

At a Glance: Boston Latin School

78 Louis Pasteur Avenue Boston, MA
02115

DOE Code: 00350560

BPS Code:

Website

Building
Educational
(BEA)

Building
Physical
(FCA)

Building
Operational

Community

Excellent Good Fair Poor Failing

School Data

Historic Bldg. Name: Boston Latin School
Current School Name: Boston Latin School
Year Founded: 1922
School Gross Floor Area: 336,378
Ratio of net/gross:
Operation Hours: 7:45 AM-2:15 PM
Early Dismissal:
School Type: Exam
Individual Class Size:
Overall Size:
Grade Span: 7-12
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
Boston Latin School		
Total:		

Tax Values as of 2015

Tax Parcel ID: 401846000
Tax P Type: 976
Tax Land Usage: E
Tax Building Value: \$33,719,000
Tax Land Value: \$20,766,100
Tax Total Value: \$54,485,100
Tax Gross Area: 0
Tax LV SF: 260579
Tax Living Area: 282420
Compliance Trigger:

MSBA School Data

MSBA GSF: 324,188
MSBA SF/Student: 184
MSBA Space Utilization: Average
MSBA Students/Classroom: 22
MSBA Enrollment: 1,759

Site and Building Data

Year Built: 1922
Renovations: 2001
Additions:
Shelter:
Resiliency:
Energy Efficiency:
Site Acreage:
Site Expansion:
Building Gross Floor Area: 336,378
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: 79
Floors: 4
Structural Class: C

At a Glance: Boston Latin School

BPS 2014 Vision Accommodations

Current Inclusion

PreK:

Inclusion:

STEM

Technology

21st Century:

FF&E

DOE Data

Student Data

FY 2015 Total Enrollment: 2379

Enrollment by Grade

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

Gender

Male:	1116
Female:	1323

Demographic

African American:	9.1
Hispanic:	11.8
White:	47.5
Asian:	28.3
Other/Multi-racial:	3.3
Native American:	0

Low Income Students: 33.3

Out of School Suspension Rate:	0
In School Suspension Rate:	0
Graduation Rate:	98.6
Absentee Students:	7.5
Annual Dropout Rate:	0.2
2012 Graduates Attending Higher Ed:	90.6

SAT Scores:

Reading	619
Writing	613
Math	636
2013 Mass Core:	84.2

Instructor Data

Number of Teachers:	117.7
Student/Teacher Ratio:	20.2 to 1
Teachers Licensed in Teaching Assignment:	99.2
Number of Classes in Core Academic Areas:	668
Core Academic Classes Taught by Highly Qualified Teachers:	96.4

Building Physical Assessments

Summary

Existing Conditions

Summary

Evaluation of Existing Conditions: Boston Latin 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 existing structure of Boston Latin School was built in 1922 with an addition constructed in 2001. The building is a 3-story structure with a basement and has a total of 336,378 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 2001 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 running bond yellow brick. The walls in the original building 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 good condition.

Exterior Windows

There are some original double hung windows made of copper and float glass are still fully in tacked. Other windows at the original building have been replaced in 1989. These units are aluminum with an operable hopper and multiple fixed units and double hung units. The lintels are in generally good condition with only surface rust is visible. Window sills are in good condition.

Boilers

The boiler room is provided with two 650 Mills H.B. Smith cast iron sectional Boilers retrofitted with natural gas burners generating low pressure steam. These old steam boilers produce low pressure steam which is converted to hot water through heat exchangers. Some of the hot water and steam lines are not properly insulated. The original coal boilers are still left behind and these need to be demolished. As the current boilers and associated piping along with boiler feed water tanks seem to have reached the end of life, these need to be replaced completely. However, there is a 2 HP air compressor in the boiler and appears to be in good condition.

Heating & Ventilation Distribution System

The low pressure steam gets converted to hot water and it is distributed to about 12 Air Handling Units which supply heated air throughout the building areas including class rooms through diffusers. In addition, there are several exhaust fans including for kitchen. The existing automatic temperature controls are pneumatic. It appears some of the controls in the building were replaced over the years either by the similar pneumatic type, or by the digital type. All building controls are conducted remotely by Boston School District Energy Department.

Electrical Service

Electrical Power Distribution System

There are two electrical services one is an old 2000 amp 480Y/277 V 3 ph 4 wire service to a Westinghouse SWBD and the second one relatively recent 3000 amp 208Y/120 V 3 phase 4 wire utility service near the Boiler room with a Cutler Hammer Pow-R-Line-C switchboard. These two serve all the electrical loads in the school. Most of all the panel boards have been replaced with Cutler Hammer 225 amp or 100 amp panels. Majority of the AHU unit motors seem to be 208 Volts 3 Phase and some of the motors seem to be 480 v 3 phase. There are two MCC's to accommodate all the motors. One of the MCC's MCC3A feeds 27 motors.

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 60 KW 480Y/277 V 3 phase 4 wire emergency diesel generator to serve egress lighting and other electrical loads.

The configuration of the corridor egress system and capacity of the egress doors appears to meet egress requirements.

Fire Protection System

There are sprinklers in all the areas including Boiler room, Kitchen, some class rooms etc. There is a 100 HP fire pump in the building. There are fire standpipes in the stairwells.

Fire Alarm System

The existing fire alarm manufactured by Simplex and the model of the Fire Control Panel is 4010 Fire Alarm three 2500 NDU units. 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 are two elevators in the building - one of them has a 40 hp motor.

Security

The main entry sequence is through a line of three sets of double doors opening into a vestibule then into the lobby. It has clear line of site to the main office.

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 classrooms and labs consist of two or three continuous rows of direct/indirect 2-lamp per cross section linear 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 very good condition and it is properly grounded.

Domestic Hot Water

Domestic water heaters were replaced over the years and appear to be in good operating condition in the boiler room. There is another DHW heater in kitchen area.

Natural Gas

The existing natural gas system enters into the boiler room, located in the basement, via a 4-inch gas main which branches out 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 waste system consists of cast iron pipe. There are no signs of issues and no reports of periodic blockage.

Accessibility

The school is equipped with a working elevator and is accessible from all levels. All toilets in the original building have been fully renovated with new stalls and fixtures, making them fully accessible.

Structural Systems

The original floor and roof structure likely consists of a concrete slab and either concrete or concrete encased steel beams. The framing in the gym consists of bar joists. The floors and roof are supported by concrete or concrete encased steel columns. There are masonry walls that are also potentially load bearing. The foundation is likely a concrete cast in place system.

The roof framing for the addition consists of steel beams supporting steel deck. The floor framing also consists of steel beams supporting a deck, likely composite. The vertical support consists of steel columns. The foundation system is likely a concrete cast in place system. The lateral system is steel braced frames with diagonal members consisting of tube steel. 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 some rusted lintels on the exterior doors and windows. There are also cracks in masonry walls, particularly in the gym area where the bottom chords of the joists rest on masonry walls.

Site

Located in the Longwood District of the Fenway/Kenmore neighborhood between Avenue Louis Pasteur and Palace Road. The main entrance is on Avenue Louis Pasteur with a secondary entrance on Palace Road. Located in the Longwood District, the school is adjacent to numerous art, civic, medical and research and educational institutions, which provide unique education opportunities for students. With no on-site athletic fields, the school regularly use Clemente Field in the Back Bay Fens (baseball, football, track & basketball) three blocks away. Most athletic activities are further away and students are bussed.

The site provides only minor opportunities to expand into the parking lot and/or the small field at the north of the site. The site is surrounded by institutional buildings limiting the prospects to expand the site. The site is located in FEMA Zone X, area of minimum flood hazard, outside the influence of the 500-year flood zone. However the site is flat land two blocks from the Muddy River, and under the most extreme climate change scenarios – where significant portions of the Greenland, Iceland and/or Antarctic ice sheets will melt to raise sea level 4-6' – the site will then be located within the 100-year flood zone.

Parking

Parking is located at the right side and rear of the building with a driveway off of both Avenue Louis Pasteur and Palace Road. There is sufficient parking for faculty and staff. The parking lot is in good condition.

Neighborhood Streets

The roadways and sidewalks are in good condition. Sidewalks and wheelchair ramps are generous.

Drop-Off/Pick-Up

Most students arrive by MBTA bus or the Green Lines stops on Huntington Avenue. The MBTA provides twenty busses that begin their route at the school and proceed on their standard route. In addition there is a school bus for Charlestown students and 4-6 athletic busses. A small number of students arrive by private vehicle. MBTA, school and athletic busses plus private vehicles all drop-off/pick-up on Avenue Louis Pasteur. Due to the business/institution oriented traffic in the neighborhood, the busses and private vehicles during pick-up/drop-off create significant congestion on Avenue Louis Pasteur.

Walkways/Stairs

All walkways, stairs & ramps in good to excellent condition.

MAAB/ADA Accessibility

All entrances are accessible. Handicap parking is provided in the parking lot.

Site Lighting

Sufficient site lighting on poles throughout site.

Fences/Gates

Cast iron and chain link fence in good condition. Cast iron fence needs repainting.

Drainage

Site drains well. No water quality infrastructure observed.

Play Areas/Landscaping

No athletic or play areas on site. Clemente Field is nearby, but most athletic fields are accessed by bus. There is a medium sized lawn/field at the north of the building outside the cafeteria that provides informal and free play. The remaining landscaped areas are in good condition, with the exception of street trees and grass, which are trampled – likely due to drop-off/pick-up activities.

Walls/Slopes

None.

Transit/Pedestrian/Bicycle Access

The school is 0.3 miles from the Longwood Stop on the E Branch of the Green Line. The pedestrian routes to the MBTA stop are sufficient. Twenty MBTA busses detour from their normal route to discharge and collect students at the school. The surrounding neighborhood and bike lanes on major roads provide for a fair biking and pedestrian environment for high school students. However, the school is located in a business/institutional district with few residences nearby.

SCHOOL NAME: Boston Latin SchoolID#: 350560HISTORICAL BUILDING NAME: Boston Latin SchoolSCHOOL ENROLLMENT: 2379BUILDING ENROLLMENT: 2379SITE VISIT DATE: 1/25/2016

1 | Facility Evaluation Criteria

Physical Analysis:

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

☒ YES ☐ NO COMMENT: Major addition/renovation in 2001

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: Cracks in terrazo

☒ YES ☐ Not Observed COMMENT: Cracks in walls

☐ YES ☒ Not Observed COMMENT: _____

☒ YES ☐ Not Observed COMMENT: Rusted Lintels

☒ 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: Recommended for National Register Designation

☐ 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: Boston Latin SchoolID#: 350560HISTORICAL SCHOOL NAME: Boston Latin SchoolSITE VISIT DATE: 1/25/2016

2 | Site Evaluation Criteria

Rating Category

☒ Excellent
 ☐ Good
 ☐ Fair
 ☐ Poor
 ☐ Failing

Physical Analysis:

Is the site susceptible to climate change?	<input checked="" type="checkbox"/> YES	<input 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:	<u>Major addition/renovation and lawn work</u>	
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 <input checked="" type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	<input type="checkbox"/> N/A
Neighborhood Streets	NEEDS <input checked="" type="checkbox"/> Minor	<input 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 checked="" type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	<input type="checkbox"/> N/A
Site Lighting	NEEDS <input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input checked="" type="checkbox"/> Major	<input 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 checked="" type="checkbox"/> Moderate	<input 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 type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	<input checked="" 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: 0.3 mi to Longwood station. Numerous bus routes in proximity.

Bikable?

☐ YES
 ☒ NO
 COMMENT: Busy street and no nearby neighborhood.

Walkable?

☐ YES
 ☒ NO
 COMMENT: No nearby 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: Boston Latin School

General Description

Boston Latin School (BLS) has a long and storied history in the Boston Public Schools, offering a contemporary classic education in a traditional college preparation environment. The school enrolls 2435 students and employs 117 teachers and approximately 33 additional staff. The exam based entrance requirements help to determine the readiness of students regarding the intense academic rigor and high expectations of the school. Starting with a 7th grade course assignment model that is the beginning of six years of study which includes four years of Latin and no electives until 11th grade, students have limited flexibility in their academic choices for the first four years attending BLS. The school does offer 23 advanced placement (AP) courses, a three year science program and a 4 year modern language program. Students are assured strong support from the teachers, administrators and fellow students. The school has numerous partnership programs with institutions of higher education and businesses throughout the region. Students in the upper grades are given a chance to experience real life conditions in both research and academia as well as career internships at variety of businesses through these long term well established partnerships.

The building is very old and out dated and although recently remodeled in some areas, it still does not meet a number of 21st century educational standards. Classrooms are small in size and some of the core spaces do not meet the space standard size requirements for the student population. Electrical systems, HVAC and ventilation systems as well as the overall mechanical systems in the building have a difficult supporting the education program the needs of staff and students.

Educational Building Analysis

Ventilation

Ventilation in many classrooms was not functioning during the assessment visit

Natural Daylighting

Large windows with clear glass throughout; window replacement anticipated due to window operational issues; light blocking shades in most classrooms

Lighting Quality

Most areas including classrooms with relatively new fixtures, replaced as part of the renovation

Acoustical

Hard plaster ceiling in most older learning spaces, good in new portions of the building

Technology

- Power – outlets lacking in quantity in older portions of the building
- Wireless – access points throughout, but slow and not sufficient band width as reported
- Interactive – LCD projectors in most classrooms

Furniture

Hard, one piece desk / chair combos in some classrooms, tables and chairs in some classrooms

Finishes

Largely original in older portions of the building in various conditions; good in new portions of the building

Environment

Feels old and worn in older portions of the building; good in new portions of the building

Adjacencies of Learning Environments

Traditional departmental double loaded corridors

Outdoor Classrooms

none

Adequacy of Rooms:

- Classrooms – somewhat undersized
- Special Education – mostly inadequately sized
- Art Classroom – good in size and appointments
- Music Classroom – good in size and appointments
- Gymnasium – (multiple), adequately sized
- Media Center – somewhat sized, but good quality
- Cafeteria – undersized
- Auditorium - adequately sized
- Stage – adequately sized
- Medical - undersized
- Administration – adequately sized
- Network Room – not viewed

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: could also serve 9 to 12

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: Newer portions of the building are generally "Good", while the older (original and 1st addition) range in "fair" to some cases "poor"

The site includes:

- Play Grounds/Areas
- Accessible
- Play Fields

☐ YES ☒ NO COMMENT: _____

☐ YES ☒ NO COMMENT: _____

☐ YES ☒ NO COMMENT: _____

Can the building change typology easily?

☒ YES ☐ NO COMMENT: could support a 9 to 12 structure

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

☒ YES ☐ NO COMMENT: some renovations required




























Can the building serve as swing space?

☒ YES ☐ NO COMMENT: _____

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

☒ YES ☐ NO COMMENT: _____

4 | High Schools: 7 to 12

Room Type	Quantity	MSBA Area	Actual Area	Adequacy				
Classroom (General Education)	80	850	790	 Excellent	 Good	 Fair	 Poor	 Failing
• Teacher Planning	15	TOTAL: 8100	TOTAL: 5680	 Excellent	 Good	 Fair	 Poor	 Failing
• Small Group	1	500	500	 Excellent	 Good	 Fair	 Poor	 Failing
Science	16	1400	890	 Excellent	 Good	 Fair	 Poor	 Failing
Special Education:								
• Self Contained		950		 Excellent	 Good	 Fair	 Poor	 Failing
• Resource of Small Group	2	500	500	 Excellent	 Good	 Fair	 Poor	 Failing
Art Classroom	5	1200	1180	 Excellent	 Good	 Fair	 Poor	 Failing
Music Classroom	2	1500	2360, 1630	 Excellent	 Good	 Fair	 Poor	 Failing
Vocations and Technology	3	1200/2000	860	 Excellent	 Good	 Fair	 Poor	 Failing
Gymnasium	2	12000	16855	 Excellent	 Good	 Fair	 Poor	 Failing
• PE Alternatives	1	3000	1160	 Excellent	 Good	 Fair	 Poor	 Failing
Media Center	1	14769	10609	 Excellent	 Good	 Fair	 Poor	 Failing
Cafeteria	1	17764	10540	 Excellent	 Good	 Fair	 Poor	 Failing
Auditorium	1	7500	7463	 Excellent	 Good	 Fair	 Poor	 Failing
• Stage	1	1600	913	 Excellent	 Good	 Fair	 Poor	 Failing
Medical	varies	TOTAL: 1810	TOTAL: 666	 Excellent	 Good	 Fair	 Poor	 Failing
Administration & Guidance	varies	TOTAL: 7766	TOTAL: 10147	 Excellent	 Good	 Fair	 Poor	 Failing
Custodial/Maintenance	varies	TOTAL: 3409	TOTAL: 6533	 Excellent	 Good	 Fair	 Poor	 Failing
• AC Tech Network Room		200		 Excellent	 Good	 Fair	 Poor	 Failing
Other:								
• Pro Collection	1		265	 Excellent	 Good	 Fair	 Poor	 Failing
• Memorabilia	1			 Excellent	 Good	 Fair	 Poor	 Failing
•				 Excellent	 Good	 Fair	 Poor	 Failing

Narrative to Discuss:

- Engaged Learning

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

• Differentiated Learning

Classrooms are in many cases 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 sufficiently flexible to allow for different teaching and learning styles. Building supports 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 provides limited 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 teaching and learning spaces are operated and maintained equitably. The building lacks adequate security for a safe environment for learning. The building has a welcoming and somewhat coherent entry sequence. The building lacks space for de-escalation and sensory calming.

• Vision of 21st Century digital learning

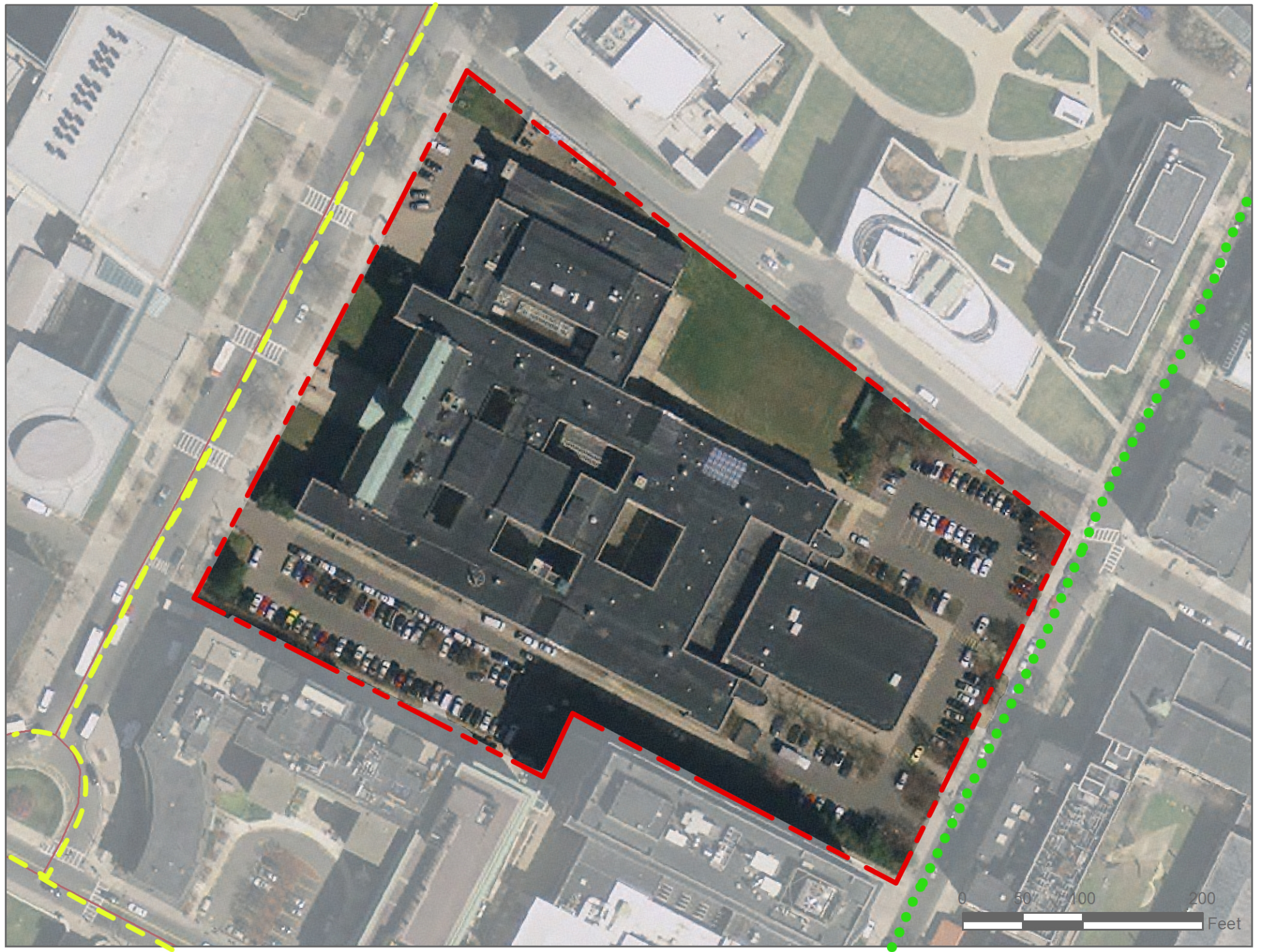
The building has internet infrastructure for all classrooms and public spaces, including fiber backbone, switches, and wireless access points. The system is likely insufficient to support 1:1 or laptop based standardized testing. The building is somewhat flexible possibly expandable. The building does connect on multimedia platforms for cross disciplinary programming. Digital arts and media integral to more traditional STEM initiatives.

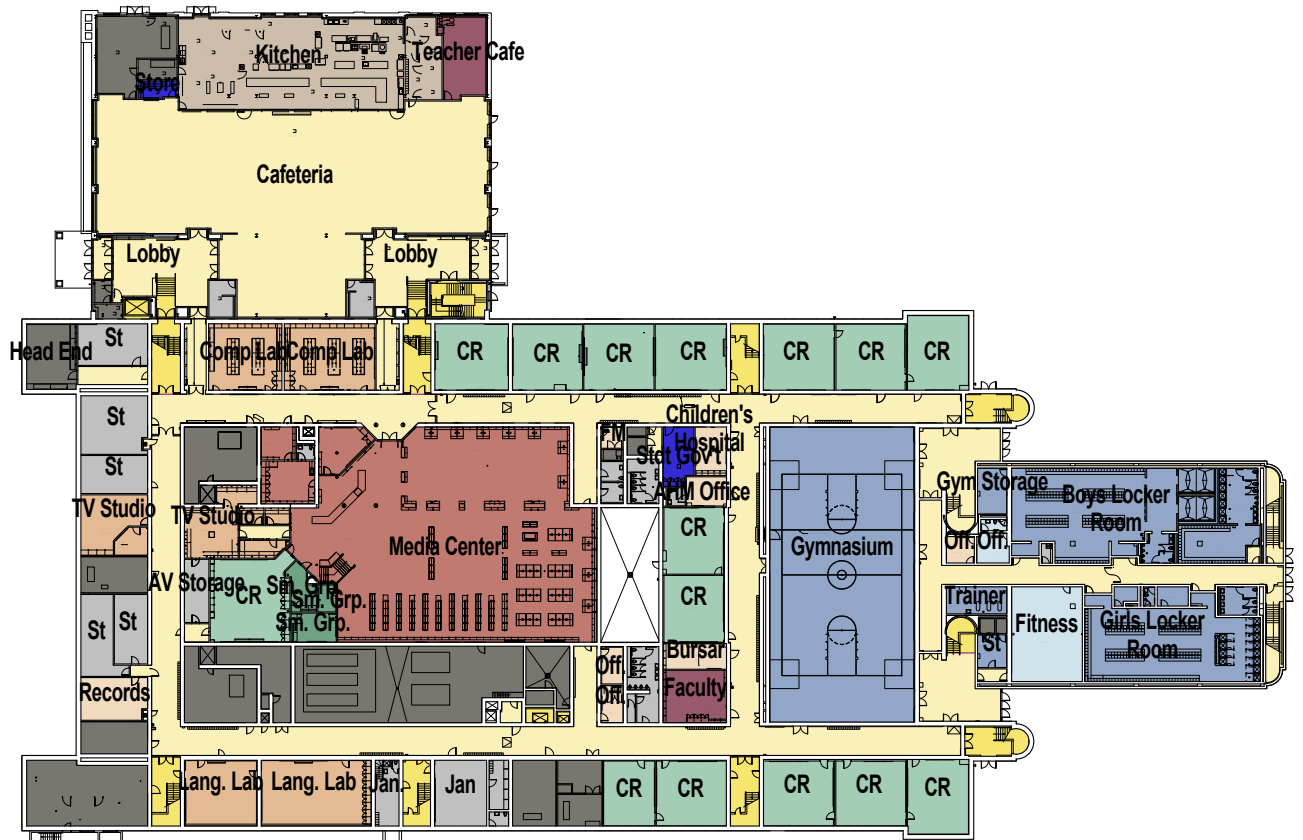
Overall Building Rating:

☐ Excellent ☐ Good ☒ Fair ☐ Poor ☐ Failing

Comments:

The building is a combination of old (1922), a later addition and a 2001 addition. The older portions were only partially renovated in 2001. Consequently, there are a range of sizes of spaces and physical conditions of learning environments.



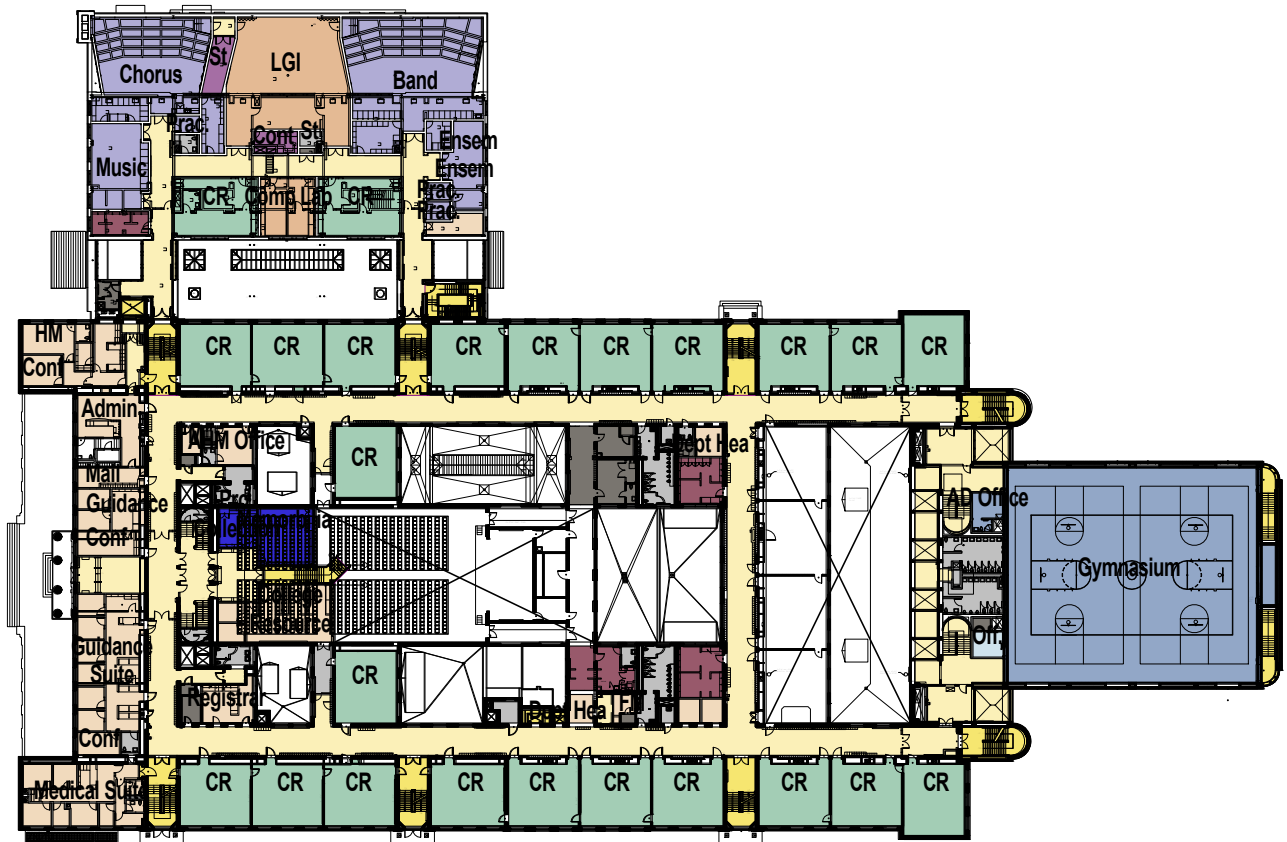


BOSTON LATIN SCHOOL - BASEMENT FLOOR PLAN

PROGRAM PLAN LEGEND














 ADMINISTRATION / GUIDANCE / STUDENT SERVICES / NURSE	 MEDIA CENTER
 BUILDING EQUIPMENT	 OTHER
 CAFETERIA & CIRCULATION	 PHYSICAL EDUCATION & SPORT SUPPORT
 CLASSROOM & GENERAL EDUCATION SUPPORT	 SPECIAL EDUCATION
 CUSTODIAL / MAINTENANCE / STORAGE	 TEACHER PLANNING & SUPPORT
 HEALTH & FITNESS	 VERTICAL CIRCULATION
 KITCHEN / SERVERY	 VOCATIONAL & TECHNOLOGY



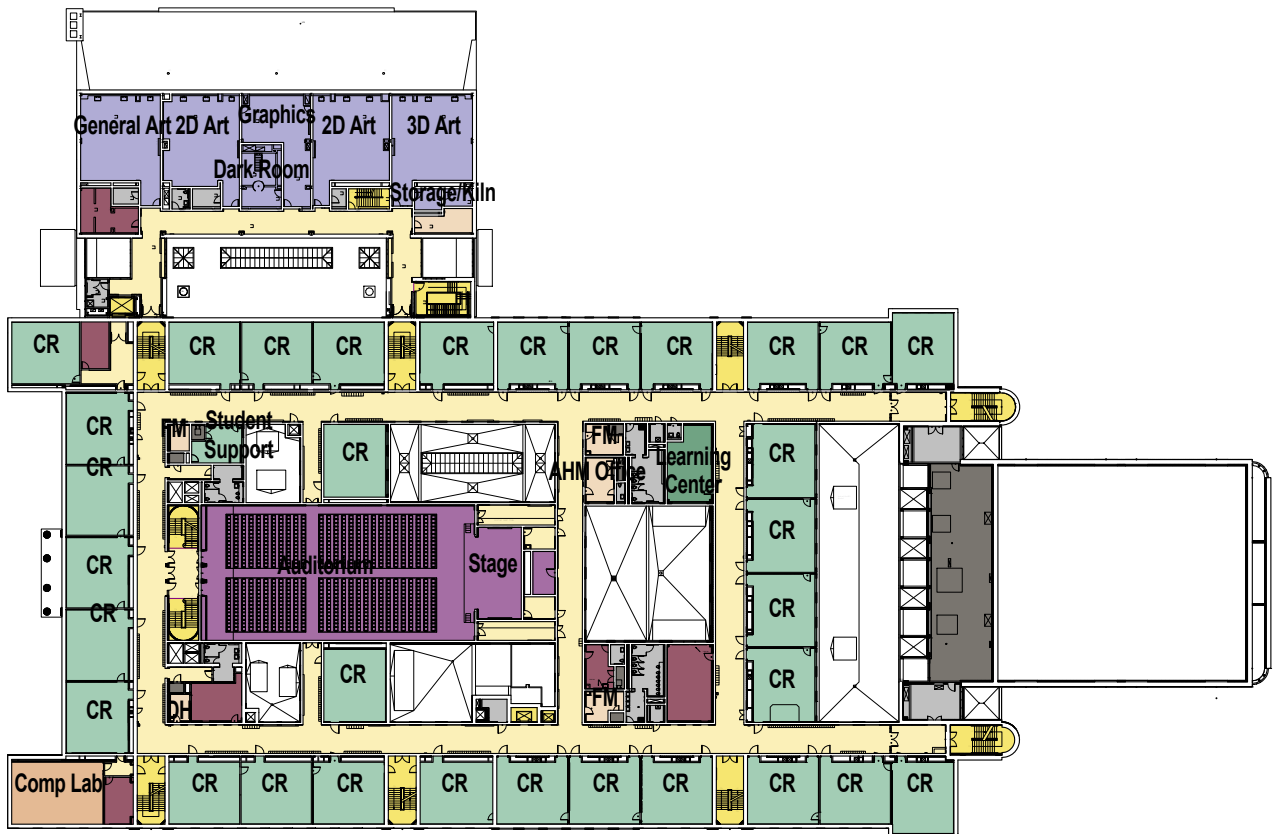


BOSTON LATIN SCHOOL - SECOND FLOOR PLAN

PROGRAM PLAN LEGEND












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



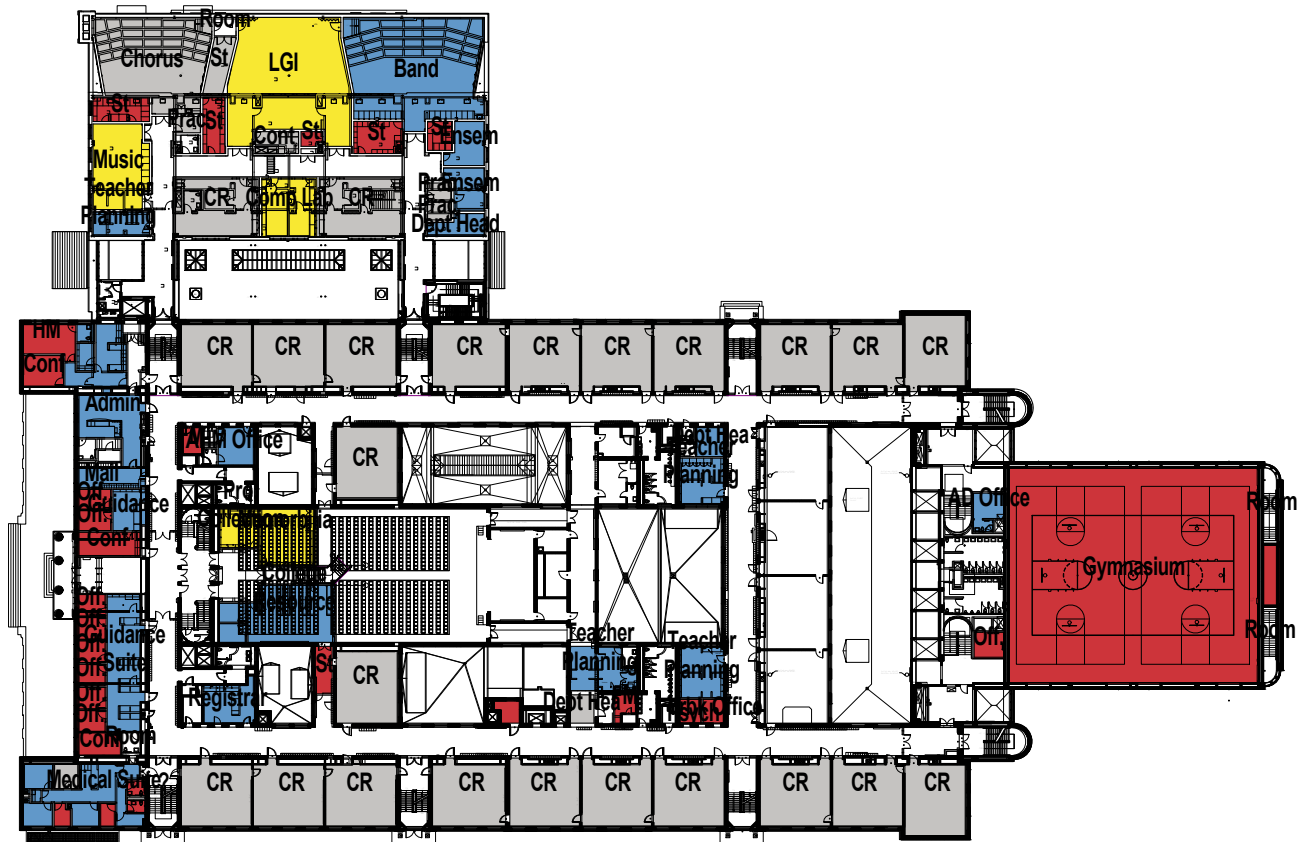


BOSTON LATIN SCHOOL - SECOND FLOOR PLAN

PROGRAM PLAN LEGEND

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



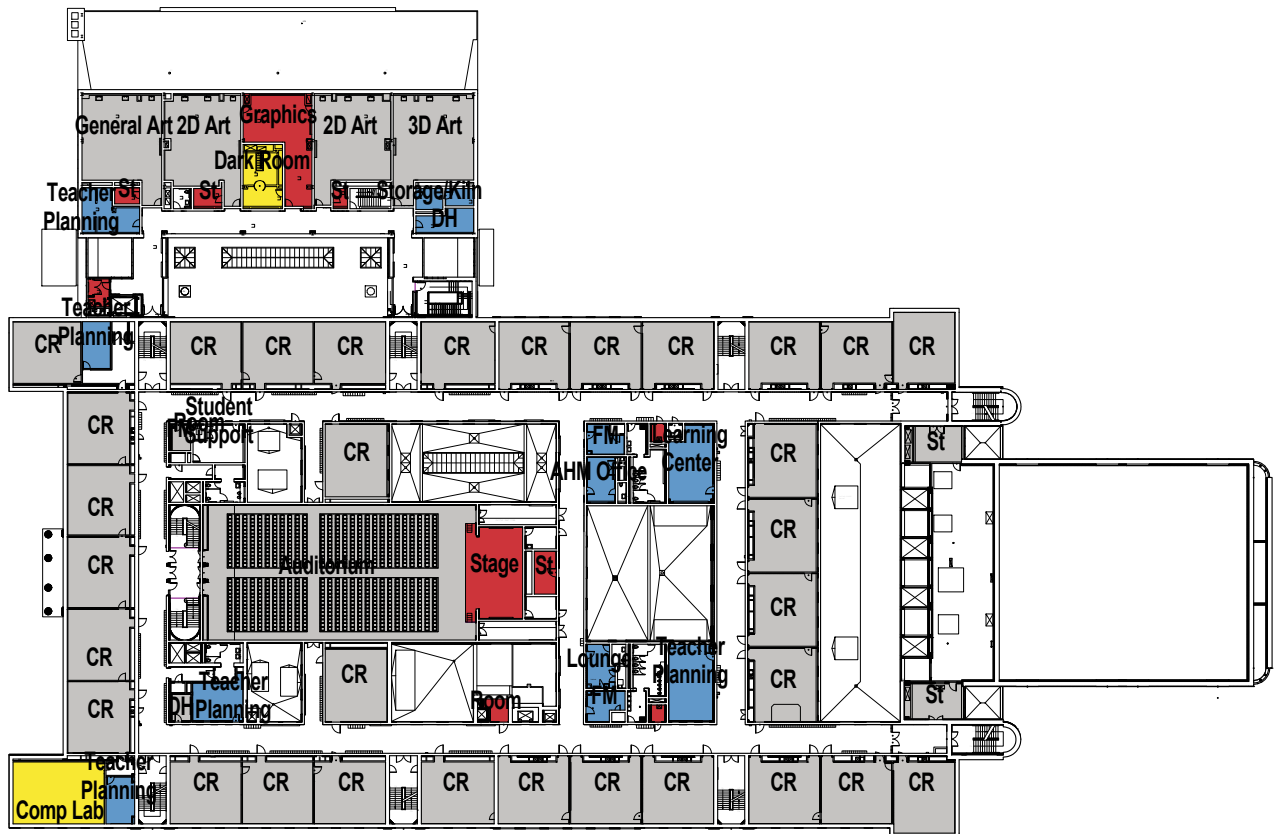


BOSTON LATIN SCHOOL - SECOND FLOOR PLAN

MSBA DEFICIENCY PLAN

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





BOSTON LATIN SCHOOL - SECOND FLOOR PLAN

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