

At a Glance: Tobin, Maurice J. K-8

40 Smith St Roxbury, MA 02120

DOE Code: 00350229

Website

BPS Code:

Building
Educational
(BEA)

Building
Physical
(FCA)

Building
Operational

Community

Excellent Good Fair Poor Failing

School Data

Historic Bldg. Name: Tobin K-8
Current School Name: Tobin, Maurice J. K-8
Year Founded: 1959
School Gross Floor Area: 64,091
Ratio of net/gross:
Operation Hours: 9:30 AM-3:30 PM
Early Dismissal:
School Type: Traditional
Individual Class Size:
Overall Size:
Grade Span: K0 - 8
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
Tobin, Maurice J. K-8		
Total:		

Tax Values as of 2015

Tax Parcel ID: 1000014000
Tax P Type: 976
Tax Land Usage: E
Tax Building Value: \$6,947,400
Tax Land Value: \$3,404,600
Tax Total Value: \$10,352,000
Tax Gross Area: 0
Tax LV SF: 43382
Tax Living Area: 64092
Compliance Trigger:

MSBA School Data

MSBA GSF: 56,287
MSBA SF/Student: 126
MSBA Space Utilization: Average
MSBA Students/Classroom: 15
MSBA Enrollment: 452

Site and Building Data

Year Built: 1959
Renovations:
Additions:
Shelter:
Resiliency:
Energy Efficiency:
Site Acreage:
Site Expansion:
Building Gross Floor Area: 64,091
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: 2
Building Enrollment:
Classrooms: 28
Floors: 3
Structural Class: C

At a Glance: Tobin, Maurice J. K-8

BPS 2014 Vision Accommodations

Current Inclusion

PreK:

Inclusion:

STEM

Technology

21st Century:

FF&E

DOE Data

Student Data

FY 2015 Total Enrollment: 418

Enrollment by Grade

PreK:	13
K:	77
1st:	60
2nd:	60
3rd:	60
4th:	48

Gender

Male:	210
Female:	228

Demographic

African American:	29.7
Hispanic:	66.4
White:	0.7
Asian:	0.9
Other/Multi-racial:	2.1
Native American:	0.2

Low Income Students: 90.4

Out of School Suspension Rate:	0
In School Suspension Rate:	0
Graduation Rate:	0
Absentee Students:	12.7
Annual Dropout Rate:	0
2012 Graduates Attending Higher Ed:	0

SAT Scores:

Reading	0
Writing	0
Math	0
2013 Mass Core:	0

Instructor Data

Number of Teachers:	29.7
Student/Teacher Ratio:	14.1 to 1
Teachers Licensed in Teaching Assignment:	100
Number of Classes in Core Academic Areas:	204
Core Academic Classes Taught by Highly Qualified Teachers:	91.7

Building Physical Assessments

Summary

Existing Conditions

Summary

Evaluation of Existing Conditions: Maurice J. Tobin K-8 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 Maurice J. Tobin K-8 School was built in 1959 It is a 3-story structure with a basement/crawlspace and has a total of 64,091 GSF.

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

Architectural Building Description

Type of Construction

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.

Existing Conditions Report

Roof

The roof was replaced in 2007 with a tapered insulated, 4Ply polymer hot applied built-up roofing system and topped with an aggregate ballast. The drains are internal to the building appear to be in their original location.

Façade

The building's façade is a standard bond red brick. The walls are thermally inefficient due to the lack of insulation but are constructed of materials with good thermal mass and moisture resistance. There were no control joints nor expansion joints in the exterior masonry walls. All sills and lintels are in fair condition.

Exterior Windows

The windows were replaced in 1994. These units are mostly double glazed, fixed aluminum with one interior swing casement per grouping. Hardware failure makes for half of the units inoperable.

Boilers

The boiler room is provided with two 450 Mills H.B. Smith cast iron 22 sectional Boilers retrofitted with natural gas burners generating low pressure steam. Both the boilers and their piping underneath are rusted and the boilers seem to have reached the end of their life though they have been operating at the time of visit. 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 except the air compressors. The boilers are provided with induced draft fans. The steam blowdown pipe is brought out into the street and energy is wasted.

Heating Distribution System

The low pressure steam is distributed throughout the building via steam cast iron radiators and or fin tube 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. Classrooms are provided with both horizontal steam fin-tube radiator and cast iron radiator systems with steam traps. Some of the radiators need to be replaced. All building controls are conducted remotely by Boston School District Energy Department.

Ventilation Distribution System

There is no air-conditioning available in the school building in any area. As there are no air handling units nor unit ventilators in the class rooms, there are indoor air quality issues in all building areas.

Electrical Service

Electrical Power Distribution System

The 600 amp 208Y/120 V 3 phase 4 wire utility service feeds an old 35 KAIC Westinghouse switchboard with 16 branch circuit breakers. These breakers are of various sizes from 20 amps to 200 amps. There is a 33 kW 208Y/120 V 3 Phase 4 Wire non-operational Kohler emergency generator in the building that needs replacement.

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 33 kW 208Y/120 V 3 Phase 4 Wire non-operational emergency generator and it needs replacement to serve the egress lighting fixtures and other loads.

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.

Fire Protection System

There is no fire protection system in the building. There is no fire pump in the building.

Fire Alarm System

The existing fire alarm appears to be an old Faraday panel. The fire alarm remote annunciator was not found. The building has smoke detectors in the corridors, class rooms and all other areas. There is no elevator in the building.

Security

The main entry sequence a set of double doors opening into the lobby. The sight lines from the street to the main entry are clear. 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 consist of three continuous rows of direct lighting fixtures. The lighting control in these spaces may not comply with the latest Energy Code as the sensor and manual switches turn on or turn off the lighting 100% i.e. there is no 50% control.

Toilets & Fixtures

Plumbing fixtures in the facility have been replaced and appear to be ADA compliant. All flush valves are battery powered.

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

Urinals are wall mounted generally in good condition.

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

Plumbing Distribution Systems

Plumbing System

Domestic Cold Water

The 4" city water main piping with 3" valves is all rusted and needs replacement as soon as possible. As this would affect boiler, domestic hot water, kitchen and rest rooms, replacement of city water entrance piping with valves shall be given a top priority.

Domestic Hot Water

AO Smith Domestic water heaters and with 80 gallon tank was relatively recently installed and they are in very good operating condition.

Natural Gas

The 4" natural gas pipe enters into the boiler room to serve the two boilers and the domestic hot water heater. 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 operating condition.

Accessibility

Main entrance is not accessible. A side entrance on the driveway is accessible. There is no elevator in the building. 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

Very little of the structure was visible during the visit. The existing floor structure likely consists of concrete or concrete encased steel beams supporting concrete slabs. The floors and roof are supported by concrete or concrete encased steel columns. There are unreinforced masonry walls that are potentially load-bearing. The foundation is likely cast in place concrete. The existing lateral system is likely unreinforced masonry shear walls.

Overall, the building is in good to fair 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 cracks in the glazed tiles. There is also water damage in the ceiling. There is visible deterioration of exterior concrete that reveals rusting rebar.

Site

Located in the Mission Hill neighborhood on Smith Street. The main entrance is on the driveway off of Smith Street with a secondary entrance at the rear off of the parking lot. The Tobin Community Center and Parker Hill Branch Library are adjacent to the school.

There are no opportunities to expand on site. The site is surrounded by residential and institutional properties limiting the prospects to expand the site. The site is in FEMA Zone X, area of minimum flood hazard, outside the influence of the 500-year flood zone.

Parking

Parking is located at the rear of the building along a long, one-lane driveway from Smith Street. There are two parking lots, one for the school and a public lot for the library and community center. The parking lot is in failing condition, extensive cracking and potholes suggest repavement is required.

Neighborhood Streets

A low traffic boulevard in fair condition. Wide sidewalk is in good condition.

Drop-Off/Pick-Up

All drop-off/pick-up on Smith Street without significant congestion or delay. However, some private vehicles drop-off/pick-up on the narrow driveway causing some problems.

Walkways/Stairs

Walkways in fair condition. Rear metal stairs have open risers.

MAAB/ADA Accessibility

Main entrance is not accessible. A side entrance on the driveway closest to Smith Street is accessible. Side entrance from parking lot is accessible.

Site Lighting

Only building mounted lighting.

Fences/Gates

The chain link fence in good to poor condition.

Drainage

Site drains well, but some basins are clogged. No water quality infrastructure.

Play Areas/Landscaping

No athletic or play areas on site. The adjacent, recently renovated, Mission Hill Playground, with ball field, provides outside play space.

Walls/Slopes

Exposed ledge and small retaining wall at rear of building in fair condition observed.

Transit/Pedestrian/Bicycle Access

The school is 0.3 miles from both the Roxbury Crossing Station on the Orange Line and the Longwood Stop on the E Branch of the Green Line, and the #66 bus stops behind the school. Sidewalks and stairs through the adjacent park provide convenient access to public transportation. The surrounding residential neighborhood and generous sidewalks provide for a fair bicycling and walking environment.

SCHOOL NAME: Maurice Tobin K-8ID#: 350229HISTORICAL BUILDING NAME: Tobin K-8SCHOOL ENROLLMENT: 418BUILDING ENROLLMENT: 418SITE VISIT DATE: 1/21/2016

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: _____

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: Some cracks in block
☐ YES ☒ Not Observed COMMENT: _____
☒ YES ☐ Not Observed COMMENT: Minor cracks in brick
☐ YES ☒ Not Observed COMMENT: _____

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 Center connected

Community Building Rating

☐ Excellent
 ☐ Good
 ☒ Fair
 ☐ Poor
 ☐ Failing

Building suitability for school use?

☒ YES ☐ NO COMMENT: _____

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 type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	COMMENT:		
Is the building expandable on current site?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	COMMENT:		
Is the site expandable?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	COMMENT:		
Parking Quality	NEEDS BY 2050	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input checked="" type="checkbox"/> Major	<input type="checkbox"/> Replace <input type="checkbox"/> N/A
Neighborhood Streets	NEEDS	<input type="checkbox"/> Minor	<input checked="" type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace <input type="checkbox"/> N/A
Drop Off/Pick Up Routes	NEEDS	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input checked="" type="checkbox"/> Major	<input type="checkbox"/> Replace <input type="checkbox"/> N/A
Walkways/Curbs/Sidewalks	NEEDS	<input type="checkbox"/> Minor	<input checked="" 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 type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input checked="" type="checkbox"/> Replace <input type="checkbox"/> N/A
Fencing	NEEDS	<input type="checkbox"/> Minor	<input checked="" type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace <input type="checkbox"/> N/A
Drainage	NEEDS	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input checked="" type="checkbox"/> Major	<input type="checkbox"/> Replace <input type="checkbox"/> N/A
Play areas	NEEDS	<input checked="" type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input 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 type="checkbox"/> Fair	<input checked="" 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: 0.3 mi to Roxbury Crossing station, many buses nearby

Bikable? ☒ YES ☐ NO COMMENT: Well connected neighborhood with wide sidewalks

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: Maurice J. Tobin School

General Description

Maurice J. Tobin School serves neighborhood students in grades K0-8 in a multi-story building that lacks an elevator. The school is adjacent to a well-developed city park, a branch of the city library, and a community center that includes a gym. Nearly half of the students qualify for the ELL program. Most of the students in K-3 are in the “newcomers” group and most students in the grades 4-8 are in ELD levels 3-5. There are no sub-separate special education program classes at the school. The school does not provide AWC classes and some families choose to leave the school at the end of grade 3 to attend AWC, typically in East Boston.

The school provides several “special” programs for all students. In grades K-5, specials include PE, computer, theater, science, Spanish, and visual arts. Special classes are the same for middle level students, and rotate across the four school terms. The space available for these special classes varies. Science and visual arts are taught in general classrooms that lack content-appropriate storage and fixed equipment. Spanish, computer, theater, and science are all in rooms that do not meet the size standard. There is no gym at the school, so PE is provided either in the community center gym that is adjacent or in other spaces, as available, within the school and at the adjoining city park, weather permitting.

Although the school itself lacks several typical K-8 program spaces, e.g., media center and gym, the school is well-located adjacent to community resources and has outstanding community support.

Educational Building Analysis

Ventilation

No mechanical ventilation in classrooms or other learning environments

Natural Daylighting

Nearly all classrooms have a wall of old, single pane windows with clear glass throughout; few light blocking window shades in classrooms

Lighting Quality

Outdated fixtures in most areas.

Acoustical

There are hard ceilings and walls, and no acoustical ceilings or treatments,

Technology

- Power – Most classroom walls have little or no power, some new power mostly near classroom entrances, not well distributed
- Wireless – There is wireless in the corridors, but not classrooms throughout the building, so some dead areas still exist. There are some laptop carts.
- Interactive – All classrooms have LCD projectors available, but they are on carts; all teachers have a document camera.

Furniture

There are traditional hard plastic student desks and chairs in serviceable condition. Some classrooms have tables.

Finishes

In most cases, original surfaces exist, including wood wainscoting and plaster walls in a wide range of physical conditions. Many of the counter tops and closet doors are missing or in poor condition.

Environment

Environment is acoustically very poor; old and tired spaces are not improved by the presence of old lighting; lack of storage results in a cluttered appearance. There is no elevator.

Adjacencies of Learning Environments

Many program areas missing – no gym and no media center; the only dedicated room for “specials” is a general classroom used for art;

Outdoor Classrooms

There is no outdoor classroom area. The school is adjacent to a well-developed city park on one side and the Community Center on the other.

Adequacy of Rooms:

- PreK (K0-K1) – undersized; poor environments, little storage, too hot / too cold
- Kindergarten (K2) – some are undersized; poor environments, little storage, too hot / too cold
- Classrooms – most are adequate in size but poor environments, little storage, too hot / too cold
- Special Education – little if any pull out spaces, no resource room
- Art Classroom – a general classroom that is too small for the program
- Music Classroom - none
- Gymnasium – none. Some grades have access to the gym at the community center.
- Media Center – none. Students have access to the Boston Public Library branch that is adjacent to the school.
- Cafeteria – significantly undersized with many pieces of kitchen equipment located in the space and several offices carved out of one end.
- Stage – adequate raked seating area with permanent seats in relatively good condition. Stage is ADA-accessible, but too small.
- Medical - undersized
- Administration – no sightlines to building entry, old and poorly arranged. The offices are too small and cramped.
- Custodial – space is too small and also houses Network room. Basement space has a shower located next to electrical panels.
- Network Room – located in existing custodial spaces that are not air-conditioned, can lead to premature failure of equipment

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: There are not the adequate number of classrooms to appropriately support a grade 7-8 curriculum.

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 school lacks space for food service, learning commons and specials. There are no flexible spaces to support differentiated learning.

The site includes:

- Play Grounds/Areas
- Accessible
- Play Fields

☐ YES ☒ NO COMMENT: City park adjacent to school.

☐ YES ☒ NO COMMENT: _____

☐ 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: K-8 to K-6















































































































Can the building serve as swing space?

☐ YES ☒ NO COMMENT: _____

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

☒ YES ☐ NO COMMENT: _____

4 | Elementary: Pre-K to 8

Room Type	Quantity	MSBA Area	Actual Area	Adequacy				
Pre-K (K0/K1)	1	1200	1200	 Excellent	 Good	 Fair	 Poor	 Failing
Kindergarten (K2)	3	1200	880, 950, 1125	 Excellent	 Good	 Fair	 Poor	 Failing
Classroom (General Education) Gr. 1-5	15	950	875	 Excellent	 Good	 Fair	 Poor	 Failing
Classroom (General Education) Gr. 6-8	5	950	875	 Excellent	 Good	 Fair	 Poor	 Failing
Science	1	1200	850	 Excellent	 Good	 Fair	 Poor	 Failing
Special Education:								
• Self Contained	2	950	250	 Excellent	 Good	 Fair	 Poor	 Failing
• Resource of Small Group	1	500	77	 Excellent	 Good	 Fair	 Poor	 Failing
Art Classroom Gr. 1-5		1200		 Excellent	 Good	 Fair	 Poor	 Failing
Art Classroom Gr. 6-8	1	1500	971	 Excellent	 Good	 Fair	 Poor	 Failing
Music Classroom		1200/1500		 Excellent	 Good	 Fair	 Poor	 Failing
Vocations and Technology	1	1200/1200	916	 Excellent	 Good	 Fair	 Poor	 Failing
Gymnasium		6000		 Excellent	 Good	 Fair	 Poor	 Failing
Media Center				 Excellent	 Good	 Fair	 Poor	 Failing
Cafeteria	1	3398	2084	 Excellent	 Good	 Fair	 Poor	 Failing
• Stage	1	1000	1270	 Excellent	 Good	 Fair	 Poor	 Failing
Medical	varies	TOTAL: 510	TOTAL: 191	 Excellent	 Good	 Fair	 Poor	 Failing
Administration & Guidance	varies	TOTAL: 2744	TOTAL: 561	 Excellent	 Good	 Fair	 Poor	 Failing
Custodial/Maintenance	varies	TOTAL: 2027	TOTAL: 883	 Excellent	 Good	 Fair	 Poor	 Failing
• AC Tech Network Room		200		 Excellent	 Good	 Fair	 Poor	 Failing
Other:								
• auditorium			2525	 Excellent	 Good	 Fair	 Poor	 Failing
•				 Excellent	 Good	 Fair	 Poor	 Failing
•				 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 lacks 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 provides display space for student work to reinforce student accomplishment. The building lacks space for teacher collaboration and planning.

- Differentiated Learning

Classrooms are 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 lacks 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 can access the city as a learning tool.

- Equitable access to a rigorous curriculum

The building is part of an equitable pathway from K-12. The teaching and learning spaces are not 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

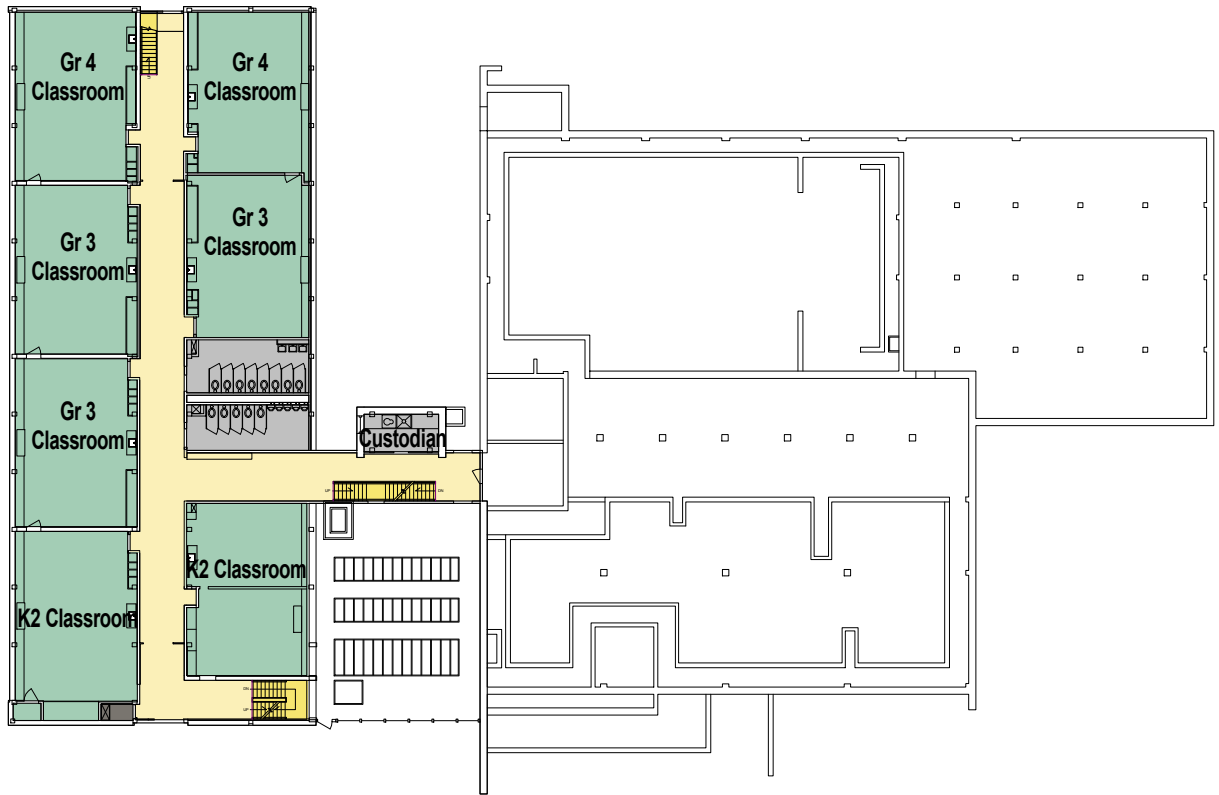
The building lacks internet infrastructure for all classrooms and public spaces, including fiber backbone, switches, and wireless access points. The system is insufficient to support 1:1 or laptop based standardized testing. The building is not flexible and expandable. The building does not connect on 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:

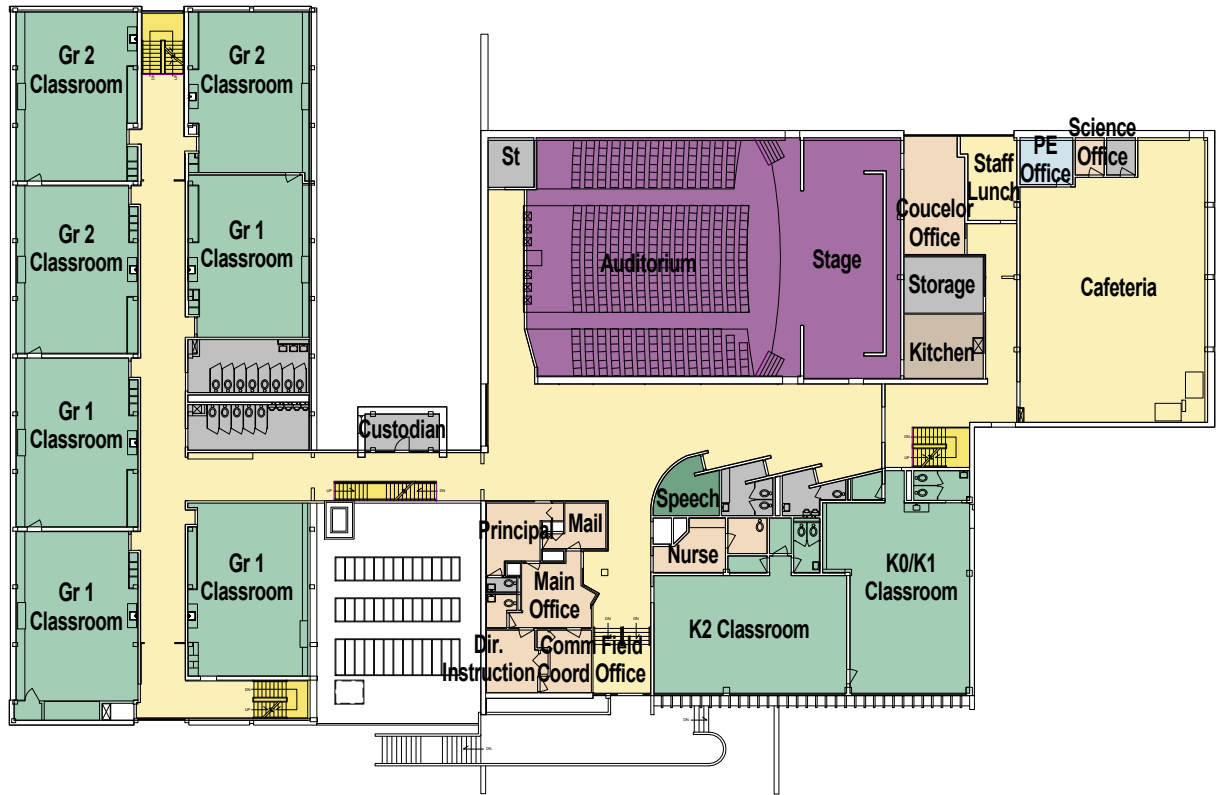




PROGRAM PLAN LEGEND

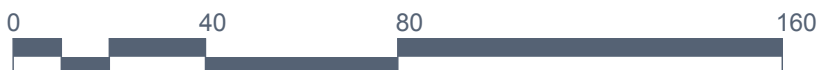
- BUILDING EQUIPMENT
- CAFETERIA & CIRCULATION
- CLASSROOM & GENERAL EDUCATION SUPPORT
- CUSTODIAL / MAINTENANCE / STORAGE
- VERTICAL CIRCULATION

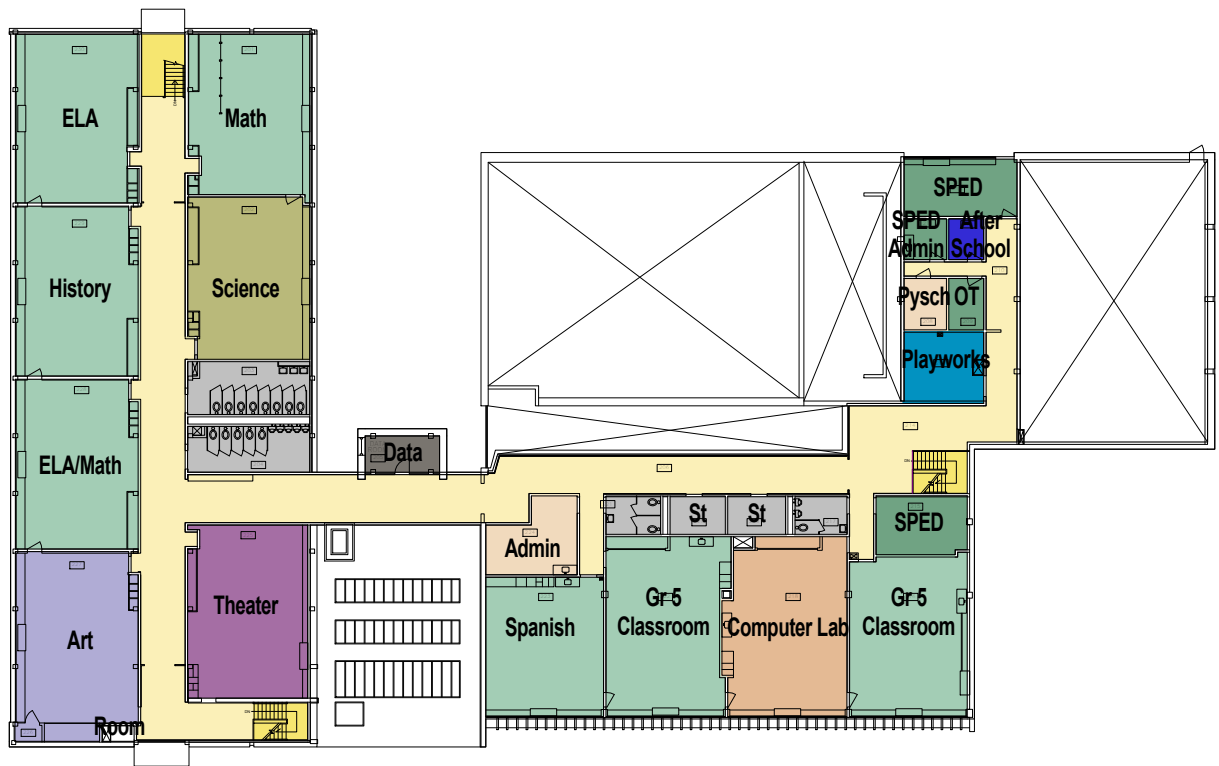




PROGRAM PLAN LEGEND

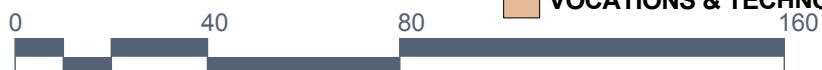
- ADMINISTRATION / GUIDANCE / STUDENT SERVICES / NURSE
- AUDITORIUM / PERFORMING ARTS & DRAMA
- CAFETERIA & CIRCULATION
- CLASSROOM & GENERAL EDUCATION SUPPORT
- CUSTODIAL / MAINTENANCE / STORAGE
- HEALTH & FITNESS
- KITCHEN / SERVERY
- SPECIAL EDUCATION
- VERTICAL CIRCULATION

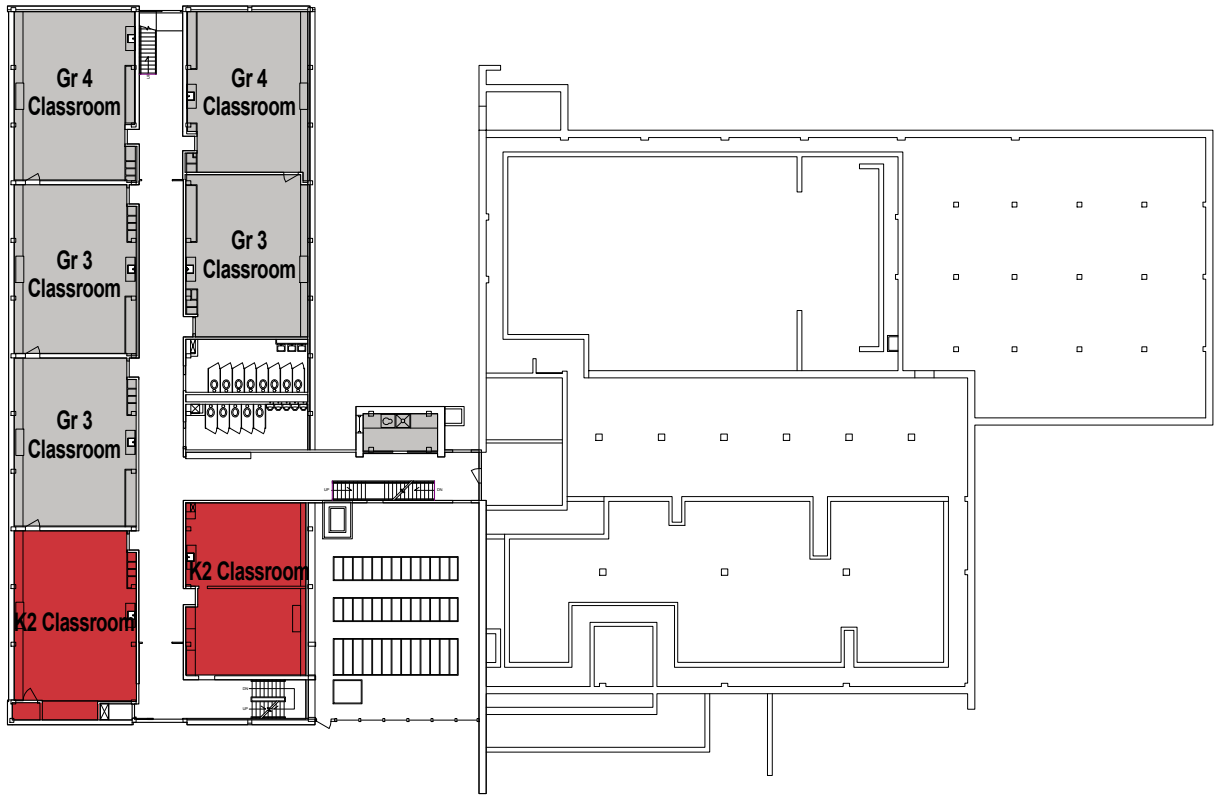




PROGRAM PLAN LEGEND

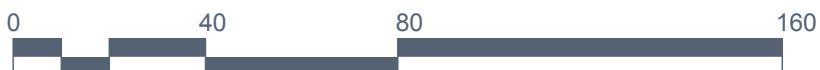
- ADMINISTRATION / GUIDANCE / STUDENT SERVICES / NURSE
- ART & MUSIC
- AUDITORIUM / PERFORMING ARTS & DRAMA
- BUILDING EQUIPMENT
- CAFETERIA & CIRCULATION
- CLASSROOM & GENERAL EDUCATION SUPPORT
- COMMUNITY USE
- CUSTODIAL / MAINTENANCE / STORAGE
- OTHER
- SCIENCE CLASSROOM & SUPPORT
- SPECIAL EDUCATION
- VERTICAL CIRCULATION
- VOCATIONS & TECHNOLOGY

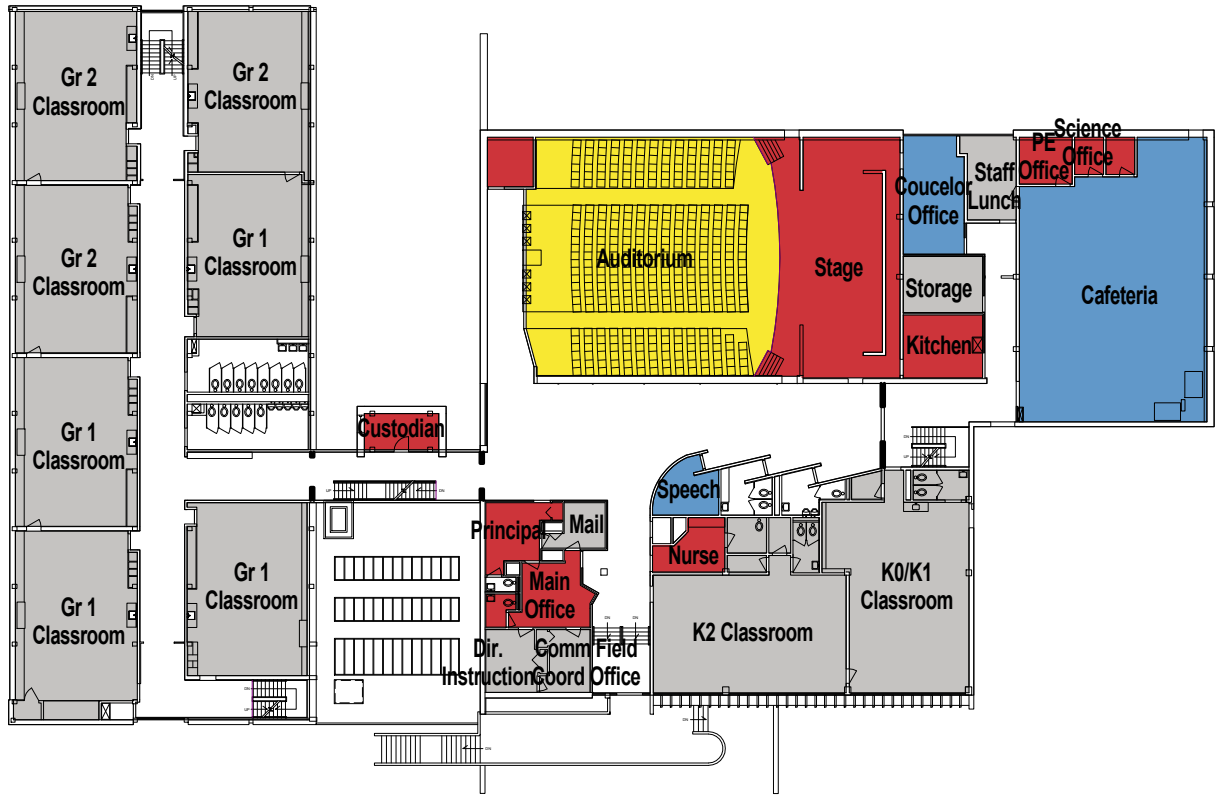




MSBA DEFICIENCY PLAN

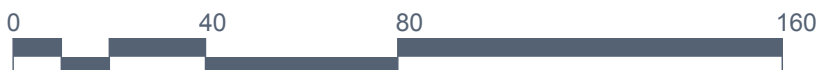
- NSF AT LEAST 20% LESS THAN MSBA GUIDELINES
- NSF MEETS MSBA GUIDELINES (-20% TO +10%)

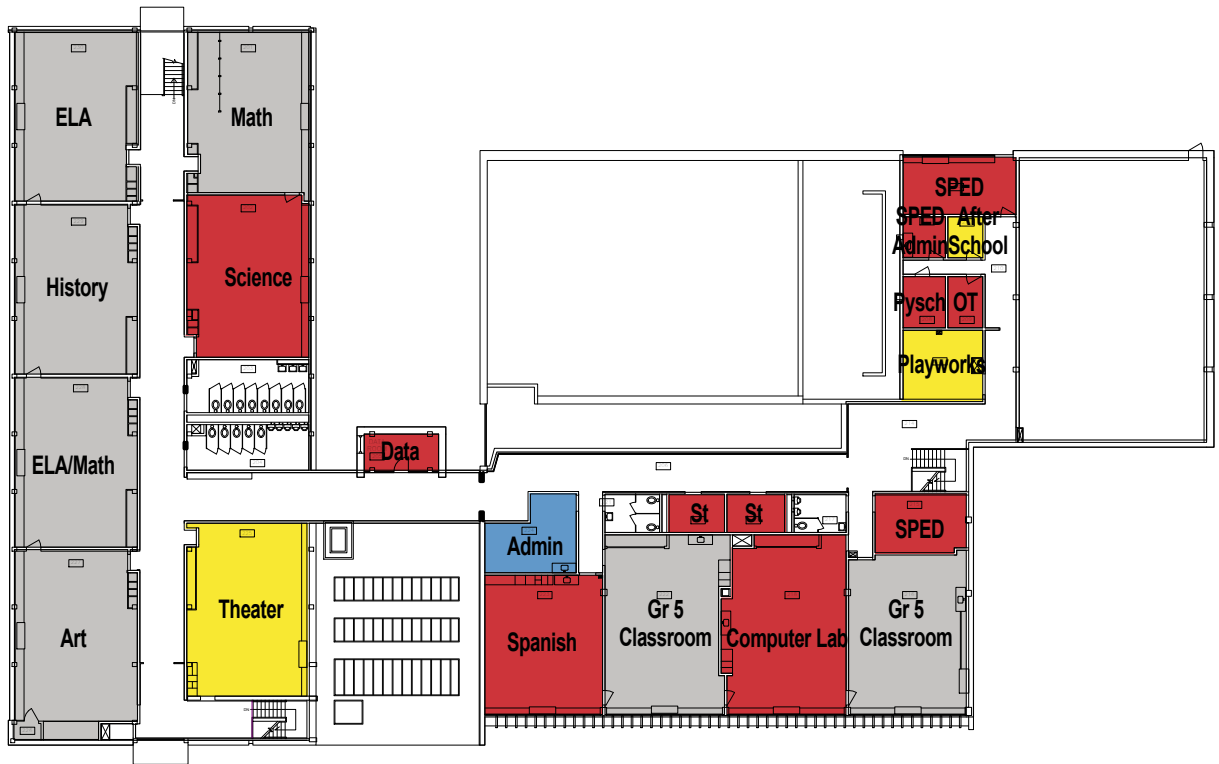




MSBA DEFICIENCY PLAN

- 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%)





MSBA DEFICIENCY PLAN

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