

At a Glance: East Boston High

86 White St East Boston, MA 02128

DOE Code: 00350530

Website

BPS Code:

Building
Educational
(BEA)

Building
Physical
(FCA)

Building
Operational

Community

Excellent Good Fair Poor Failing

School Data

Historic Bldg. Name: East Boston High
Current School Name: East Boston High
Year Founded: 1924
School Gross Floor Area: 242,505
Ratio of net/gross:
Operation Hours: 7:30 AM-1:50 PM
Early Dismissal:
School Type: Traditional
Individual Class Size:
Overall Size:
Grade Span: 9-12
Number of Strands:
**Number of Buildings
Associated with One School:**

Schools Housed per Building or Buildings per School

School Name / Building Name	Population	Ed Plan
East Boston High		
Total:		

Tax Values as of 2015

Tax Parcel ID: 103384000
Tax P Type: 976
Tax Land Usage: E
Tax Building Value: \$23,632,300
Tax Land Value: \$14,441,200
Tax Total Value: \$38,073,500
Tax Gross Area: 0
Tax LV SF: 220875
Tax Living Area: 190368
Compliance Trigger:

MSBA School Data

MSBA GSF: 242,505
MSBA SF/Student: 178
MSBA Space Utilization: Average
MSBA Students/Classroom: 18
MSBA Enrollment: 1,362

Site and Building Data

Year Built: 1924
Renovations: 2000
Additions:
Shelter:
Resiliency:
Energy Efficiency:
Site Acreage:
Site Expansion:
Building Gross Floor Area: 242,505
Building Net Assignable Area:
Parking:
Ratio:
Outdoor Learning Spaces:
Flood Zone:

Community Uses

Community Resource	School Programs Connection

Documentation

Plans	Site	Arch	Eng
Past Reports			
BeSafe Plans			
MSBA 2010 Needs Survey			

MSBA Building Data

Building Conditions: 3
Building Enrollment:
Classrooms: 73
Floors: 3
Structural Class: C

At a Glance: East Boston High

BPS 2014 Vision Accommodations

Current Inclusion

PreK:

Inclusion:

STEM

Technology

21st Century:

FF&E

DOE Data

Student Data

FY 2015 Total Enrollment: 1373

Enrollment by Grade

PreK:	0
K:	0
1st:	0
2nd:	0
3rd:	0
4th:	0

Gender

Male:	885
Female:	637

Demographic

African American:	10.9
Hispanic:	70.5
White:	15.7
Asian:	1.8
Other/Multi-racial:	0.6
Native American:	0.5

Low Income Students: 43.7

Out of School Suspension Rate:	6.3
In School Suspension Rate:	0.1
Graduation Rate:	58
Absentee Students:	24.7
Annual Dropout Rate:	6.4
2012 Graduates Attending Higher Ed:	47.3

SAT Scores:

Reading	384
Writing	405
Math	422
2013 Mass Core:	42.1

Instructor Data

Number of Teachers:	100
Student/Teacher Ratio:	13.7 to 1
Teachers Licensed in Teaching Assignment:	94
Number of Classes in Core Academic Areas:	386
Core Academic Classes Taught by Highly Qualified Teachers:	74.6

Building Physical Assessments

Summary

Existing Conditions

Summary

Evaluation of Existing Conditions: East Boston High School

The intention of this document is to provide a deeper understanding of the basis for the selection of the conditions in the Facility Criteria Matrix.

BPS and CPMD can use this information to provide a general comparison for the different eras and typologies of the facilities within the BPS inventory.

General Description

The following evaluations are based on building walkthroughs with school administration, custodial staff, Architectural and Engineering professionals and BPS facility staff between January 19 and 29, 2016.

The facility is 242,505 GSF and was built in 2 phases. The original building was completed in 1924 and the addition was completed in 1998. The building is a 3-story structure without a basement.

Use Group: E-Education (with accessory occupancies A1-Auditorium; A2-Cafeteria; A3-Library/Media Center and A4-Gymnasium)

Architectural Building Description

Type of Construction

Summary

Existing Conditions

Original building type: IA or IB - The main structural elements are noncombustible. Base materials would be masonry and concrete. The roof support is unprotected metal beams or bar joists.

Addition building type: IIA or IB - The main structural elements of the walls are masonry or concrete. The roof support is unprotected metal beams or bar joists. Noncombustible, protected construction

Existing Conditions Report

Roof

The roof was replaced in 2013 with a tapered insulated, 4Ply polymer hot applied built-up roofing system. It is observed that the roof has been patched numerous times. The drains are internal to the building appear to be in their original location.

Façade

The building's façade is a Flemish bond red brick. It was partially repointed in 2012. The walls are thermally inefficient due to the lack of insulation but are constructed of materials with good thermal mass and moisture resistance. The lintels on the north and east façade have been replaced in 2000 with brick on top of a steel angle.

Exterior Windows

The windows at the original building were replaced in 1986. These units are double glazed, aluminum frame with an operable hopper at the middle sash and a two fixed at the bottom and upper sashes. Most of the operable units are misaligned in their frame and will not stay open. The lintels are in generally good condition with only surface rust is visible. Window sills are in good condition. At the 1998 addition, the windows were replaced with aluminum triple hung units without screens. The operable sash opening is greater than 6" and the sashes slip due to failing spring support mechanisms.

Boilers

The boiler room is provided with four M450L Mills H.B. Smith cast iron 22 sectional Boilers retrofitted with natural gas burners with 10 HP ID fans for generating low pressure steam. All the four boilers are in a very bad shape though they all seem to be working. The boilers, boiler breeching, boiler feed water tank and its piping, etc. are all in a very poor condition and they need replacement as soon as possible. Although the boilers are showing signs of wear and rust, they were running at the time of the visit.

Heating Distribution System

The low pressure steam is distributed throughout the building via steam cast iron radiators with steam traps. 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. Some classrooms are also provided with steam fin-tube radiators. All building controls are conducted remotely by Boston School District Energy Department. Portions of steam heating distribution piping is not insulated. Majority of the radiators with the steam traps need replacement as they seem to have rusted and some of them do not appear to be working properly.

Ventilation Distribution System

There is no air-conditioning available in the school building in any area except for Library which is served by a McQuay unit. But there are 5 Air Handling Units (AHU) that provide ventilation throughout the building.

Electrical Service

Electrical Power Distribution System

The 3000 amp 208Y/120V 3 phase 4 wire utility service with a Cutler Hammer Pow-R-Line-C switchboard with a main fused switch and 20 branch fused switches feeding all the loads (including an 800 amp MDP1, 600 amp MDP2, and 100 amp L2G1) in the school building and this switchboard appears to be relatively recent and is in a very good operating condition. The electrical distribution utilized both the new electrical panels and some of the old panels which are in good running condition. It is assumed the wiring was also replaced at the time when the electrical panels were replaced. There are two 3 HP air compressors in a good shape in the main electrical room.

Utility service meter is located in the main electric room.

Existing Photovoltaics

There are no photovoltaics at this school.

Life Safety

Means of Egress

There is a 155 kW Generac 208Y/120V emergency generator to serve egress lighting and other loads.

The configuration of the corridor egress system and capacity of the egress doors appears to meet egress requirements. There are several existing corridor partitions constructed with combustible materials and large glazing panels that served as smoke partition. In most corridors, there are several pairs of smoke partition doors that limit corridor widths and lengths. The doors themselves have no fire rating label making these doors non-functioning for fire or smoke separation.

Fire Protection System

There are sprinklers in some of the areas of the building and there is 6" fire standpipe in the staircases. There is a 75 HP fire pump in the building which is relatively a new installation.

Fire Alarm System

The existing fire alarm manufactured by Gamewell is not an addressable one and needs to be replaced. The fire alarm remote annunciator is located at the main entrance. The building has smoke detectors in the corridors, class rooms and all other areas. There is an elevator in the building.

Security

The entry sequence is through a line of three sets of double doors opening into a vestibule then into the lobby. There is no permanent interior line of sight from an office or similar room. The sight lines from the street to the main entry are clear. There are multiple doors from stairways that pose a security risk because they are in a blind spot from the interior and exterior. Corridors are generally wide and long with straight views. Classroom doors are keyed.

Lighting Quantity/Control

All lighting fixtures in administration area and offices, corridors, classrooms and science labs, computer rooms, cafeteria and kitchen appear to be in good working condition with energy-efficient T8 lamps and electronic ballasts. Lighting in educational spaces such as classrooms and labs consist of two or three continuous rows of direct/indirect 2-lamp per cross section linear fixtures.

Toilets & Fixtures

Plumbing fixtures in the facility have been replaced and appear to be ADA compliant. No plumbing fixtures were observed to be modern water-saving fixtures.

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

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

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

Plumbing Distribution Systems

Plumbing System

Domestic Hot Water

Two RHEEM 115 gallon Domestic water storage tanks heater were installed in 2013 with an AO Smith DHW heater which is natural gas fired. There are 7.5 HP triplex booster pumps.

Natural Gas

6" natural gas serves the four boilers, the domestic hot water heater and kitchen equipment. The piping seems to be in good operating condition.

Sanitary Waste and Vent

The sanitary waste system consists of cast iron pipe and appears to be in good working condition.

Accessibility

The main entrance and a side entrance are accessible. The school is equipped with a working elevator and is accessible from all levels. The stage is not ADA accessible. Many of the classroom doors are without the necessary side maneuvering clearances required to meet accessibility code. There are a number of projections in rooms and corridors along the accessible path that do not meet code.

Structural Systems

The existing floor and roof structure consists of a concrete slab and either concrete or concrete encased steel beams. The floors and roof are supported by concrete or concrete encased steel columns. There are masonry walls that are also potentially supporting the framing. The foundation is likely a concrete cast in place system. The existing lateral resistance is likely unreinforced masonry shear walls. The existing structure appears to have been upgraded to mitigate seismic hazards as evidenced by wall anchors (bolted angles) added at the top of masonry walls at roughly 4 feet on center.

The roof framing for the gymnasium addition consists of wood framing supported by steel angle trusses. The vertical support is typically load-bearing concrete masonry walls. The foundation system is likely a concrete cast in place system. The lateral system is not visible, but is likely masonry shear walls. Since the addition was designed after 1975, it is assumed it was designed for seismic loads.

Overall, the building structure is in good condition. Not all structural framing could be directly observed due to the finishes, so there could be more damage that is hidden from view. There are very minor cracks at the edges of concrete masonry walls. There is also minor concrete spalling in localized areas. Some minor rusting of wall anchors and peeling of the ceiling are visible. The third floor was repainted in 2012, and no wall anchors are visible there. The foundations appears to be in good condition.

Site

Located in the East Boston neighborhood on White Street, just east of Brooks Street. The main entrance is on White Street with a secondary entrance on Brooks Street. With no on-site athletic fields, the school regularly uses the American Legion Playground (baseball, soccer & basketball) three blocks away and the East Boston Memorial Stadium near the Airport MBTA station, just over ½ mile away.

The site provides only minor opportunities to expand into the parking lot and/or the Brook Street yard. The site is surrounded by residential homes limiting the prospects to expand the site. The site, located on a hill in East Boston, is in FEMA Zone X, area of minimum flood hazard, outside the influence of the 500-year flood zone.

Parking

Parking is located on the right side of the building with a driveway off of White Street and a rear access drive from Brooks Street. About half of faculty & staff must double park, but maintain a clear emergency access route. The parking lot is in fair condition.

Neighborhood Streets

The roadway is in good condition and the sidewalks are in poor condition with asphalt overlays at some locations. White Street is one-way.

Drop-Off/Pick-Up

Most students arrive by MBTA busses; four bus lines stop within two blocks. The remaining students walk from the neighborhood or dropped off from private vehicles. Since busses do not stop in front of the school, there is no noticeable congestion.

Special busses drop of students on Brooks Street where the enter by the side door, with the exception of wheel chair bound students that roll around to the main entrance along the site walkways.

Walkways/Stairs

Walkways in good condition.

MAAB/ADA Accessibility

Only the main entrance is accessible, via a long walkway that wraps around the building to Brooks Street. A shorter accessible route goes through the parking lot to White Street.

Site Lighting

Six LED floodlights around the outside perimeter of the parking lot.

Fences/Gates

Cast iron fence around building needs repainting and is rusting away in some sections. The chain link fence at the parking lot is poor condition.

Drainage

Site drains well. No water quality infrastructure observed.

Play Areas/Landscaping

No athletic or play areas on site. Lawn, landscaping and trees in good condition.

Walls/Slopes

Steep slope at rear of building is well vegetated, but poorly maintained.

Transit/Pedestrian/Bicycle Access

The school is 0.6 miles from the Airport Station of the Blue Line. The pedestrian routes to the MBTA stop are sufficient. Four busses stop within two blocks of the school (114, 116, 117 & 121) providing convenient access to the Maverick Station. The surrounding residential neighborhood and bike lanes on major roads provide for a fair biking and walking environment for high school students.

SCHOOL NAME: East Boston HighID#: 350530HISTORICAL BUILDING NAME: East Boston HighSCHOOL ENROLLMENT: 1373BUILDING ENROLLMENT: 1373SITE VISIT DATE: 1/19/2016

1 | Facility Evaluation Criteria

Physical Analysis:

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

Rating Category

☒ Excellent
 ☒ Good
 ☐ Fair
 ☐ Poor
 ☐ Failing

☐ YES
 ☒ NO
 COMMENT: Major renovation in 2000

Roof:

- Membrane
- Space on roof for solar

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

Façade

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

Windows

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

Boilers

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

Heating Distribution Systems

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

Ventilation Distribution Systems

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

Electrical Service

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

Existing Photovoltaics

☐ YES ☒ NO COMMENT: _____

Life Safety:

- Means of Egress
- Fire Protection (sprinklers)
- Fire Alarm

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

Security:

- Entry Sequence

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

Lighting Quantity/Control

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

Toilets & Fixtures

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

Plumbing Distribution Systems

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

Accessibility

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

Structural System:

Signs of Deterioration:

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

☐ YES ☒ Not Observed COMMENT: _____
☐ YES ☒ Not Observed COMMENT: _____
☒ YES ☐ Not Observed COMMENT: Wall anchors rusted
☐ YES ☒ Not Observed COMMENT: _____
☐ YES ☒ Not Observed COMMENT: _____
☒ YES ☐ Not Observed COMMENT: Unreinforced Masonry

Is the lateral system identifiable?

Overall Building Condition

☐ Excellent ☐ Good ☒ Fair ☐ Poor ☐ Failing

Community:

Mass Historical Commission Status:

- Inventory of Historic Assets
- State Register of Historic Places

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

Emergency Shelter

☐ YES ☒ NO COMMENT: _____

Community Use Spaces

☐ YES ☒ NO COMMENT: _____

Community Building Rating

☐ Excellent ☐ Good ☒ Fair ☐ Poor ☐ Failing

Building suitability for school use?

☒ YES ☐ NO COMMENT: _____

SCHOOL NAME: East Boston HighID#: 350530HISTORICAL SCHOOL NAME: East Boston HighSITE VISIT DATE: 1/19/2016

2 | Site Evaluation Criteria

Rating Category

☒ Excellent
 ☐ Good
 ☐ Fair
 ☐ Poor
 ☐ Failing

Physical Analysis:

Is the site susceptible to climate change?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	BY 2100	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Major investments in the last 10 years? (> \$5 Mil)	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	COMMENT:		
Is the building expandable on current site?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	COMMENT:	Over parking lot / SW lawn	
Is the site expandable?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	COMMENT:		
Parking Quality	NEEDS BY 2050 <input type="checkbox"/> Minor	<input checked="" type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	<input type="checkbox"/> N/A
Neighborhood Streets	NEEDS <input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input checked="" type="checkbox"/> Major	<input type="checkbox"/> Replace	<input type="checkbox"/> N/A
Drop Off/Pick Up Routes	NEEDS <input type="checkbox"/> Minor	<input checked="" type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	<input type="checkbox"/> N/A
Walkways/Curbs/Sidewalks	NEEDS <input checked="" type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	<input type="checkbox"/> N/A
MAAB/ADA Accessibility	NEEDS <input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input checked="" type="checkbox"/> Major	<input type="checkbox"/> Replace	<input type="checkbox"/> N/A
Site Lighting	NEEDS <input type="checkbox"/> Minor	<input checked="" type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	<input type="checkbox"/> N/A
Fencing	NEEDS <input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input checked="" type="checkbox"/> Major	<input type="checkbox"/> Replace	<input type="checkbox"/> N/A
Drainage	NEEDS <input checked="" type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	<input type="checkbox"/> N/A
Play areas	NEEDS <input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input checked="" type="checkbox"/> Replace	<input type="checkbox"/> N/A
Walls/Slopes	NEEDS <input type="checkbox"/> Minor	<input checked="" type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	<input type="checkbox"/> N/A
Overall Site Condition	<input type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input type="checkbox"/> Failing

Community:

Mass Historical Commission Status

- Inventory of Archeological Assets (Site Review)

☐ Researched
 ☒ Not Researched

COMMENT: _____

Accessible to Mass Transit?

☒ YES
 ☐ NO
 COMMENT: 0.6 mi to Airport station / 4 bus lines nearby

Bikable?

☒ YES
 ☐ NO
 COMMENT: Well connected neighborhood

Walkable?

☒ YES
 ☐ NO
 COMMENT: Well connected neighborhood

Community Site Rating

☐ Excellent
 ☐ Good
 ☒ Fair
 ☐ Poor
 ☐ Failing

Site suitability for school use?

☒ YES
 ☐ NO
 COMMENT: _____

Educational Assessment

Summary

Educational Analysis

Evaluation of Existing Conditions: East Boston High School

General Description

East Boston High School serves neighborhood students in grades 9-12 in a multi-story building that sits high on a hill overlooking the city. The school is located distant from any athletic spaces for the school and all parking is on the street.

The curriculum is presented in a four-period block, allowing students to access the core curriculum as well as select from various pathways, starting at grade 11. Pathways include the city's only ROTC program, avionics, technology, business, and hotel/hospitality. Most of the pathways lead to either college credit or some certification. Students at this school can also enroll for dual credit at the Ben Franklin Technical Institute.

The school has a beautiful, but dated, auditorium and an indoor running track that circles above the cafeteria.

Educational Building Analysis

Ventilation

Most of the learning environments lack ventilation. Where ventilation exists, (with the exceptions of the newer additions), it was not functioning at the time of the assessment visit.

Natural Daylighting

There are large windows with clear glass throughout; light blocking shades in most classrooms.

Lighting Quality

In many areas including classrooms with relatively new fixtures though some areas have older fixtures.

Acoustical

There are hard plaster ceilings in most learning spaces, no other acoustical treatment outside of selected classrooms.

Technology

- Power – outlets lacking in quantity and distribution in the classrooms
- Wireless – access points throughout, but slow and not sufficient band width
- Interactive – LCD projectors in most classrooms

Furniture

Traditional hard plastic student desks and chairs in serviceable condition. Some classrooms have tables.

Finishes

There are hard, one piece desk/chair combos in most classrooms.

Environment

Environment feels old and worn despite some renovations.

Adjacencies of Learning Environments

There are traditional departmental double loaded corridors. The dance room is located in the overflow for the cafeteria and has multiple columns in the middle of the room.

Outdoor Classrooms

There are no outdoor classroom areas.

Adequacy of Rooms:

- Classrooms – most are undersized; poor environments, little storage, too hot / too cold
- Science – all rooms are undersized; rooms have fixed lab tables, some have safety equipment. There are not enough science spaces for the planned/desired program.
- Special Education – all rooms are undersized; some are located in the basement or in separate halls, rather than included with other general classrooms
- Art Classroom – two large rooms with adequate storage and equipment
- Music Classroom – none
- Vocations and Technology – ROTC occupies large and varied spaces in the east side of the basement. The technology room is adequately sized.
- Gymnasium – undersized for a high school, including undersized locker facilities. The bleachers cannot seat the student body. The dance program is in the “overflow cafeteria” that has multiple columns in the middle of the room. The weight room lacks ventilation.
- Media Center – adequately sized with appropriate storage.
- Cafeteria – adequately sized, but in two locations; the storage area is located distant on a lower floor with no elevator near the space.
- Auditorium/Stage – undersized stage that is ADA-accessible from the cafeteria side. Limited storage. The auditorium has a raked floor with fixed seating in various levels of condition.
- Medical - there is a community clinic in a newly-developed space.
- Administration – no sightlines to building entry, old and poorly arranged.
- Custodial – large spaces, but poorly laid out and difficult to access
- Network Room – located in existing storage spaces that are not air-conditioned

3 | Educational Analysis

Building originally designed as:

☒ HS ☐ JHS ☐ MS ☐ K-8 ☐ ES ☐ EEC

The grade configuration this school is best suited to:

- Pre-K to 1 ☐ YES ☒ NO
- Pre-K to 3 ☐ YES ☒ NO
- Pre-K to 5 ☐ YES ☒ NO
- Pre-K to 6 ☐ YES ☒ NO
- 4 to 6 ☐ YES ☒ NO
- 6 to 8 ☐ YES ☒ NO

- 7 to 8 ☐ YES ☒ NO
- 6 to 12 ☐ YES ☒ NO
- 7 to 12 ☐ YES ☒ NO
- 9 to 12 ☒ YES ☐ NO

COMMENT: _____

Educational Building Analysis

Ventilation

☒ Excellent ☐ Good ☐ Fair ☒ Poor ☐ Failing

Natural Daylighting

☒ Excellent ☒ Good ☐ Fair ☐ Poor ☐ Failing

Lighting Quality

☒ Excellent ☐ Good ☒ Fair ☐ Poor ☐ Failing

Air Quality

☒ Excellent ☐ Good ☐ Fair ☒ Poor ☐ Failing

Acoustical

☒ Excellent ☐ Good ☐ Fair ☒ Poor ☐ Failing

Technology

- Power
- Wireless
- Interactive

☒ Excellent ☐ Good ☐ Fair ☒ Poor ☐ Failing

☒ Excellent ☐ Good ☐ Fair ☒ Poor ☐ Failing

☒ Excellent ☐ Good ☒ Fair ☐ Poor ☐ Failing

Furniture

☒ Excellent ☐ Good ☐ Fair ☒ Poor ☐ Failing

Finishes

☒ Excellent ☐ Good ☐ Fair ☒ Poor ☐ Failing

Environment (inviting/stimulating/comfortable):

☒ Excellent ☐ Good ☐ Fair ☒ Poor ☐ Failing

Adjacencies of Learning Environments:

☒ Excellent ☐ Good ☒ Fair ☐ Poor ☐ Failing

Outdoor Classrooms

☒ Excellent ☐ Good ☐ Fair ☐ Poor ☒ Failing

Overall Building Rating

☐ Excellent ☐ Good ☐ Fair ☒ Poor ☐ Failing

COMMENT: _____

The site includes:

- Play Grounds/Areas
- Accessible
- Play Fields

☐ YES ☒ NO COMMENT: _____

☐ YES ☒ NO COMMENT: NA

☐ YES ☒ NO COMMENT: Softball/Soccer field three blocks away. Football/baseball fields 1 mile away.

☐ YES ☒ NO COMMENT: _____

Can the building change typology easily?

☐ YES ☒ NO COMMENT: _____

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






☒ YES ☐ NO COMMENT: _____

Can the building serve as swing space?

☒ YES ☐ NO COMMENT: _____

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

4 | High Schools: 9 to 12

Room Type	Quantity	MSBA Area	Actual Area	Adequacy				
Classroom (General Education)	54	850	800	 Excellent	 Good	 Fair	 Poor	 Failing
• Teacher Planning	2	TOTAL: 4800	TOTAL: 370	 Excellent	 Good	 Fair	 Poor	 Failing
• Small Group		500		 Excellent	 Good	 Fair	 Poor	 Failing
Science	7	1,400	1000	 Excellent	 Good	 Fair	 Poor	 Failing
Special Education								
• Self Contained	15	950	400	 Excellent	 Good	 Fair	 Poor	 Failing
• Resource of Small Group	7	500	100-500	 Excellent	 Good	 Fair	 Poor	 Failing
Art Classroom	2	1,200	225	 Excellent	 Good	 Fair	 Poor	 Failing
Music Classroom		1,500		 Excellent	 Good	 Fair	 Poor	 Failing
Vocations and Technology		1200/2000		 Excellent	 Good	 Fair	 Poor	 Failing
Gymnasium	1	12,000	7904	 Excellent	 Good	 Fair	 Poor	 Failing
• PE Alternatives	1	3,000	1804	 Excellent	 Good	 Fair	 Poor	 Failing
Media Center	1	8481	7630	 Excellent	 Good	 Fair	 Poor	 Failing
Cafeteria	1	6865	4870	 Excellent	 Good	 Fair	 Poor	 Failing
Auditorium	1	7500	6389	 Excellent	 Good	 Fair	 Poor	 Failing
• Stage	1	1,600	1247	 Excellent	 Good	 Fair	 Poor	 Failing
Medical	varies	TOTAL: 1210	TOTAL: 702	 Excellent	 Good	 Fair	 Poor	 Failing
Administration & Guidance	varies	TOTAL: 1	TOTAL: 6865	 Excellent	 Good	 Fair	 Poor	 Failing
Custodial/Maintenance	varies	TOTAL: 1	TOTAL: 7500	 Excellent	 Good	 Fair	 Poor	 Failing
• AC Tech Network Room	6389	200	1	 Excellent	 Good	 Fair	 Poor	 Failing
Other:								
• 1247	varies	6276	702	 Excellent	 Good	 Fair	 Poor	 Failing
• varies	5183	6276	varies	 Excellent	 Good	 Fair	 Poor	 Failing
• 2655	9222			 Excellent	 Good	 Fair	 Poor	 Failing

Narrative to Discuss

- Engaged Learning

The building is not comfortable to learn in: it lacks appropriate temperature control and ventilation. The building has a space which can be used as a flexible learning commons for collaborative learning and presentations. The building does not make use of public space for teaching and learning. The building lacks display space for student work to reinforce student accomplishment. The building (provides / lacks) space for teacher collaboration and planning.

SCHOOL NAME: East Boston High
HISTORICAL SCHOOL NAME: East Boston High

ID#: 350530

• Differentiated Learning

Classrooms are not large enough to support Universal Design for Learning (UDL), including the ability to create learning zones. The building lacks breakout spaces for differentiated/personalized learning and special education. The furniture in the building has difficulty being flexibly arranged.

• Cognitively demanding tasks/programs

The classroom environment is not sufficiently flexible to allow for different teaching and learning styles. Building lacks learning environments that support music. Building supports learning environments that support art. Building supports learning environments that support physical activity /education. The building environment does not support adequately STEM The building lacks space to experiment, create and collaborate. The building has performance/presentation space. Based on location and proximity to community resources and public transportation, teachers and students have difficulty accessing the city as a learning tool.

• Equitable access to a rigorous curriculum

The teaching and learning spaces are operated and maintained equitably. The building lacks adequate security for a safe environment for learning. The building lacks a welcoming and coherent entry sequence. The building lacks space for de-escalation and sensory calming.

• Vision of 21st Century digital learning

The building has internet infrastructure for all classrooms and public spaces, including fiber backbone, switches, and wireless access points. The system is likely insufficient to support 1:1 or laptop based standardized testing. The building is not flexible and expandable. The building does not connect on multimedia platforms for cross disciplinary programming. Digital arts and media integral to more traditional STEM initiatives.

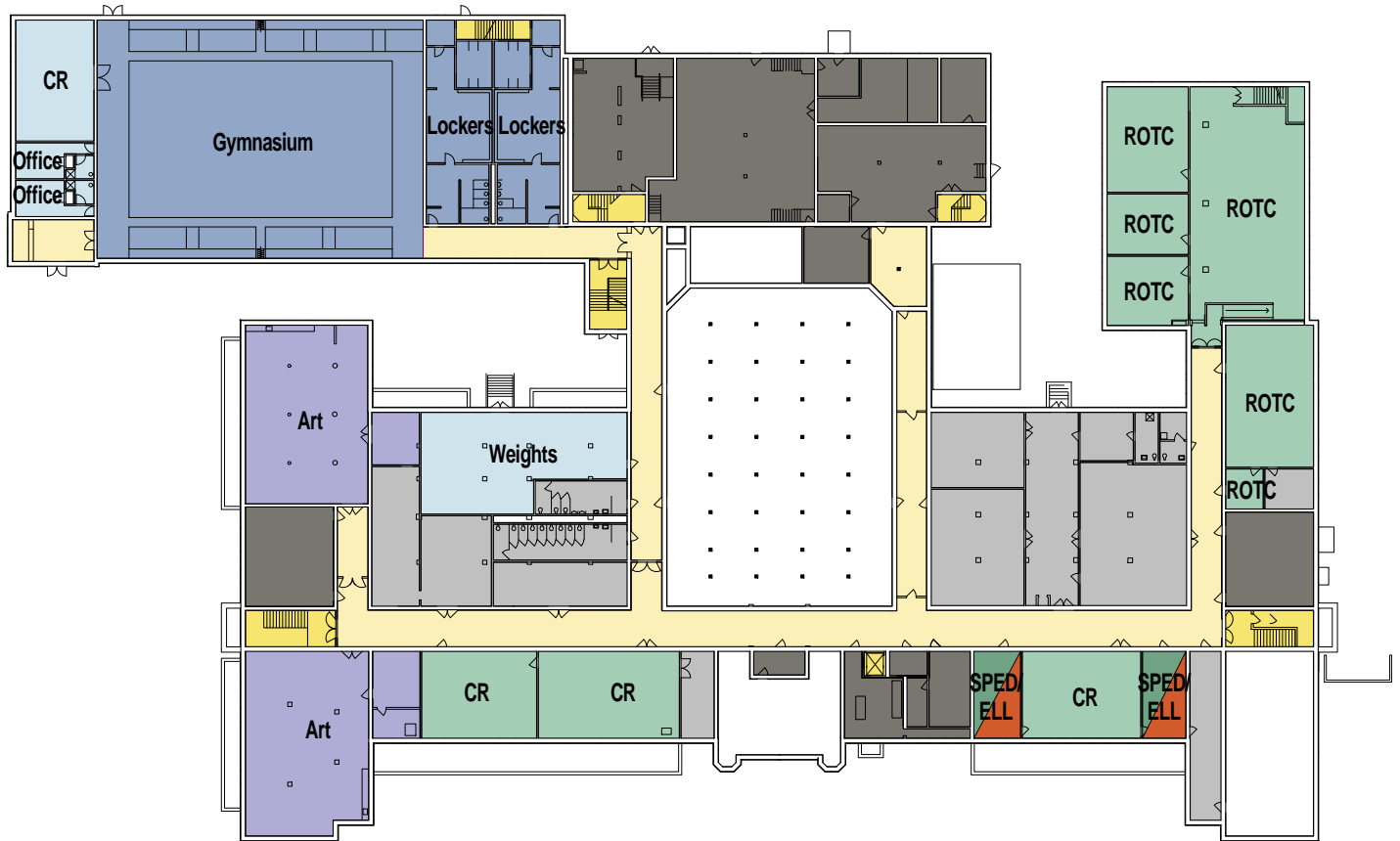
Overall Building Rating:

☐ Excellent ☐ Good ☐ Fair ☒ Poor ☐ Failing

Comments:

Some core program spaces are undersized or missing from the building

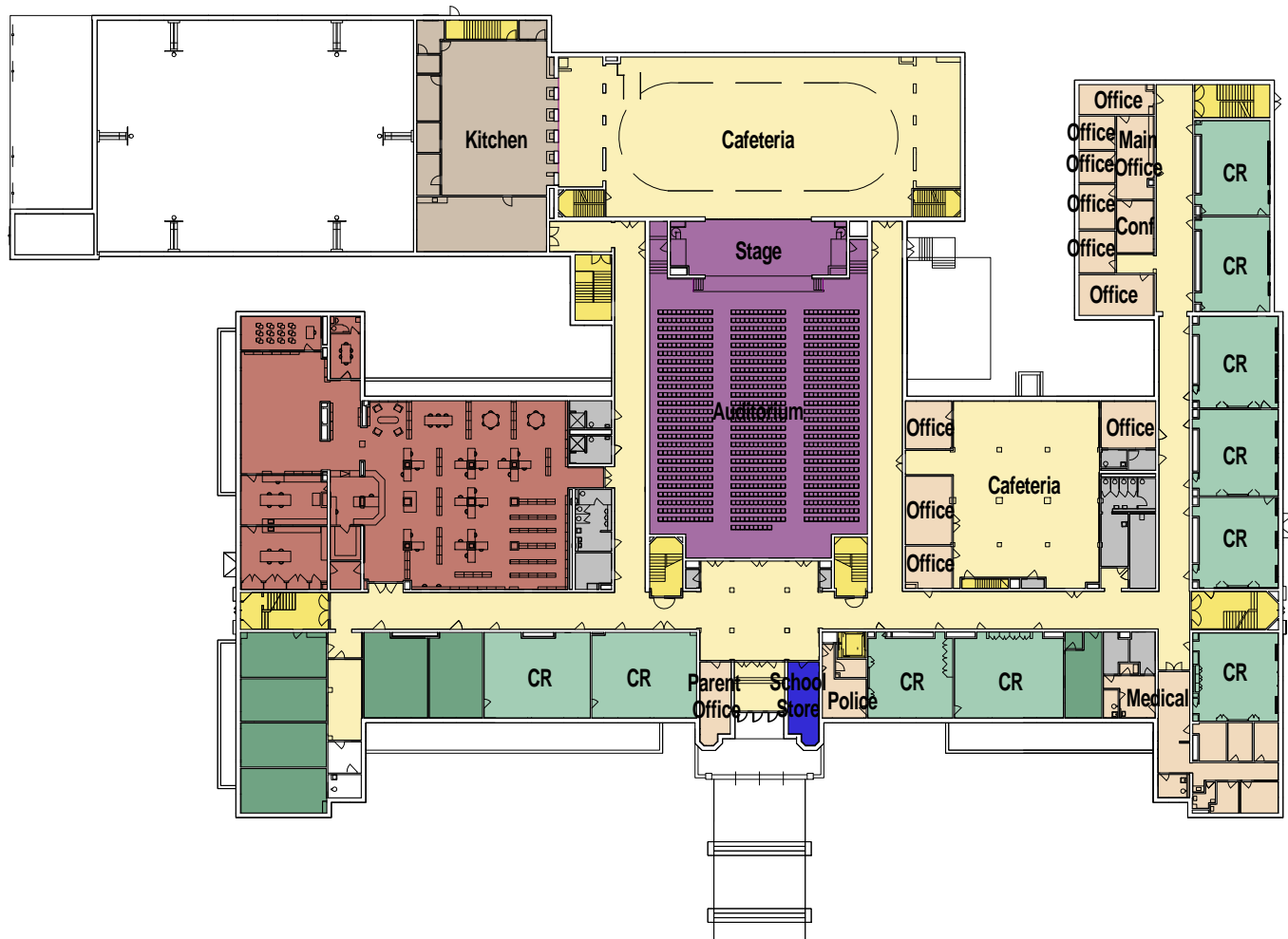














PROGRAM PLAN LEGEND

 ART & MUSIC	 HEALTH & FITNESS
 BUILDING EQUIPMENT	 PHYSICAL EDUCATION & SPORT SUPPORT
 CAFETERIA & CIRCULATION	 SPECIAL EDUCATION
 CLASSROOM & GENERAL EDUCATION SUPPORT	 VERTICAL CIRCULATION
 CUSTODIAL / MAINTENANCE / STORAGE	

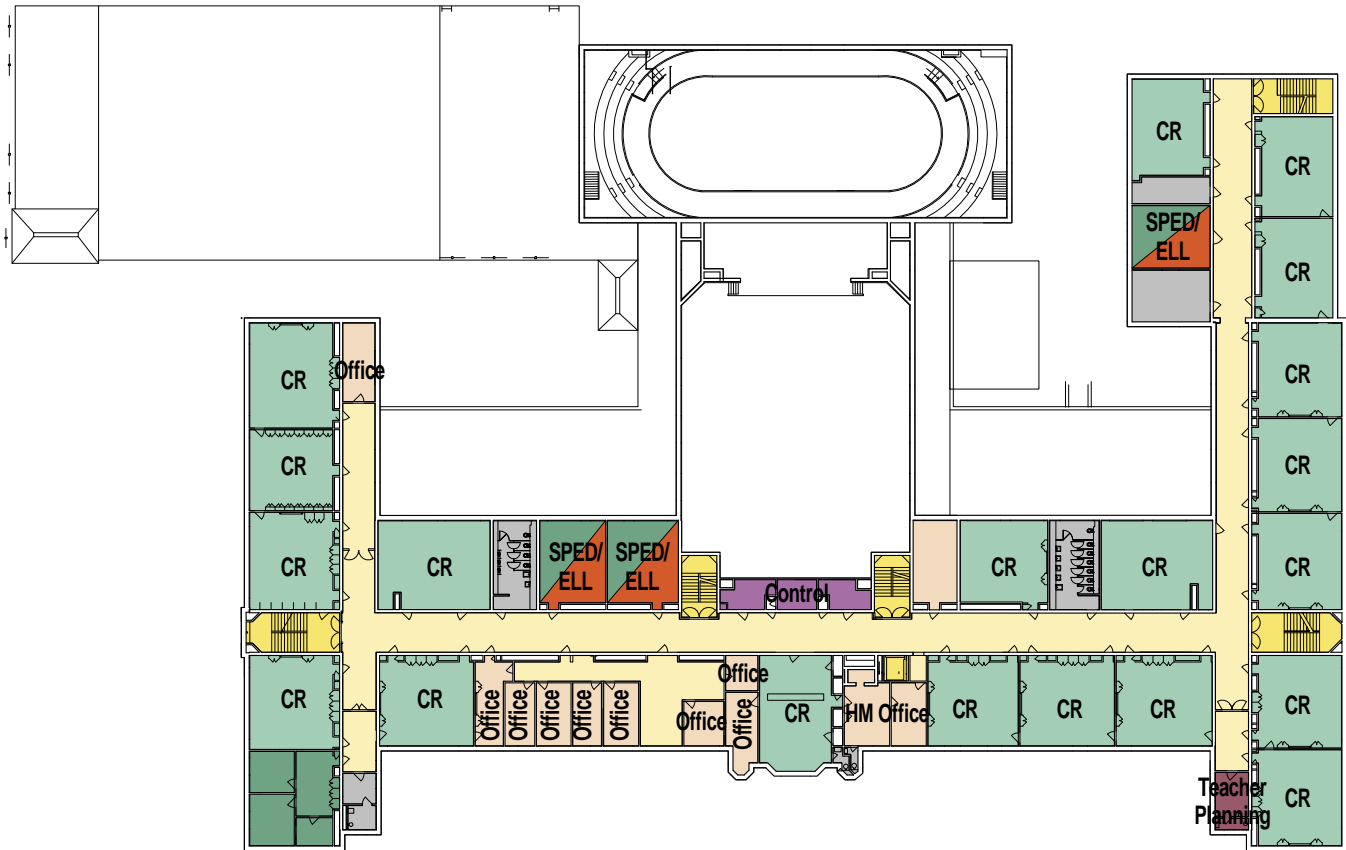




PROGRAM PLAN LEGEND

 ADMINISTRATION / GUIDANCE / STUDENT SERVICES / NURSE	 KITCHEN / SERVERY
 AUDITORIUM / PERFORMING ARTS & DRAMA	 MEDIA CENTER
 CAFETERIA & CIRCULATION	 OTHER
 CLASSROOM & GENERAL EDUCATION SUPPORT	 SPECIAL EDUCATION
 CUSTODIAL / MAINTENANCE / STORAGE	 VERTICAL CIRCULATION

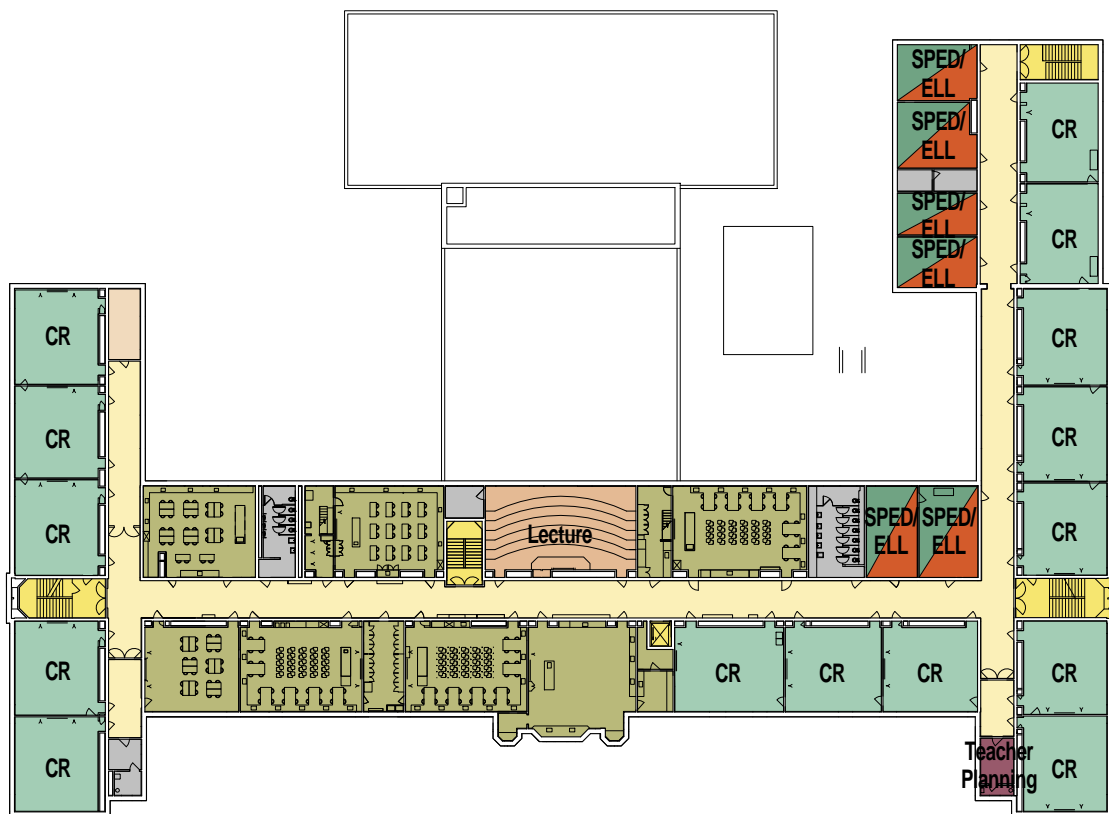













PROGRAM PLAN LEGEND

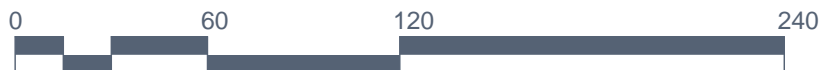
 ADMINISTRATION / GUIDANCE / STUDENT SERVICES / NURSE	 CUSTODIAL / MAINTENANCE / STORAGE
 AUDITORIUM / PERFORMING ARTS & DRAMA	 SPECIAL EDUCATION
 CAFETERIA & CIRCULATION	 TEACHER PLANNING & SUPPORT
 CLASSROOM & GENERAL EDUCATION SUPPORT	 VERTICAL CIRCULATION

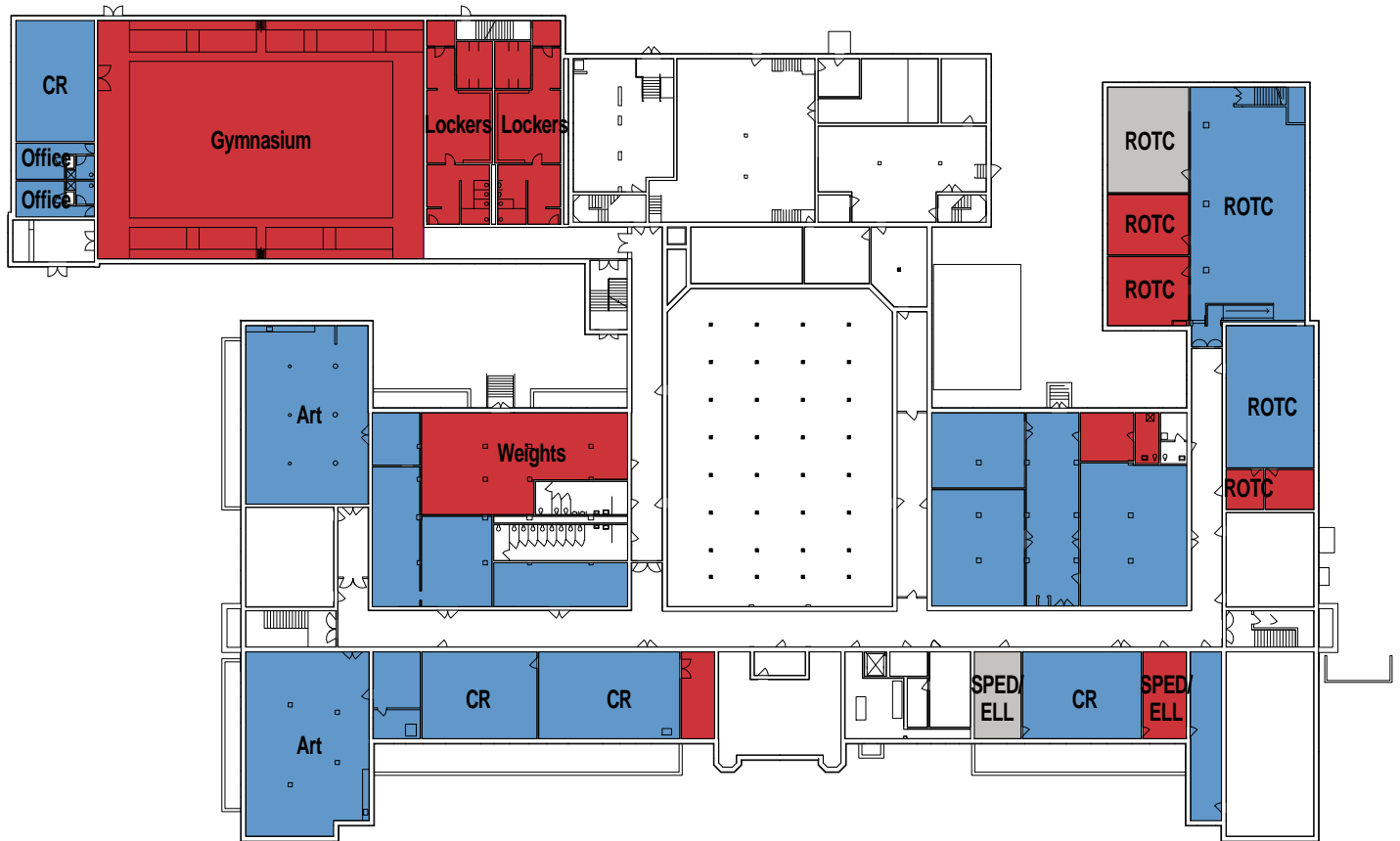




PROGRAM PLAN LEGEND

	ADMINISTRATION / GUIDANCE / STUDENT SERVICES / NURSE		SPECIAL EDUCATION
	CAFETERIA & CIRCULATION		TEACHER PLANNING & SUPPORT
	CLASSROOM & GENERAL EDUCATION SUPPORT		VERTICAL CIRCULATION
	CUSTODIAL / MAINTENANCE / STORAGE		VOCATIONS & TECHNOLOGY
	SCIENCE CLASSROOM & SUPPORT		

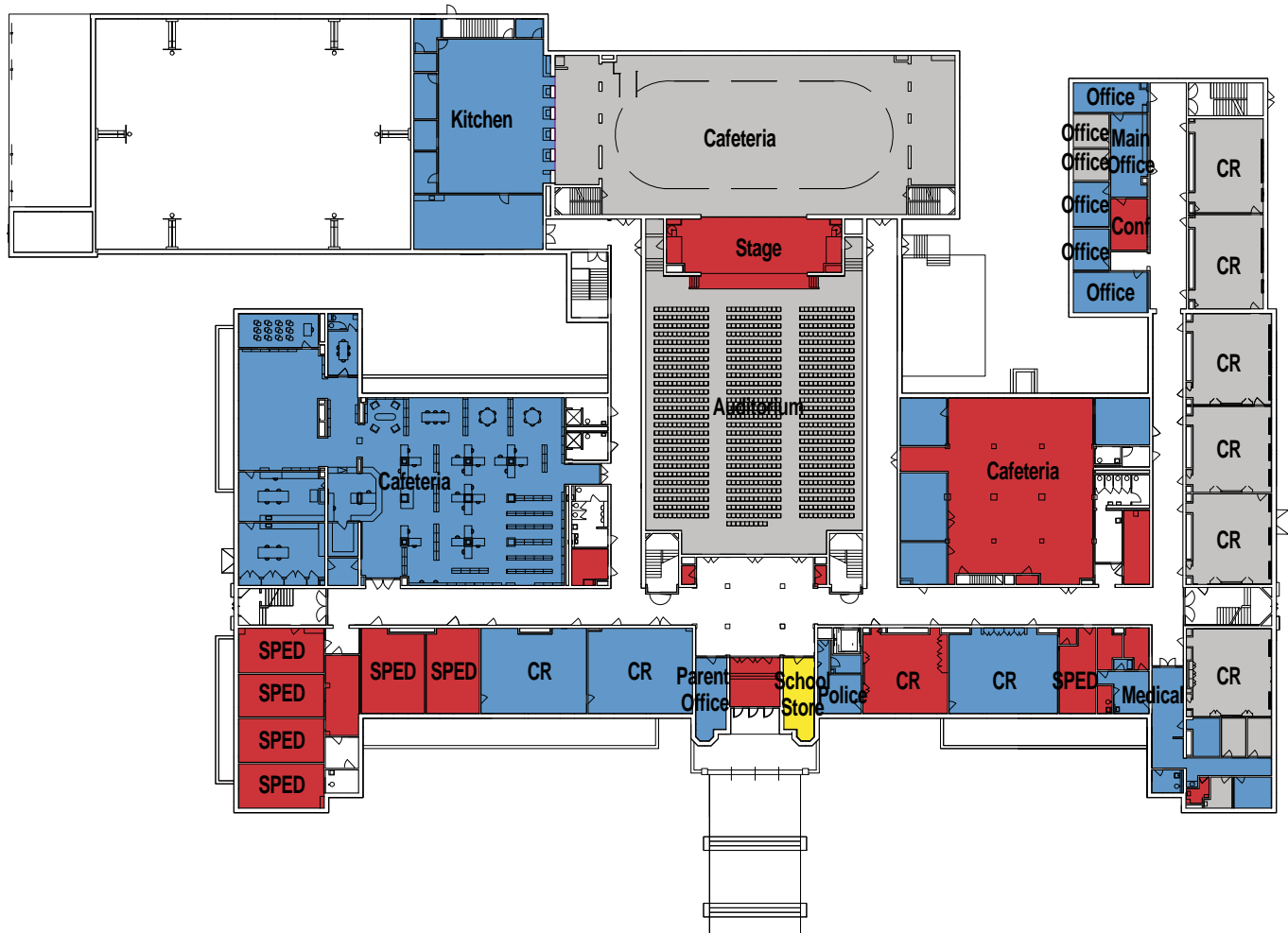




MSBA DEFICIENCY PLAN

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

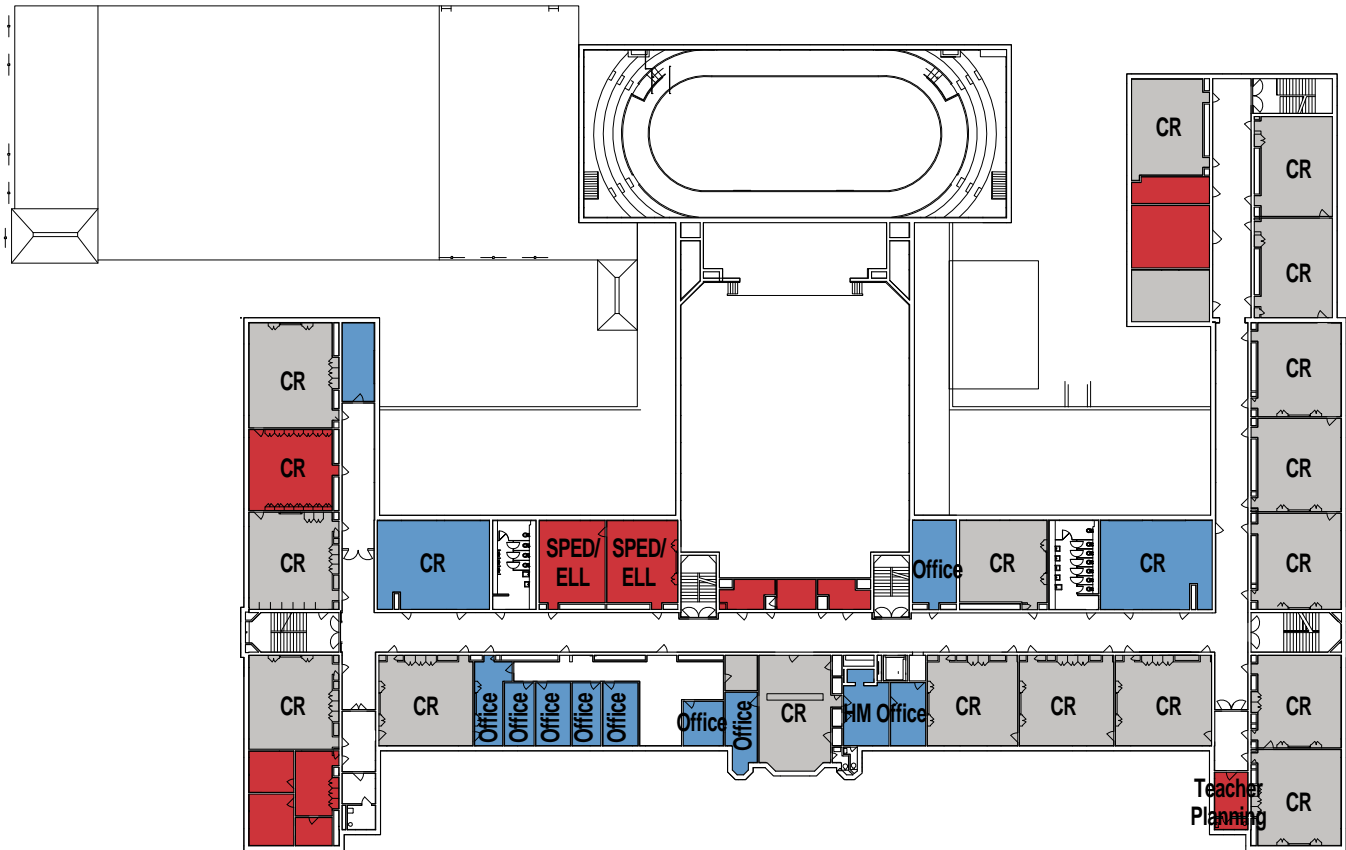




MSBA DEFICIENCY PLAN

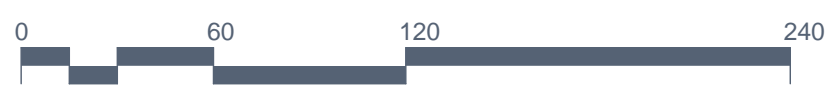
- NOT INCLUDED IN A TYPICAL MSBA PROJECT
- NSF 10% GREATER THAN MSBA GUIDELINES
- NSF AT LEAST 20% LESS THAN MSBA GUIDELINES
- NSF MEETS MSBA GUIDELINES (-20% TO +10%)

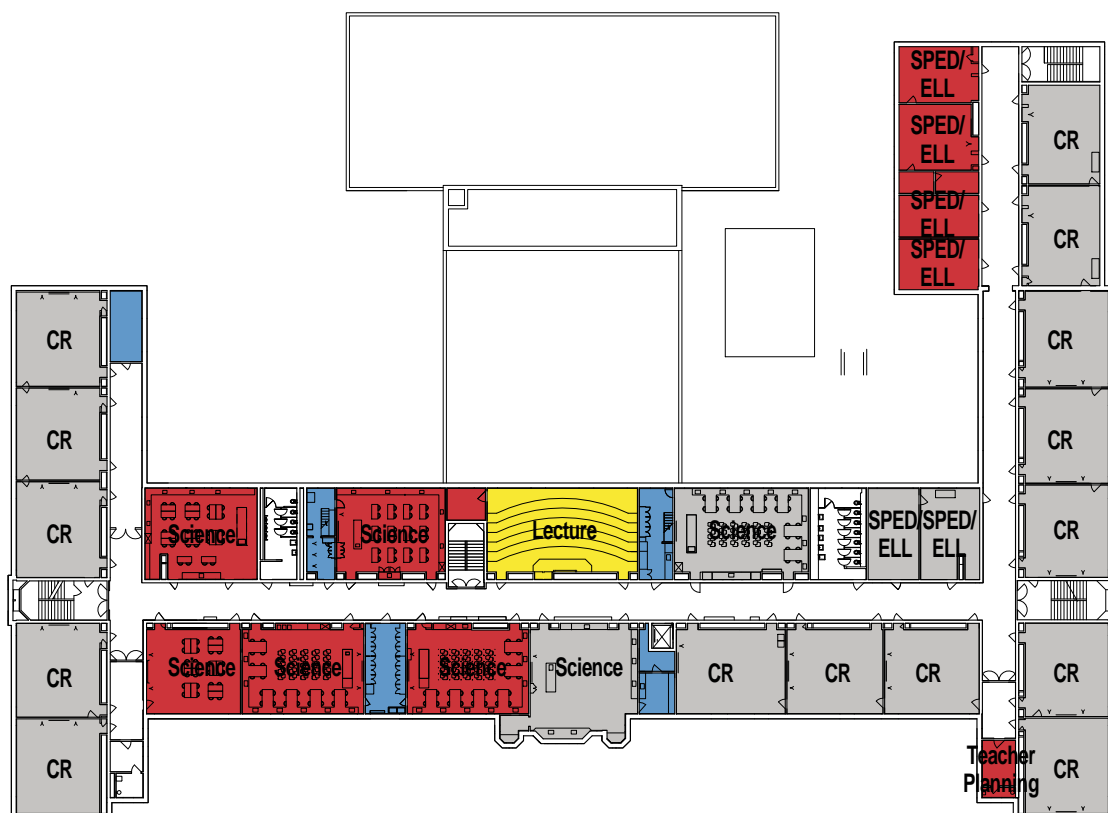




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