STREET

MHC INVENTORY FORM CONTINUATION SHEET -- MHC Inventory scanning project, 2008-2014

MACRIS No. BOS-DN



36 (BOS. 6569)

WASHINGTON STREET



36 (BOS. 6569)



46 (BOS. 6580)

MHC INVENTORY FORM CONTINUATION SHEET -- MHC Inventory scanning project, 2008-2014

MACRIS No. BOS DN



64 WASHINGTON ST.  
(BOS. 6578)



R TO L: 5 (BOS. 6575), 7 (BOS. 6576), 4 (BOS. 6577)  
WOLCOTT STREET



BOS.DN

Massachusetts Historical Commission  
80 Boylston Street  
Boston, Massachusetts 02116

Community

Property Address

DORCHESTER GROVE HALL

Area(s) Form No

DN	
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## National Register of Historic Places Criteria Statement Form

Check all that apply:

- ☐ Individually eligible ☐ Eligible only in a historic district  
☐ Contributing to a potential historic district ☐ Potential historic district

Criteria ☒ A ☐ B ☒ C ☐ D

Criteria Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Statement of Significance by Edward W. Gordon  
The criteria that are checked in the above sections must be justified here.

### Grove Hall

Considered eligible for its architecturally impressive collection of masonry apartments dating from c.1895 to 1925. Bordering Blue Hill Avenue, Columbia Road and Washington Street, the extensive "wall" of brick and cast stone-trimmed apartment facades on the southwest side of Washington Street is particularly memorable. Good examples of turn-of-the-century apartment blocks include Renaissance Revival buildings at **495 Blue Hill Avenue** (designed by Clarke G. Tyler); **23 and 27 Washington Street** (designed by Frederick A. Norcross) and **638 Blue Hill Avenue** (built by A.J. Drisco). The side streets to the north and south of Columbia Road are lined with architecturally noteworthy single, two-family and three decker residences which include a pocket of mid-19th century two-family houses on Michigan Street (including the Greek Revival/Italianate **10/12 Michigan Street**, the 1890s Queen Anne two-family houses of Seaver Street and the 1910s Tapestry Brick two-family houses of Pasadena Road. The towered Stick/Mansard residence at **81 Columbia Road** is noteworthy as a rare surviving single family residence on a parkway built up with two family houses and apartment blocks after 1890. This area has significant historical associations with Boston's early-mid 20th century Jewish Community, encompassing **Adath Jeshuran** (1906), the first synagogue of the Roxbury/Dorchester community at the corner of **Blue Hill Avenue and Brunswick Street**. This area satisfies criteria A and C of the National Register of Historic Places and might also be designated a Boston Landmarks district.



BOS. DN " 6567

DN  
Dorch/Bx

DEPARTMENT OF PUBLIC SAFETY			
DIVISION OF INSPECTION			
PLAN RECORD			
CASE	B	RACK 5	APART. 13 NO. 74527
BUILDING	WORKMEN'S CIRCLE CENTER		
CITY OR TOWN	DORCHESTER STREET 616 BLUE HILL AVE		
TO BE USED FOR	PLACE OF ASSEMBLY		
OWNER			
ARCHITECT	E. GROSSMAN		
CERTIFICATE APPROVAL-SPECIFICATION REQUIREMENTS-REFERRED			
DATE	SEPT. 26, 1958		
INSPECTOR	N. BOYLE		
FORM BU. 1-2M-4-48-23406			

DEPARTMENT OF PUBLIC SAFETY			
DIVISION OF INSPECTION			
PLAN RECORD			
CASE	C	RACK 1-A	APART. 5 NO. 12290
BUILDING	Franklin Park Theatre		
CITY OR TOWN	Dorchester	STREET	616 Blue Hill Ave
TO BE USED FOR	moving pictures		
OWNER	Publix Netcoo Thrs. Co		
ARCHITECT	Brooklyn & Browne		
CERTIFICATE APPROVAL-SPECIFICATION REQUIREMENTS-REFERRED			
DATE	12/10/43		
INSPECTOR	Bayer		
FORM BU. 1-2M-9-41-7143			

(BOS. 6567)

## 1993 Wallace Floyd Report

**FACILITY PROFILE****Physical Condition Summary**

Facility: **BURKE HIGH SCHOOL**  
 Facility Type: High School  
 Estimated Total Area: 150,820 s.f.  
 Facility S.F. Replacement Cost [1]: \$170  
 Facility Full Replacement Value [2]: \$25,639,400

Building System	System Deficiency Cost	Syst. Repl. Cost as % of Bldg. Repl. Cost	System Condition Grade
Primary Structure	\$50,496	12%	6
Envelope	\$2,693,080	19%	0
Site	\$0	8%	6
Interior Architecture & Finishes	\$370,710	32%	6
Mechanical	\$20,520	12%	6
Electrical	\$411,750	10%	3
Plumbing & Fire Protection	\$5,535	7%	6
Total Facility [3]	\$3,552,091	100	

**NACUBO Grade [4]:**

.14

**System Condition Grade Key**

Grade	System Deficiency Cost / System Replacement Cost
0	worst
1	> .30
2	.25 - .30
3	.20 - .25
4	.15 - .20
5	.10 - .15
6	.05 - .10
	.00 - .05
	best

**Footnotes**

- [1] Square foot replacement costs as provided by PFD.  
 [2] 1993 costs.  
 [3] Excludes costs to make facility accessible. See information in Access Summary.  
 [4] National Association of College and University Business Officers. This grade represents the ratio of the total deficiency cost to the full facility replacement value.

**BURKE HIGH SCHOOL****Access Summary****Facility's Existing Rating:**

5

**Rating Key and Accessibility Improvement Costs**

0	Inaccessible school	
1	Accessible entry at grade (includes accessible parking)	\$1,975
2	Accessible entry + accessible toilets (at grade)	\$1,975
3	Accessible entry + toilets (at grade) + access to offices/assembly	\$4,925
4	All floors accessible but not accessible toilets on each floor	\$4,925
5	All floors accessible + accessible toilet facilities (each floor)	\$17,425
6	Total 504 costs (#5 costs + other facilities + site + interior stairs + accessible exit)	\$139,245

**Component Summary Rating**

Building Component	Grade	Estimated Cost to Make Accessible
Entrances/exits	Accessible	\$3,010
Site	Partially Accessible	\$1,926
Building Circulation	Partially Accessible	\$37,750
Toilet Facilities	Partially Accessible	\$12,500
Other Facilities	Inaccessible	\$84,059
		\$139,245

**Principal Rooms on Accessible Pathways, Assuming an Access Entry at Grade (Rating Level 1)**

NOTE: If existing rating is higher than level 1, then the higher level is assumed.

Space Type	Present	Floor(s)	Quantity on Accessible Pathway
Offices	Yes	2	1
Nurse's room/medical suite	Yes	2	1
Teachers' room	Yes	2,4	2
Auditorium/assembly/theater	Yes	1	1
Gymnasium	Yes	3	1
Shower/locker rooms	Yes	3	2
Swimming pool	No		-
Cafeteria/lunch room	Yes	1	1
Library	Yes	3	1

**FACILITY PROFILE** **BURKE HIGH SCHOOL**

**Educational Program and Community Use Inventory**

**Educational Programs**

Regular Education	Special Education	Bilingual Education
AIDS Education	A4 Academic Remediation SS	Cape Verdean
Art	F4 Academic Remediation,	English as a Second Language
Athletics	I4 Integrated Programl SS	
Band	B4 Language/Adaptive Behavior	
Computer Training	R1 Resource - .1 Programs	
Cooking	R2 Resource - .2 Programs	
Drafting	R3 Resource - .3 Programs	
English	R4 Resource - .4 Programs	
Foreign Languages		
Graphic Arts		
Health Services		
History		
Intramural Athletics		
Mathematics		
Media Production		
Music		
Physical Education		
Science		
Social Studies		

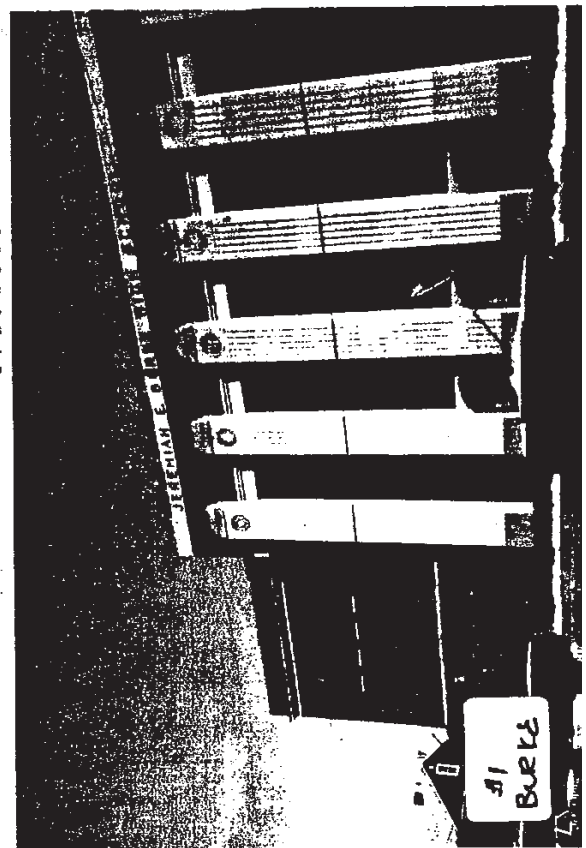
**Community Uses of the School**

Program	Schedule	# of Partic.	Room
Community	by request	30	lib.
Grove Hall Bd. of Trade	monthly	*	lib
Grove Hall Tenants' Assoc.	weekly	50	lib.
Haitian Comm. Assoc.	monthly	20	lib.
Old Timers Basketball	weekly	50	gym

**Supplemental Programs before or after School**

Program	Schedule	# of Partic.	Needs	Comments
Cape Verdean Club	monthly	40	Library.	
Mentor Tutorial	daily	75	Classrooms and computer.	

PROLINE # 14919  
KLEER-VU 3 1/2 x 5

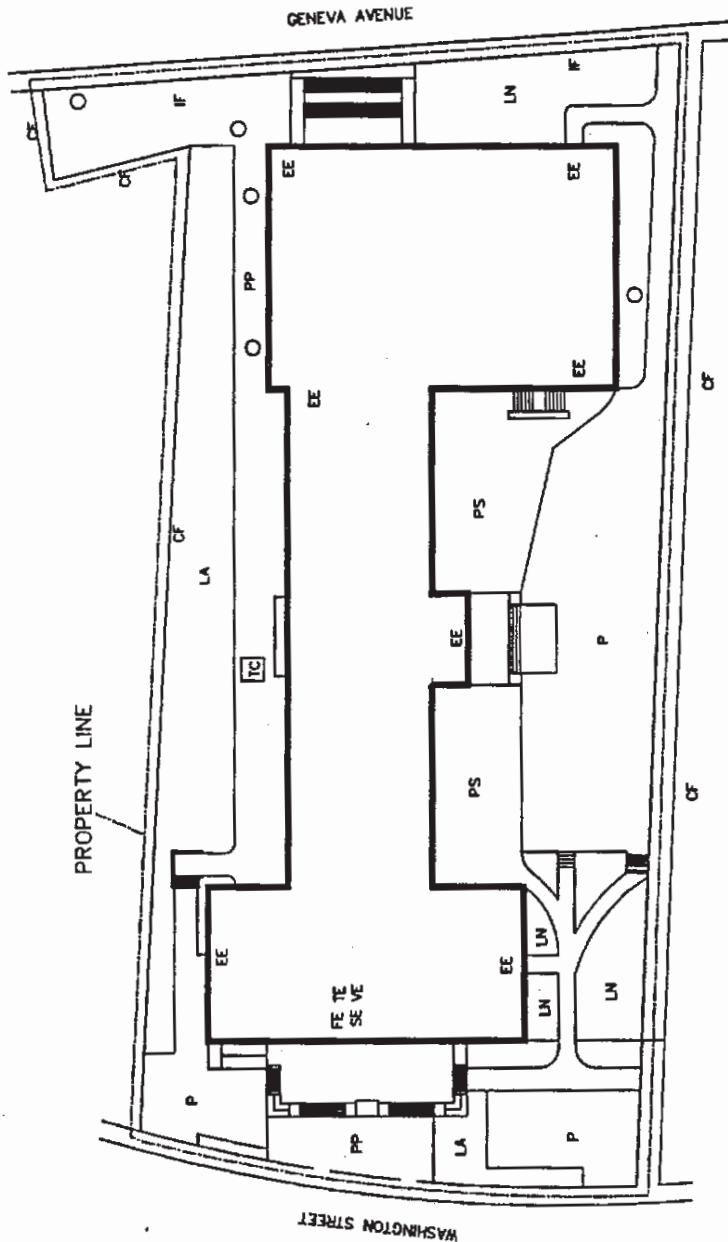




APPROXIMATE SITE AREAS

BUILDING FOOTPRINT AREA:	49335 SF
LANDSCAPED AREA:	33532 SF
PAVED AREA:	84302 SF
TOTAL SITE AREA:	137188 SF

- A-AUTO DROP OFF
- AC-ACCESSIBLE EXIT
- AE-ACCESSIBLE ENTRY
- AP-ACCESSIBLE PATH
- B-BUS DROP OFF
- CB-CATCH BASIN
- CE-CLOSED OFF ENTRY/EXIT
- CF-CHAIN LINK FENCE
- DF-DRINKING FOUNTAIN
- EE-EMERGENCY EXIT
- FE-FORMAL ARCH. ENTRY
- FL-FIELD
- FP-FLAGPOLE
- HP-HARD SURFACE PLAY AREA
- IF-IRON FENCE
- LA-LANDSCAPED AREA
- LN-LAWN
- OS-OTHER STRUCTURES
- P-PARKING
- PA-PLAQUES/ARTWORK
- PE-PLAY EQUIPMENT
- PF-PLAYING FIELDS OR COURTS
- PP-PAVED PATHWAY
- PS-PAVED SURFACES
- RL-RAILINGS
- RW-RETAINING WALL
- SC-SCOREBOARDS
- SE-STUDENT ENTRY
- SN-SIGNAGE
- SP-SOFT SURFACE PLAY AREA
- SR-SITE RAMP
- SS-SITE STAIR
- ST-SEATING
- SV-SERVICE ENTRY
- TC-TRASH COLLECTION EQUIPMENT
- TE-TEACHER ENTRY
- UE-UTILITY EQUIPMENT
- VE-VISITOR (BUZZER) ENTRY



MASTER PLAN FOR THE BOSTON PUBLIC SCHOOL FACILITIES

JEREMIAH E. BURKE SCHOOL

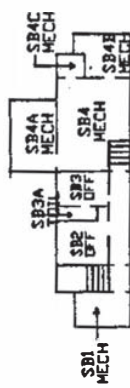
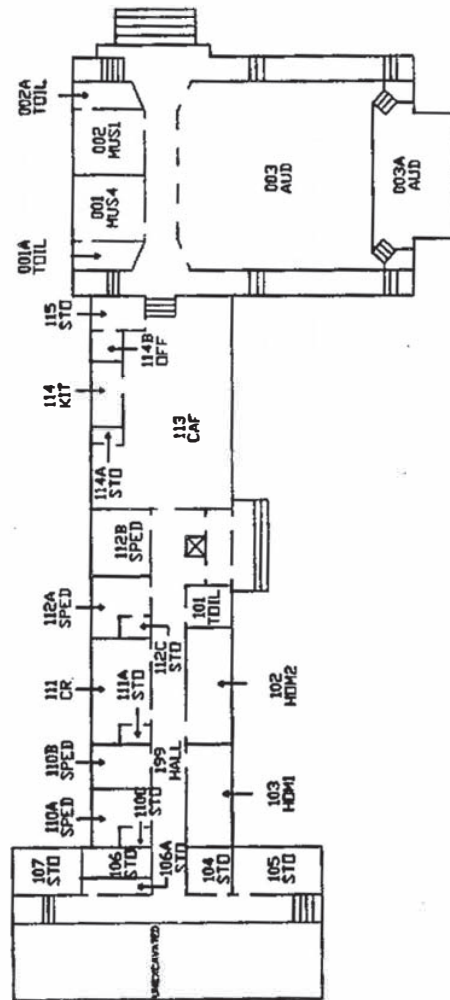
SITE PLAN	10-07-1992
DRAWING NUMBER:	1120-S

Entry Date: 10-07-1992  
Revision Date:

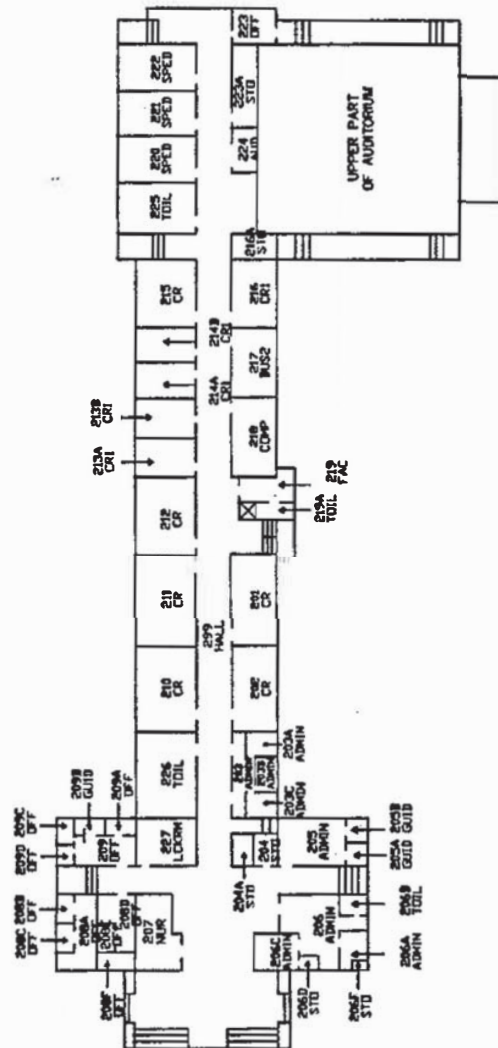
Consultant  
Wallace, Floyd, Associates Inc.  
Architects, Landscape Architects, Planners, &  
Urban Designers  
Burke School  
288 Congress Street  
Boston, MA 02210

City of Boston  
Mayor Raymond L. Flynn  
Public Facilities Department  
Mory Nee  
Boston Public Schools  
Lois Harrison-Jones



BASEMENT

<b>MASTER PLAN FOR THE BOSTON PUBLIC SCHOOLS FACILITIES</b>		<b>JEREMIAH E. BURKE SCHOOL</b>
<b>City of Boston</b> Mayor Raymond L. Flynn	<b>Consultant</b> Wallace, Floyd, Associates Inc. Architects, Landscapes Architects, Planners, & Urban-Designers 1000 Third 280 Congress Street Boston, MA 02210	<b>FIRST FLOOR PLAN</b>
<b>Public Facilities Department</b> Mary Nee	<b>Boston Public Schools</b> Lois Harrison-Jones	<b>Entry Date:</b> 10-07-1992 <b>Revision Date:</b> <b>Floor Area:</b> 43804
		<b>DRAWING NUMBER:</b> 1120-1



# MASTER PLAN FOR THE BOSTON PUBLIC SCHOOL FACILITIES

**City of Boston**  
**Mayor Raymond L. Flynn**

**Public Facilities Department**  
**Mary Nee**

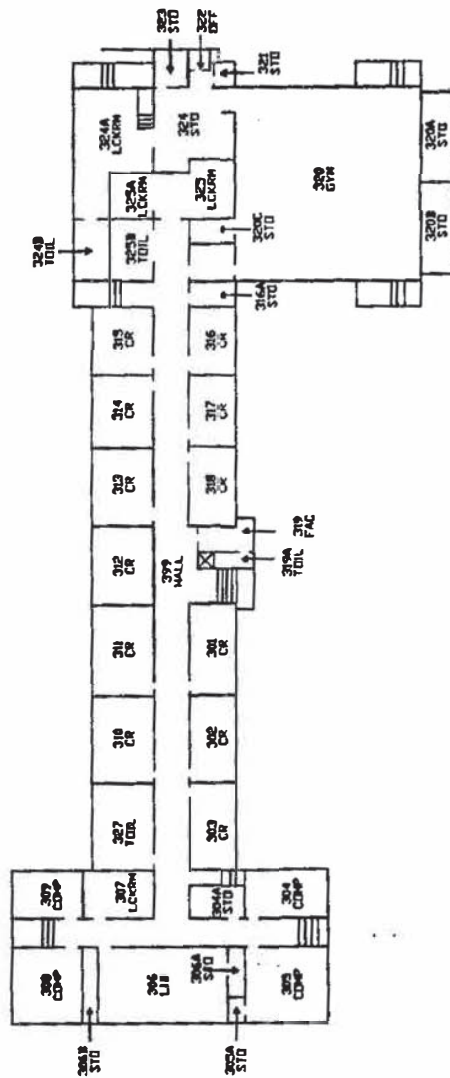
**Consultant**  
**Wallace, Floyd, Associates Inc.**  
Architects, Landscape Architects, Planners &  
Urban Designers  
Riverside Wharf  
288 Congress Street  
Boston, MA 02210

Entry Date: 10-07-1992  
Revision Date:  
Floor Area: 34104

**JEREMIAH E. BURKE SCHOOL.**

**SECOND FLOOR PLAN**

DRAWING NUMBER: 1120-2



MASTER PLAN FOR THE BOSTON PUBLIC SCHOOL FACILITIES

JEREMIAH E. BURKE SCHOOL

City of Boston  
Mayor Raymond L. Flynn

Public Facilities Department

Boston Public Schools  
1015 Harrison Avenue  
Boston, MA 02118

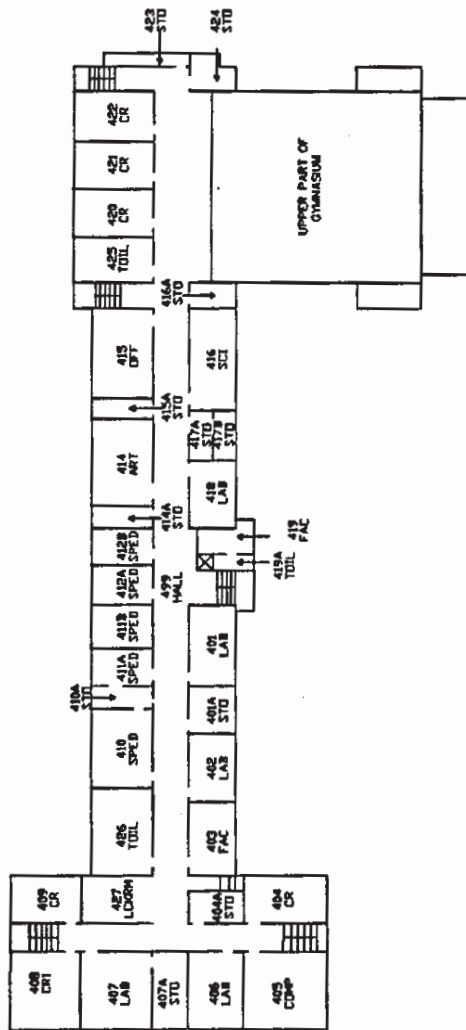
Consultant

Wallace, Floyd, Associates Inc.  
Architects, Landscape Architects, Planners &  
Urban Designers  
200 Congress Street  
Boston, MA 02110

Entry Date: 10-07-1992  
Revision Date: 4.3756  
Floor Area:

THIRD FLOOR PLAN

DRAWING NUMBER: 1120-3



# MASTER PLAN FOR THE BOSTON PUBLIC SCHOOL FACILITIES

JEREMIAH E. BURKE SCHOOL

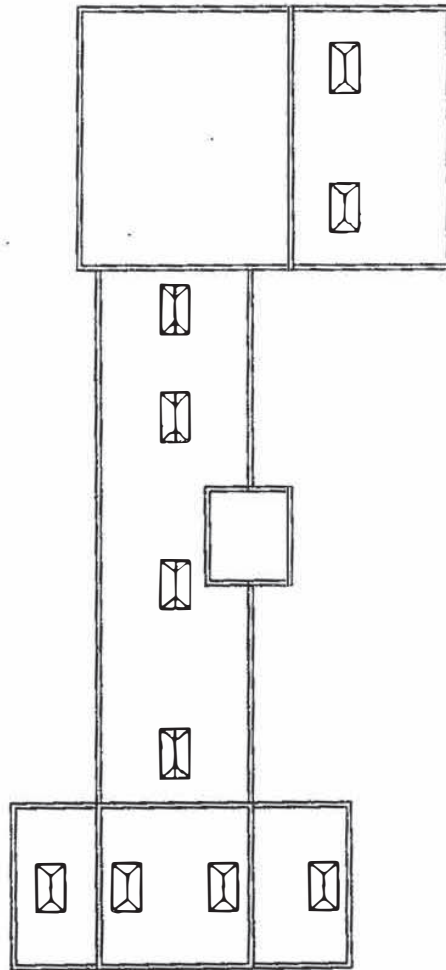
City of Boston  
Mayor Raymond L. Flynn  
Public Facilities Department  
Mary Nee

Consultant  
Wallace, Floyd, Associates Inc.  
Architects, Landscape Architects, Planners, &  
Urban Designers  
Riverside Wharf  
286 Congress Street  
Boston, MA 02210

FOURTH FLOOR PLAN

Entry Date: 10-07-1992  
Revision Date: 33008  
Floor Area:

DRAWING NUMBER: 1120-4



MASTER PLAN FOR THE BOSTON PUBLIC SCHOOL FACILITIES

JEREMIAH E. HURKE SCHOOL

City of Boston  
Mayor Raymond L. Flynn  
Public Facilities Department  
Mary Nee

Boston Public Schools  
Lois Harrison-Jones

Consultant  
Wallace, Floyd, Associates Inc.  
Architects, Landscape Architects, Planners, &  
Urban Designers  
Riverside Street  
200 Corporate Center  
Boston, MA 02110

Entry Date: 10-07-1992  
Revision Date:

ROOF PLAN

DRAWING NUMBER: 1120-R



# Pilot Study Facility Assessment Agenda

Symmes Maini & McKee  
Associates

SMMA

Project: **Boston Public Schools 10 Year Master Plan** Project No.: P3484  
 Re: Pilot Study Facility Assessment Kick-off Meeting Date: Aug 3, 2015  
 Prepared by: ACP  
 Distribution: (MF)

## Agenda

*Monday 3 August – Pilot Study Facility Assessment meeting 9:00 am – 12:00 pm*

### 1. Team Introductions

Parson Brinkerhoff, SMMA

### 2. Review of Pilot Study Schedule

#### ▪ Pilot Study – Facility Assessment

- Meeting w/ Khadijah Brown, BPS & PCMD to review materials
  - Aug 3 - 9:00 pm – 12:00 pm
  - Aug 3 – 1:30 pm – 5:00 pm Site visits (exteriors only)
- Building Walk-throughs
  - Aug 4 (8 am – 4 pm) - Henderson - Grades U-4
  - Aug 5 (8 am – 4 pm) - Umana - Grades K - 8
  - Aug 6 (8 am – 4 pm) - Burke - Grades 9 – 12
  - Aug 7 (8 am – 11 am) - Burke - Grades 9 – 12 (if Necessary)
  - Aug 7 (1 pm – 4 pm) – Data assessment and content review (internal SMMA team)
  - Aug X – Facility Assessment follow-up with BPS and PCMD
  - Aug Y – Facilities Assessment Sub-Committee first meeting

### 3. Overall Project Schedule

#### Phase 1 Educational Requirements / Enrollment Projections

- Leadership Educational Program / Facility Visioning – August 5, 2015
- Demographics / Enrollment Projections – starts September, 2015
- Educational Planning – starts October 12, 2015

#### Phase 2 – Facility Condition Assessments

- Facility Condition Assessment (walk-throughs) – July ~ August 2016
- Cost Estimates – August 2016
- Facility Condition Report – September 2016

#### Phase 3 – Master Planning

- Financial Planning – starts August 2016
- Master Plan Options Development – starts March 2016
- Draft Master Plan – November 2016
- Final Master Plan – December 2016

1000 Massachusetts Avenue  
Cambridge, MA 02138  
617.547.5400

[www.smma.com](http://www.smma.com)

Project: Boston Public Schools 10 Year Master Plan  
 Re: Pilot Study Facility Assessment Kick-off Meeting  
 Date: 3 August 2015  
 Page: 2

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*Monday 3 August – Pilot Study Facility Assessment meeting 9:00 am – 12:00 pm*

**Objectives**

- Review of available information and past studies completed by BPS
- Identify key BPS personnel at each school to assist with walk-through
  - Henderson : \_\_\_\_\_
  - Umana : \_\_\_\_\_
  - Burke : \_\_\_\_\_
- Confirm schedule of visits
- Review facility assessment database structure
- Set agenda for Facility Assessment follow-up meeting

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# Pilot Study Facility Educational Assessment Agenda

Symmes Maini & McKee  
Associates

**SMMA**

Project: **Boston Public Schools 10 Year Master Plan** Project No.: P3484  
 Re: Pilot Study Facility Educational Assessment  
 Kick-off Meeting Date: Aug 3, 2015  
 Prepared by: ACP  
 Distribution: (MF)

## Agenda

*Monday 3 August – Pilot Study Facility Assessment meeting 9:00 am – 12:00 pm*

### 1. Team Introductions

SMMA, MGT, New Vista, MassInsight

### 2. Review of Pilot Study Schedule

#### ▪ Pilot Study – Facility Educational Assessment

- Meeting w/ Khadijah Brown, BPS & PCMD to review materials
  - Aug 4 - 1:00 pm – 3:00 pm (Meet at Henderson Lower)
- Building Walk-throughs Preliminary meeting with school principals at each building – assume 45 minutes.
  - Aug 4 (3 pm – 5 pm) - Henderson - Grades U-4
  - Aug 5 Leadership team educational visioning workshops all day
  - Aug 6 (8:30 am – 12 pm) - Umana - Grades K-8
  - Aug 6 (1:30 pm – 4 pm) - Burke - Grades 9 – 12
  - Aug 7 (9 am – 12 pm) – Data assessment and content review (internal SMMA team)
  - Aug X – Facility Assessment follow-up with BPS and PCMD (TBD)
  - Aug Y – Facilities Assessment Sub-Committee first meeting (TBD)
  - Aug Z – Educational Planning Sub – Committee meeting (TBD)

### 3. Overall Project Schedule

#### Phase 1 Educational Requirements / Enrollment Projections

- Leadership Educational Program / Facility Visioning – August 5, 2015
- Demographics / Enrollment Projections – starts September, 2015
- Educational Planning – starts October 12, 2015

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1000 Massachusetts Avenue  
Cambridge, MA 02138  
617.547.5400

[www.smma.com](http://www.smma.com)

Project: Boston Public Schools 10 Year Master Plan  
Re: Pilot Study Facility Educational Assessment Kick-off Meeting  
Date: 3 August 2015  
Page: 2

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*Monday 3 August – Pilot Study Facility Educational Assessment meeting 9:00 am – 12:00 pm*

**Objectives**

- Review of available information and past studies completed by BPS
- Identify key BPS personnel at each school to assist with walk-through
  - Henderson : \_\_\_\_\_
  - Umana : \_\_\_\_\_
  - Burke : \_\_\_\_\_
- Confirm schedule of visits
- Review facility assessment database structure (BASYS)
- Set agenda for Facility Educational Assessment follow-up meeting(s) with Sub committees

Project: Boston Public Schools 10 Year Master Plan  
 Re: Pilot Study Facility Educational Assessment Kick-off Meeting  
 Date: 3 August 2015  
 Page: 3

Date	Time	Meeting	Location
<b>Pilot Study – Educational Planning:</b>			
Aug 3	12:00 – 3:00	Team Meeting - Educational Program / Facility Visioning – in-house SMMA & consultants	SMMA
Aug 4	1:00 – 3:00	Facility Assessment Briefing with BPS/PCMD	BPS offices (TBD)
	3:00 – 5:00	Educational Assessment Walk-through / Meeting w Principal	Henderson
Aug 5	9:00 – 5:00 pm	Educational Program / Facility Visioning w/ BPS	BPS offices (Bolling)
Aug 6	9:00 – 12:00	Educational Assessment Walk-through / Meeting w Principal	Umana
	1:00 – 5:00	Educational Assessment Walk-through / Meeting w Principal	Burke
Aug 7	9:00 – 12:00	Team Meeting - Educational Program / Facility Visioning summation – in-house SMMA & consultants	SMMA

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 agendas\2015-8-3 bps facility assessment pilot study kick-off mtg.docx



"what if's"

SAMPLE Capital Funding/Design/Construction Schedule

Boston Public Schools FMP  
Jeremiah E. Burke High School

	2015				2016				2017				2018				2019				2020				2021				2022				2023				2024							
Quarter	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4								
Scenario 1																																												
Program and Code																																												
Upgrades to																																												
High School								1			1A	4			5		6			6																								
w/o MSBA																																												
Scenario 2A																																												
New High School					8			9	10	11			3	4	5	6 (30 months)												7																
with MSBA																																												
Scenario 2B*																																												
New High School						1	1A	4			5	3	6 (30 months)												7																			
w/o MSBA																																												
Scenario 3A																																												
Add Reno High School					8			9	10	11			3	4	5	6 (42 months) **												7																
with MSBA																																												
Scenario 3B																																												
Add Reno High School					1	1A	4*			5	3	6 (42 months) **												7																				
w/o MSBA					1	1A	4**		5	3	6 (24 months) Phase 1						7	6 (12 months) Phase 2				7																						

KEY	
1	Design Funding
1A	Designer and OPM Selection
2	Design and Construction Funding
3	Construction Funding Vote
4	Design / Permitting CM
5	Bidding
6	Construction
6A	Demolition or Mothball School
7	Occupancy
8	Submit SOI
9	SOI Accepted / MSBA Mod 1 Eligibility Period / Funding
10	MSBA Mod 2 Building Project Team
11	Mod 3 - Feasibility Study

- \* a) Assumes phased construction with CM@ Risk - shorter duration (TBD))  
b) all costs 100% to city shortens escalation costs  
c) gains some additional seats and eliminates modulares  
d) adds modular swing space cost project (TBD)  
e) requires site acquisition schedule
- \*\* Nature of Option: Phasing to bring components of school online - compressing tasks and shorten durations.

NOTES:

Actions Taken at MSBA 1/14/2015 Board Meeting  
108 SOI submission 4/2014

15 invites to eligibility period 2015  
All projects appear to be on NEASC warning/watch list.

Process in effect puts projects into 2017.  
Next year puts BPS into 2018.  
Earliest start is a 2020/21 for opening doors with new construction.









An aerial photograph of Cambridge, Massachusetts, rendered in a monochromatic blue color scheme. The image shows a dense urban grid with numerous streets and buildings. A prominent river, the Charles River, winds through the center of the city, with several bridges crossing it. To the right, a large body of water, likely the harbor, is visible. The overall texture is that of a high-resolution satellite or aerial map.

# SMMA

Symmes Maini & McKee Associates  
1000 Massachusetts Avenue  
Cambridge, MA 02138  
617.547.5400