

# At a Glance: Warren/Prescott K-8

50 School St Charlestown, MA02129

DOE Code: 00350346

Website

BPS Code:

Building  
Educational  
(BEA)

Building  
Physical  
(FCA)

Building  
Operational

Community

Excellent Good Fair Poor Failing

## School Data

**Historic Bldg. Name:** Warren/Prescott  
**Current School Name:** Warren/Prescott K-8  
**Year Founded:** 2004  
**School Gross Floor Area:** 59,330  
**Ratio of net/gross:**  
**Operation Hours:** 8:30 AM-2:30 PM  
**Early Dismissal:**  
**School Type:** Traditional  
**Individual Class Size:**  
**Overall Size:**  
**Grade Span:** K2 - 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
Warren/Prescott K-8		
Total:		

## Tax Values as of 2015

**Tax Parcel ID:**  
**Tax P Type:**  
**Tax Land Usage:**  
**Tax Building Value:**  
**Tax Land Value:**  
**Tax Total Value:**  
**Tax Gross Area:**  
**Tax LV SF:**  
**Tax Living Area:**  
**Compliance Trigger:**

## MSBA School Data

**MSBA GSF:** 59,330  
**MSBA SF/Student:** 131  
**MSBA Space Utilization:** Average  
**MSBA Students/Classroom:** 20  
**MSBA Enrollment:** 452

## Site and Building Data

**Year Built:** 1963  
**Renovations:**  
**Additions:**  
**Shelter:**  
**Resiliency:**  
**Energy Efficiency:**  
**Site Acreage:**  
**Site Expansion:**  
**Building Gross Floor Area:** 59,330  
**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:** 22  
**Floors:**  
**Structural Class:**

# At a Glance: Warren/Prescott K-8

## BPS 2014 Vision Accommodations

### Current Inclusion

PreK:

Inclusion:

STEM

Technology

21st Century:

FF&E

## DOE Data

### Student Data

FY 2015 Total Enrollment: 542

#### Enrollment by Grade

PreK:	4
K:	69
1st:	68
2nd:	71
3rd:	71
4th:	68

#### Gender

Male:	280
Female:	252

#### Demographic

African American:	12.6
Hispanic:	25.4
White:	53.2
Asian:	4.1
Other/Multi-racial:	4.1
Native American:	0.4

Low Income Students: 56.3

Out of School Suspension Rate:	0
In School Suspension Rate:	0
Graduation Rate:	0
Absentee Students:	8.6
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:	31.8
Student/Teacher Ratio:	17.0 to 1
Teachers Licensed in Teaching Assignment:	100
Number of Classes in Core Academic Areas:	206
Core Academic Classes Taught by Highly Qualified Teachers:	79.6

# Building Physical Assessments

## Summary

### Existing Conditions

## Summary

### Evaluation of Existing Conditions: Warren/Prescott 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 Warren/Prescott K-8 was built in 1963. The facility is a 2-story structure with a basement and has a total of 59,333 GSF.

### Architectural Building Description

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

## 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 concrete, unprotected metal beams or bar joists.

## Existing Conditions Report

### Roof

The roof was replaced in 1987 with a tapered insulated, EPDM roofing system. The drains are internal to the building appear to be in their original location.

### Façade

The building's façade is a modified Flemish bond red brick. There were no control joints on the exterior. There is one expansion joint in the exterior masonry walls. All sills and lintels are in good condition.

### Exterior Windows

The windows were replaced in 1996. The units in the basement are wood double hung. The other units in the school are aluminum double hung.

### 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 are relatively new and are in very good condition. Boilers, boiler breeching, boiler feed water tank and its piping, etc. are all in a very good condition. All steam piping is insulated very well and overall the boiler room seems to be in immaculate condition.

### Heating Distribution System

The low pressure steam is distributed throughout the building via some 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 steam fin-tube radiator and cast iron radiator systems with steam traps. 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 with a Square D Power-Style switchboard appears to be old and loaded fully. The switchboard has a total of 10 branch circuit breakers and all wiring and panel boards seem to be the original ones. Some class rooms have inadequate outlets. The plugmold poles in one classroom need to be replaced. It is recommended to increase the electrical service to 800 amp service.

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 Kohler emergency generator to serve egress lighting fixtures and other electrical 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. Some of the egress doors open onto stepped landings with no ramps or area of refuge provided. The doors themselves have no fire rating label making these doors non-rated for fire or smoke separation. Some of the egress signs are not illuminated.

#### *Fire Protection System*

There are sprinklers in the boiler room only. There is no fire pump in the building.

#### *Fire Alarm System*

The existing fire alarm manufactured by Simplex and the model of the Fire Control Panel is 4100U. The fire alarm remote annunciator is also located at the main entrance. 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 is through a set 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 consist of three 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. 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 Cold Water***

The 4" city water main piping with the valves is in good operating condition and is properly grounded.

#### ***Domestic Hot Water***

AO Smith Domestic water heater was replaced relatively recently and appear to be in good operating condition.

#### ***Natural Gas***

The 6" natural gas piping enters into the boiler room to feed the two boilers and the AO Smith 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**

The main entrance has a non-compliant ramp. The Pearl Street secondary entrance has a compliant ramp. The Holton School has an at grade entrance. All other entrances and egresses have steps or stairs. There is no elevator in the building. There are a number of projections in rooms and corridors along the accessible path that do not meet code.

## **Structural Systems**

The existing structure of Warren/Prescott K-8 was built in 1963. The existing structure likely consists of concrete pan joists framing into concrete beams. The floors and roof are supported by concrete columns. There are unreinforced masonry walls that are also 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 poor 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 large cracks in the glazed tile in the stairwells and in the masonry walls, which could be indicative of structural movement. There are also significant cracks around doorways and lintels. There is significant concrete spalling at certain doors and in the exterior concrete columns and overhangs, with rusting longitudinal rebar visible.

## **Site**

Located in the Charlestown neighborhood on the block defined by School Street, High Street and Pearl Street. The main entrance is on School Street with a secondary entrance on Pearl Street. The school does not have a gym and uses the Boys and Girls Club two blocks away on High Street. The school leases the Holton School building across Pearl Street to provide additional classroom space.

There are minor opportunities to expand on over the parking lot and play space to the north of the school. The site is surrounded by residential properties limiting the prospects to expand the site. The Holton School could be purchased, but expansion possibilities remain limited. 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 on the right side of the building with a driveway off of School Street. A smaller lot is located on the left side of the building at the corner of High and Pearl Streets. Faculty and staff also park in the paved area in front of the Holton School. Though tight, the parking is generally sufficient for faculty and staff. The parking lot is in poor condition with many cracks and depressions that are undermining the subgrade.

## Neighborhood Streets

Pearl and School Street are narrow one-way roadways with parking on both side. High Street is two-way with parking. The roadways are in good condition. The sidewalks on High and School Street are in good condition with sufficient crossings to reach the Boys and Girls Club gym. The Pearl Street sidewalk is narrow and in poor condition, which does not provide an adequate curb cut for handicap access to the Holton School.

## Drop-Off/Pick-Up

About 1/5 of students take the bus, which drop-off/pick-up on Pearl Street. Another 2/5 of the students walk from the surrounding neighborhood. The remainder are dropped off by private vehicles on School Street. The division of busses and private vehicles results in minimal congestion.

## Walkways/Stairs

Walkways in fair condition. The pavement up to the sidewalk on School Street is failing in many places. Stairs are in fair condition.

## MAAB/ADA Accessibility

The main entrance on School Street has a non-compliant ramp. The Pearl Street secondary entrance has a compliant ramp. The Holton School has an at grade entrance. All other entrances and egresses have steps or stairs.

## Site Lighting

No site lighting.

## Fences/Gates

Cast iron fence around building needs repainting. The aluminum picket fence is in good condition. The chain link fence at the parking lot is in fair condition.

## Drainage

Site drains well. Some pavement failures result in ponding. A couple drains were clogged and should be cleaned. The main entrance on School Street has a poorly draining canopy that ices the entry area. No water quality infrastructure.

## Play Areas/Landscaping

Play area on Pearl Street side and courts on the north side adjacent to parking lot. Play area rubber surface is failing. The play area pavement has a large crack through the entire court, which will likely result in subbase failure. The north courts are large and in good condition..

### Walls/Slopes

Concrete retaining walls are in fair condition. Some areas need parging.

### Transit/Pedestrian/Bicycle Access

The school is 0.4 miles from the Community College Station on the Orange Line. Two bus routes stop within two blocks of the school (#92 and 93), providing convenient access for parents, faculty and staff. The surrounding residential neighborhood provide for a good walking environment for elementary students. The narrow sidewalks and hilltop location are inconvenient for bicycle access.



SCHOOL NAME: Warren/Prescott K-8ID#: 350346HISTORICAL BUILDING NAME: Warren/PrescottSCHOOL ENROLLMENT: 542BUILDING ENROLLMENT: 486SITE VISIT DATE: 1/20/2016

# 1 | Facility Evaluation Criteria

## Physical Analysis:

Major investments in the last 20 years? (&gt; \$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 &amp; 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: Major and significant cracks in stairwell
☐ YES
 ☒ Not Observed
 COMMENT: \_\_\_\_\_

☒ YES
 ☐ Not Observed
 COMMENT: Spalled concrete on exterior column
☐ 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 Building Rating

☐ Excellent
 ☐ Good
 ☐ Fair
 ☒ Poor
 ☐ Failing

Building suitability for school use?

☒ YES
 ☐ NO
 COMMENT: \_\_\_\_\_

SCHOOL NAME: Warren/Prescott K-8ID#: 350346HISTORICAL SCHOOL NAME: Warren/PrescottSITE VISIT DATE: 1/20/2016

## 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 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 checked="" type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace <input type="checkbox"/> N/A
Walkways/Curbs/Sidewalks	NEEDS	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input checked="" 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 type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input checked="" 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	<input type="checkbox"/> Researched	<input checked="" type="checkbox"/> Not Researched	COMMENT:	
• Inventory of Archeological Assets (Site Review)				
Accessible to Mass Transit?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	COMMENT:	0.4 mi to Community College station / #92, 93 buses nearby
Bikable?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	COMMENT:	Hilltop and narrow streets
Walkable?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	COMMENT:	Well connected neighborhood
Community Site Rating	<input type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Poor <input type="checkbox"/> Failing
Site suitability for school use?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	COMMENT:	

# Educational Assessment

## Summary

### *Educational Analysis*

## **Evaluation of Existing Conditions: Warren – Prescott K-8 Elementary School**

### **General Description**

The Warren – Prescott school offers a tremendous variety of education and academic programs built around a philosophy of high levels of parent involvement and strong teacher collaboration focused on the academic needs of students to achieve optimal performance. A large number of students are on academic pathways that lead to 50% of eligible students testing into the examine schools at the 6th grade level. MCAS scores show levels of mastery and proficiency for 80% of the student body. The various programs included robotics, science, chorus, art, and music. The school provides special education services in an inclusion based environment and the high teacher / staff retention rate contributes to the overall success of the building.

The building is a good example of a neighborhood school. However it is located on a small site with limited staff and visitor parking, no designated bus pick up and drop off zones and small play areas with no grass playfields. The overall three story building is need of numerous repairs and improvements to meet 21st century standards and the core spaces are undersized for the demands of the student population.

## Educational Building Analysis

### Ventilation

Ventilation not functional in most learning environments

### Natural Daylighting

Large windows with clear glass throughout; light blocking shades in most classrooms

### Lighting Quality

Varying ages of fixtures across the building, generally functional light

### Acoustical

1 x 1 acoustical ceilings in most classrooms

### Technology

- Power – outlets lacking in quantity
- Wireless – access points throughout, but slow and not sufficient band width; 5 Chrome book carts and 1 MacBook cart (old) serve the building
- Interactive – LCD projectors in some classrooms

### Furniture

Hard and soft chairs, desks and tables in serviceable condition

### Finishes

Largely original, conditions vary across the building

### Environment

Feels old and worn, traditional institutional feeling

### Adjacencies of Learning Environments

Traditional departmental double loaded corridors

### Outdoor Classrooms

Garden area

### Adequacy of Rooms:

- PreK (K0-K1) – undersized; poor environments, little storage, too hot/too cold
- Kindergarten (K2) – little storage, too hot / too cold
- Classrooms – somewhat undersized little storage, too hot / too cold
- Special Education – most inadequately sized
- Art Classroom – none
- Music Classroom – none
- Gymnasium – none
- Media Center – none
- Cafeteria – undersized
- Stage – adequately sized
- Medical - undersized
- Administration – undersized
- Network Room – 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: grades 7 - 8 eliminate needed spaces for specials

### 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: Single playstructure on resilient surface. Two playcourts.

☒ YES ☐ NO COMMENT: \_\_\_\_\_

☐ YES ☒ NO COMMENT: \_\_\_\_\_

Can the building change typology easily?

☒ YES ☐ NO COMMENT: \_\_\_\_\_

Can the building be transformed educationally to serve 21<sup>st</sup> C needs?

☒ YES ☐ NO COMMENT: renovations would be required














































































































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)	5	1200	530-800	 Excellent	 Good	 Fair	 Poor	 Failing
Kindergarten (K2)	2	1200	1150	 Excellent	 Good	 Fair	 Poor	 Failing
Classroom (General Education) Gr. 1-5	16	950	750-850	 Excellent	 Good	 Fair	 Poor	 Failing
Classroom (General Education) Gr. 6-8	7	950	750-850	 Excellent	 Good	 Fair	 Poor	 Failing
Science	2	1200	850	 Excellent	 Good	 Fair	 Poor	 Failing
Special Education:								
• Self Contained	13	950	400-850	 Excellent	 Good	 Fair	 Poor	 Failing
• Resource of Small Group		500		 Excellent	 Good	 Fair	 Poor	 Failing
Art Classroom Gr. 1-5	1	1200	460	 Excellent	 Good	 Fair	 Poor	 Failing
Art Classroom Gr. 6-8	1	1500	650	 Excellent	 Good	 Fair	 Poor	 Failing
Music Classroom	1	1200/1500	650	 Excellent	 Good	 Fair	 Poor	 Failing
Vocations and Technology		1200/1200		 Excellent	 Good	 Fair	 Poor	 Failing
Gymnasium	Shared	6000	7350	 Excellent	 Good	 Fair	 Poor	 Failing
Media Center	Shared		2800	 Excellent	 Good	 Fair	 Poor	 Failing
Cafeteria	1		3860	 Excellent	 Good	 Fair	 Poor	 Failing
• Stage	1	1000	983	 Excellent	 Good	 Fair	 Poor	 Failing
Medical	varies	TOTAL:	TOTAL:	 Excellent	 Good	 Fair	 Poor	 Failing
Administration & Guidance	varies	TOTAL:	TOTAL:	 Excellent	 Good	 Fair	 Poor	 Failing
Custodial/Maintenance	varies	TOTAL:	TOTAL:	 Excellent	 Good	 Fair	 Poor	 Failing
• AC Tech Network Room		200		 Excellent	 Good	 Fair	 Poor	 Failing
Other:								
• Dance	1		1525	 Excellent	 Good	 Fair	 Poor	 Failing
•				 Excellent	 Good	 Fair	 Poor	 Failing
•				 Excellent	 Good	 Fair	 Poor	 Failing

### Narrative to Discuss:

- Engaged Learning

Building environment is not inviting; stimulating; comfortable. Building lacks learning commons for individual; collaboration and peer to peer learning.

- Differentiated Learning

Classrooms are small and lack the ability to create multiple zones to support differentiation. Building lacks breakout spaces for differentiated / personalized learning and special education.

SCHOOL NAME: Warren/Prescott K-8  
HISTORICAL SCHOOL NAME: Warren/Prescott

ID#: 350346

- Cognitively demanding tasks/programs

Classrooms lack: adequate storage; sufficient access to technology; ventilation; water; etc. to support Project Based Learning (PBL) and personalized learning. Building lacks space for teacher planning, collaboration and professional development. Building furniture has limited flexibility to support PBL and other learning modalities.

- Equitable access to a rigorous curriculum

Building spaces are set up to support primarily core curriculum. Building lacks learning environments that adequately support: science, the arts, technology curriculum, and physical activity.

- Vision of 21<sup>st</sup> Century digital learning

Interactive technology not currently available in all learning spaces.

Overall Building Rating:

☐ Excellent ☐ Good ☐ Fair ☒ Poor ☐ Failing

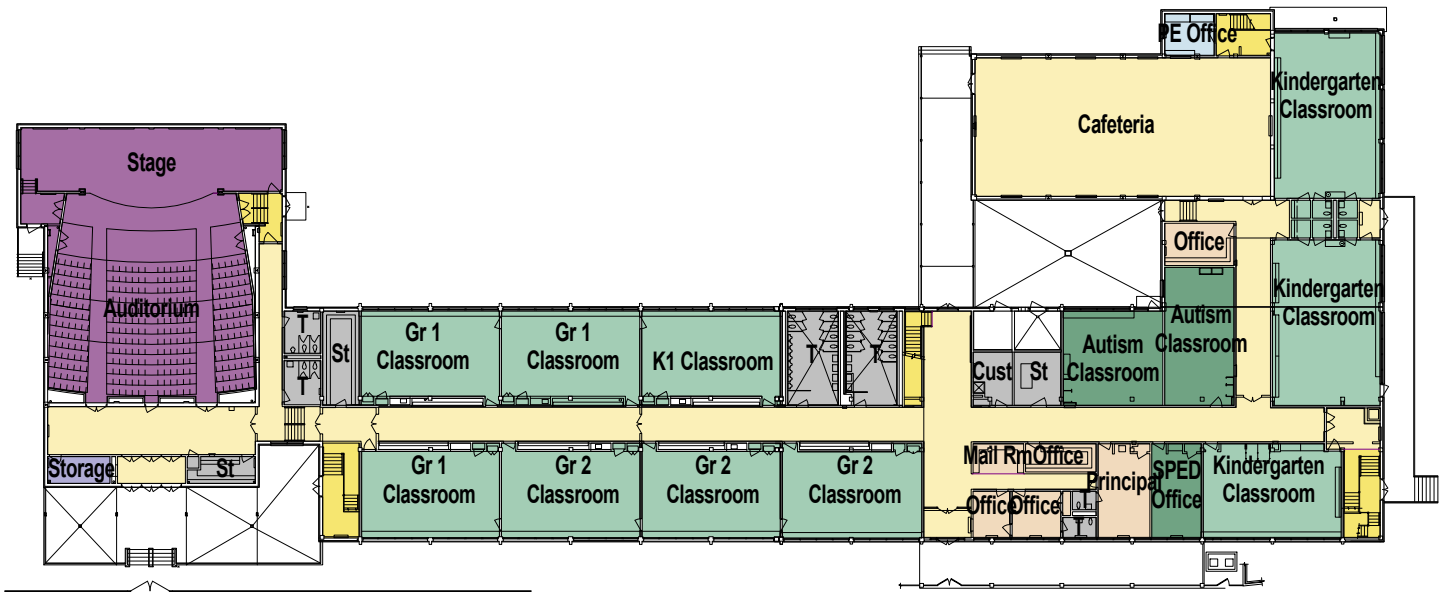
Comments:

Many core program spaces are significantly undersized or missing from the building.





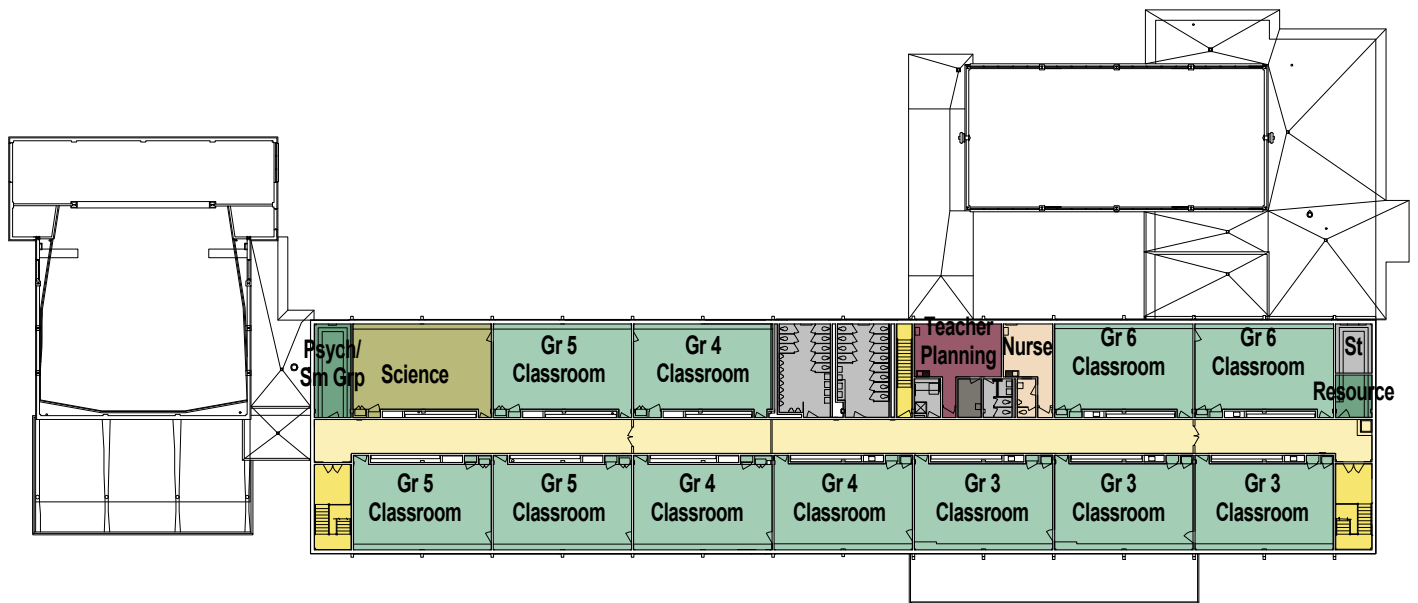




## PROGRAM PLAN LEGEND

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

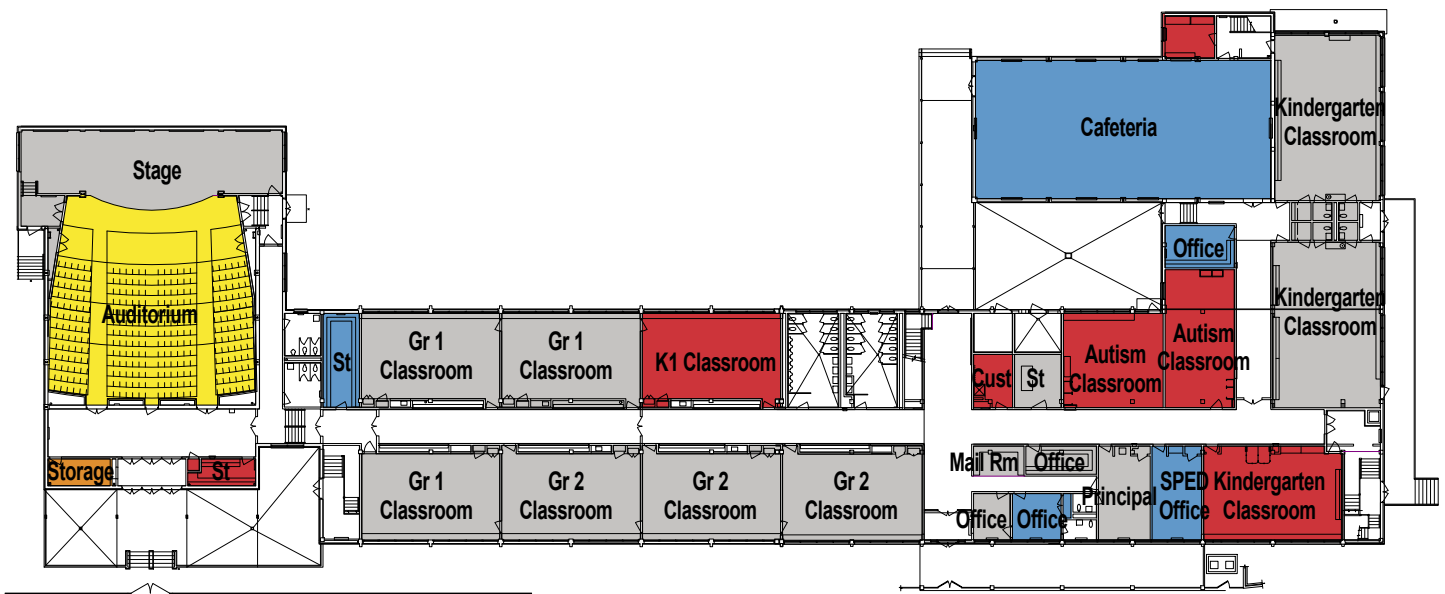




## PROGRAM PLAN LEGEND

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

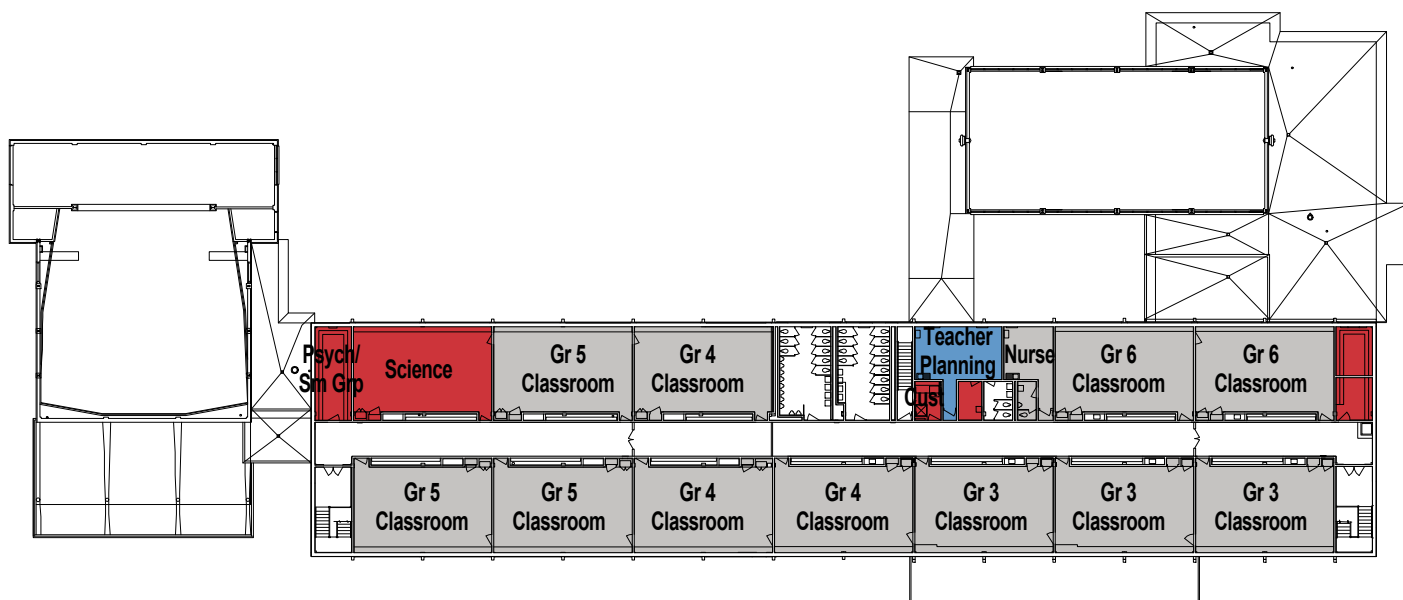




## MSBA DEFICIENCY PLAN

- INAPPROPRIATE LOCATION OR ADJACENCY
- 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

- NSF 10% GREATER THAN MSBA GUIDELINES
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