

At a Glance: McKinley, Wm So. End Academy

90 Warren Ave Boston, MA 02116

DOE Code: 00350363

Website

BPS Code:

Building Educational (BEA)	Building Physical (FCA)	Building Operational	Community
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Excellent Good Fair Poor Failing

School Data

Historic Bldg. Name:	McKinley Elementary
Current School Name:	McKinley, Wm So. End Academy
Year Founded:	1959
School Gross Floor Area:	78,258
Ratio of net/gross:	
Operation Hours:	7:20 AM-1:40 PM
Early Dismissal:	
School Type:	Traditional
Individual Class Size:	
Overall Size:	
Grade Span:	5-12
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
McKinley, Wm So. End Academy		
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:	22,233
MSBA SF/Student:	0
MSBA Space Utilization:	Average
MSBA Students/Classroom:	0
MSBA Enrollment:	0

Site and Building Data

Year Built:	1959
Renovations:	
Additions:	
Shelter:	
Resiliency:	
Energy Efficiency:	
Site Acreage:	
Site Expansion:	
Building Gross Floor Area:	78,258
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:	18
Floors:	
Structural Class:	

At a Glance: McKinley, Wm So. End Academy

BPS 2014 Vision Accommodations

Current Inclusion

PreK:

Inclusion:

STEM

Technology

21st Century:

FF&E

DOE Data

Student Data

FY 2015 Total Enrollment: 92.25

Enrollment by Grade

PreK:

K:

1st:

2nd:

3rd:

4th:

Gender

Male:

Female:

Demographic

African American:

Hispanic:

White:

Asian:

Other/Multi-racial:

Native American:

Low Income Students:

Out of School Suspension Rate:

In School Suspension Rate:

Graduation Rate:

Absentee Students:

Annual Dropout Rate:

2012 Graduates Attending Higher Ed:

SAT Scores:

Reading

Writing

Math

2013 Mass Core:

Instructor Data

Number of Teachers:

Student/Teacher Ratio:

Teachers Licensed in
Teaching Assignment:

Number of Classes in Core
Academic Areas:

Core Academic Classes
Taught by Highly Qualified
Teachers:

Building Physical Assessments

Summary

Existing Conditions

Summary

Evaluation of Existing Conditions: William McKinley South End Academy

The intention of this document is to convey an understanding of the Facility Evaluation Criteria rating system in the physical analysis matrix form.

The information provides a general comparison for the different eras of construction and grade typologies of the facilities within the BPS inventory of buildings.

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 William McKinley South End Academy was built in 1959.

The facility is a 3-story structure without a basement and has a total of 78,258 GSF.

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

There are no additions or major renovations to the original structure.

Architectural Building Description

Type of Construction

Building type: IA - The main structural elements are noncombustible concrete construction.

Existing Conditions Report

Roof

The roof is the original tar and gravel and was repaired once in 1992. The drains are around the perimeter.

Façade

The building's façade is a standard bond yellow brick with block backup and no drainage cavity. 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 good condition.

Exterior Windows

The windows were replaced in 1998. These units are aluminum with an operable hopper at the lower sash and multiple fixed upper sashes. Most of the units are misaligned in their frame and will not stay open. Window sills are in good condition.

Boilers

The boiler room is provided with two 450 Mills H.B. Smith cast iron 21 sectional 4314 MBH Boilers retrofitted with natural gas burners generating low pressure steam. These boilers were replaced about eight years ago and seem to be in very good operating condition. The boilers are provided with 10 HP induced draft fans.

Heating Distribution System

The low pressure steam is distributed throughout the building via 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 radiators with steam traps. All building controls are conducted remotely by Boston School District Energy Department. Auditorium and Gym has HV units and Gym has fin tube radiators all around up high.

Ventilation Distribution System

There is no air-conditioning available in the school building in any area. As there are no air handing 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 2000 amp 120/208 V 3 ph 4 wire utility service with a Cutler Hammer Pow-R-Line-C 65 KAIC switchboard appears to be relatively recent. The switchboard has a total of 26 branch circuit breakers serving various loads of the building. The electrical distribution utilized both the new electrical panels and some of the old panels which are in good running condition.

Utility service meter is located in the main electric room.

There is a 30 kW Kohler emergency generator in the building.

Existing Photovoltaics

There are no photovoltaics at this school.

Life Safety

Means of Egress

There is a 30 KW Kohler emergency generator to feed 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.

Fire Protection System

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

Fire Alarm System

The existing fire alarm system is an old manual system and needs replacement with digital addressable system. 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 entry sequence is through a line of three sets of double doors opening directly 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 two 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. Gym has high bay HP 4 T-8 lamp fixtures.

Toilets & Fixtures

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

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

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

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

Plumbing Distribution Systems

Plumbing System

Domestic Cold Water

The city water piping with the valves are in good operating condition.

Domestic Hot Water

Domestic water heaters were replaced over the years and appear to be in good operating condition.

Natural Gas

The 4" natural gas pipe system into the boiler room, located in the basement 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

The main entrance off of Warren Avenue is the only accessible entrance. There is a lift at the entrance that serves the first floor, auditorium and gym. There is no ADA accessibility to the second floor. Some of the exterior doors have been replaced with metal doors and accessible hardware. Some of the interior doors do not have the appropriate accessible hardware. Many of the classroom doors are without the necessary side maneuvering clearances required to meet accessibility code. There are a number of projections in rooms and corridors along the accessible path that do not meet code.

Structural Systems

The existing roof is supported by open web steel bar joists. The existing floor structure consists of concrete slabs and either concrete or concrete encased steel beams. The floors and roof are supported by concrete or concrete encased steel columns. There are masonry walls that are potentially load-bearing. The foundation is likely a cast in place concrete system. The existing lateral resistance cannot be confirmed, but is likely interior unreinforced masonry shear walls.

Overall, the building structure is in fair to 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 multiple cracks in glazed tile, and multiple areas of spalled tile and spalled concrete. There are outdoor stairs that appear to have moved vertically (possibly due to frost heaving). The walls at the gymnasium in particular have a lot of visible cracking and spalling. There are areas where the concrete has spalled exposing rusting rebar. There are masonry cracks on the exterior, with some small cracks on the corner of the building.

Site

Located in the South End neighborhood on the block bounded by Warren Avenue, Dartmouth Street and Montgomery Street. The main entrance is on Warren Street.

There are no opportunities to expand on site. The site is surrounded by residential 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 with a driveway off of Dartmouth Street. The lot is about 5' below surrounding grade. There is sufficient parking for faculty and staff. The parking lot is in fair condition. The parking lot is regularly used by the neighborhood after hours, but has not caused problems to school operations. A small lot on the east side of the building is mostly leased to the adjacent condominiums and used for car share (Zipcar).

Neighborhood Streets

Generous two-way street with parking on both sides. Roadway in fair condition. Sidewalk is wide, concrete on Warren Avenue and brick elsewhere. Sidewalks in fair condition.

Drop-Off/Pick-Up

All students (K-12) arrive by bus or door-to-door service. About half of high-school students use the MBTA. All drop-off/pick-up is on Warren Avenue. There is no noticeable congestion.

Walkways/Stairs

Walkways and stairs generally in fair condition. The granite treads of two building stairs have expanded and should be reset.

MAAB/ADA Accessibility

Only a single accessible entrance on the Warren Avenue.

Site Lighting

Only building mounted lighting for parking lot, which is probably insufficient for lot size.

Fences/Gates

Cast iron fence around building needs repainting and is rusting away in some sections.

Drainage

Site drains well. No water quality infrastructure observed.

Play Areas/Landscaping

No athletic or play areas on site. There is a small school/community garden on the Montgomery Street side of the school.

Walls/Slopes

Concrete retaining wall surrounding parking lot is in fair condition.

Transit/Pedestrian/Bicycle Access

The school is 0.3 miles from the Back Bay Station on the Orange Line, which also provides numerous commuter rail connections. Three bus routes stop within two blocks of the school (#9, 10 and 43), providing convenient access for high school students, parents, faculty and staff. The surrounding residential neighborhood provide for a good walking environment for all students. Bike facilities on major streets provide convenient bicycle access for high school students.

SCHOOL NAME: William McKinley So. End Academy

ID#: 350363

HISTORICAL BUILDING NAME: McKinley Elementary

SCHOOL ENROLLMENT: 92

BUILDING ENROLLMENT: 92

SITE VISIT DATE: 1/20/2016

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: Moderate
☐ YES ☒ Not Observed COMMENT: _____
☒ YES ☐ Not Observed COMMENT: _____
☐ YES ☒ Not Observed COMMENT: _____
☒ YES ☐ Not Observed COMMENT: _____
☐ YES ☒ Not Observed COMMENT: Likely Unreinforced Masonry

Is the lateral system identifiable?

Overall Building Condition

☐ Excellent ☐ Good ☐ Fair ☒ Poor ☐ Failing

Community:

Mass Historical Commission Status:

- Inventory of Historic Assets
- State Register of Historic Places

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

Emergency Shelter

☒ YES ☐ NO COMMENT: _____

Community Use Spaces

☐ YES ☒ NO COMMENT: _____

Community Building Rating

☐ Excellent ☐ Good ☒ Fair ☐ Poor ☐ Failing

Building suitability for school use?

☒ YES ☐ NO COMMENT: _____

SCHOOL NAME: William McKinley So. End Academy

ID#: 350363

HISTORICAL SCHOOL NAME: McKinley Elementary

SITE 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 checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	COMMENT:	Over parking lot	
Is the site expandable?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	COMMENT:		
Parking Quality	NEEDS BY 2050 <input type="checkbox"/> Minor	<input checked="" type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	<input type="checkbox"/> N/A
Neighborhood Streets	NEEDS <input 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 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 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 checked="" type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	<input type="checkbox"/> N/A
Play areas	NEEDS <input type="checkbox"/> Minor	<input checked="" type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	<input type="checkbox"/> N/A
Walls/Slopes	NEEDS <input checked="" type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace	<input type="checkbox"/> N/A
Overall Site Condition	<input type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input type="checkbox"/> Failing

Community:

Mass Historical Commission Status

- Inventory of Archeological Assets (Site Review)

☐ Researched
 ☒ Not Researched

COMMENT:

☒ YES
 ☐ NO
 COMMENT: 0.3 mi to Back Bay station / #10,34,9 buses nearby

☒ YES
 ☐ NO
 COMMENT: Well connected neighborhood with wide sidewalks and bike lanes

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

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: McKinley South End Academy

General Description

The McKinley focuses on students with intense emotional and behavioral issues while offering a challenging and rigorous curriculum. As a city wide school the student population comes from all corners of district and encompasses both a k-6 grade configuration and a 7-12 middle and high school grade configuration. The administrative team consists of highly qualified, multi-certified staff that address student's needs in special education, ELL and numerous other programs which tailor the education experience of each child. In addition the McKinley supports a fabrication lab, art studies, shop classes and drama.

The building that houses the McKinley school is in extremely poor condition. The ventilation, lighting, and acoustical components of the building do not provide an inviting or stimulating environment for students. The floor, wall and ceiling finishes are old and in need of repair. Security is a major issue at the McKinley. There is a lack of cameras throughout the building along with various unsupervised points egress and ingress making it virtually impossible to track to the student and visitor populations. Staff and visitor parking is limited and bus traffic picks up and drops off on a major public street in front of the building.

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

Acoustical ceilings in most classrooms

Technology

- Power – outlets lacking in quantity
- Wireless – access points throughout, but slow and not sufficient band width; likely not capable of supporting 1:1
- Interactive – LCD projectors in some classrooms

Furniture

Hard plastic chairs, desks 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

none

Adequacy of Rooms:

- Classrooms – wide range of sizes from adequate to significantly undersized; little storage, too hot / too cold
- Special Education – most inadequately sized
- Art Classroom – mostly undersized
- Music Classroom – none
- Gymnasium – adequate
- Media Center – none
- Cafeteria – undersized and under utilized
- Stage – adequately sized
- Medical - undersized
- Administration – adequate
- 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: Currently serving elementary, middle and high school grades

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: difficult to accommodate all grade levels

The site includes:

- Play Grounds/Areas
- Accessible
- Play Fields

☐ YES ☒ NO COMMENT: _____

☐ YES ☐ NO COMMENT: NA

☐ 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: comprehensive renovation 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: 9 to 12

Room Type	Quantity	MSBA Area	Actual Area	Adequacy				
Classroom (General Education)	13	850	630, 1300	 Excellent	 Good	 Fair	 Poor	 Failing
• Teacher Planning		TOTAL: 300	TOTAL:	 Excellent	 Good	 Fair	 Poor	 Failing
• Small Group		500		 Excellent	 Good	 Fair	 Poor	 Failing
Science	1	1,400	1350	 Excellent	 Good	 Fair	 Poor	 Failing
Special Education								
• Self Contained	9	950	200 - 1,350	 Excellent	 Good	 Fair	 Poor	 Failing
• Resource of Small Group	1	500	470	 Excellent	 Good	 Fair	 Poor	 Failing
Art Classroom	3	1,200	750, 880, 1,925	 Excellent	 Good	 Fair	 Poor	 Failing
Music Classroom		1,500		 Excellent	 Good	 Fair	 Poor	 Failing
Vocations and Technology	1	1200/2000	1952	 Excellent	 Good	 Fair	 Poor	 Failing
Gymnasium	1	12,000	10000	 Excellent	 Good	 Fair	 Poor	 Failing
• PE Alternatives	1	3,000	900	 Excellent	 Good	 Fair	 Poor	 Failing
Media Center				 Excellent	 Good	 Fair	 Poor	 Failing
Cafeteria	1		2785	 Excellent	 Good	 Fair	 Poor	 Failing
Auditorium	1		5060	 Excellent	 Good	 Fair	 Poor	 Failing
• Stage	1	1,600	1037	 Excellent	 Good	 Fair	 Poor	 Failing
Medical	varies	TOTAL: 410	TOTAL: 250	 Excellent	 Good	 Fair	 Poor	 Failing
Administration & Guidance	varies	TOTAL: 1	TOTAL:	 Excellent	 Good	 Fair	 Poor	 Failing
Custodial/Maintenance	varies	TOTAL: 1	TOTAL:	 Excellent	 Good	 Fair	 Poor	 Failing
• AC Tech Network Room	5060	200	1	 Excellent	 Good	 Fair	 Poor	 Failing
Other:								
• 1037	2	9862	250	 Excellent	 Good	 Fair	 Poor	 Failing
•	3070	9862		 Excellent	 Good	 Fair	 Poor	 Failing
• 2075	2862	1	200	 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 lacks display space for student work to reinforce student accomplishment. The building lacks space for teacher collaboration and planning.

SCHOOL NAME: William McKinley So. End Academy
HISTORICAL SCHOOL NAME: McKinley Elementary

ID#: 350363

• Differentiated Learning

Classrooms are large enough to support Universal Design for Learning (UDL), including the ability to create learning zones. The building has breakout spaces for differentiated/ personalized learning and special education. The furniture in the building has difficulty being flexibly arranged.

• Cognitively demanding tasks/programs

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

• Equitable access to a rigorous curriculum

.The building lacks adequate security for a safe environment for learning. The building lacks a welcoming and coherent entry sequence. The building provides space for de-escalation and sensory calming.

• Vision of 21st Century digital learning

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

Overall Building Rating:

☐ Excellent ☐ Good ☐ Fair ☒ Poor ☐ Failing

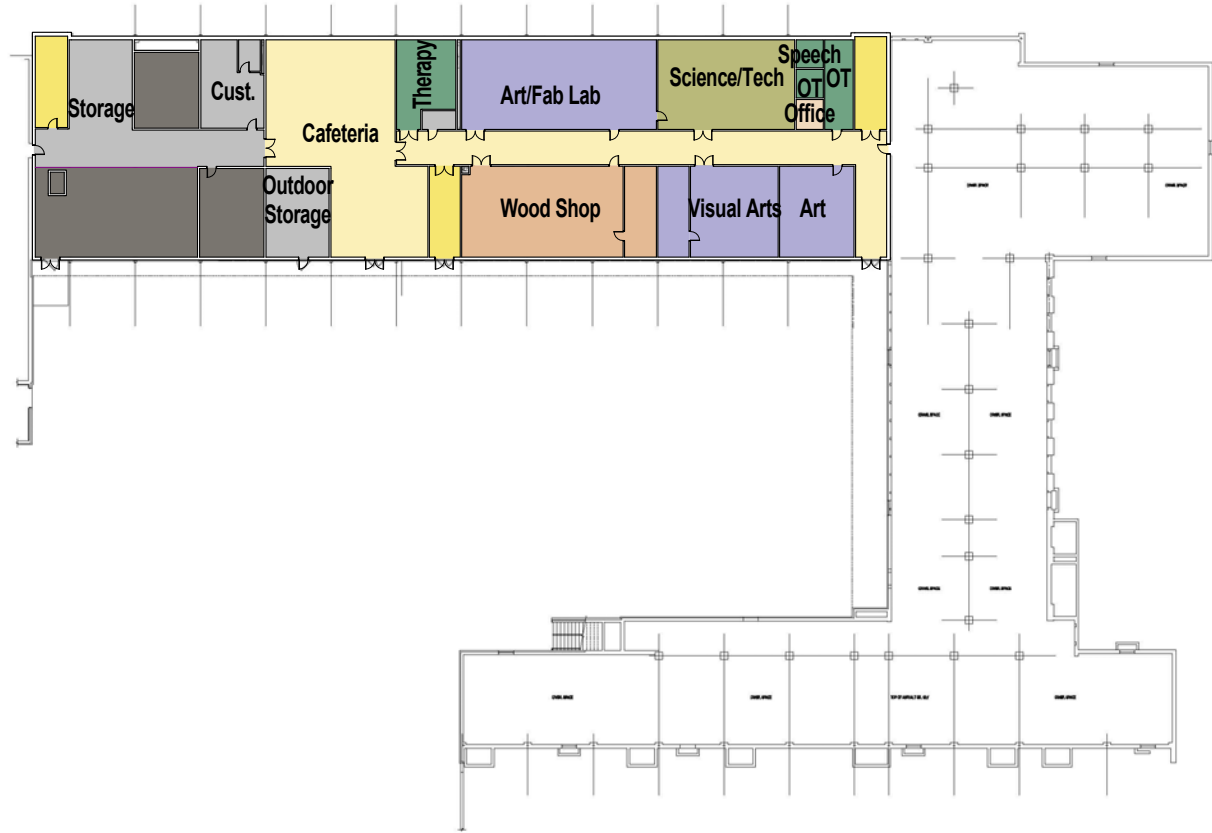
Comments:

Some core program spaces are undersized or missing from the building












0 50 100 200 Feet





MCKINLEY MACKKEY SCHOOL - BASEMENT PLAN

PROGRAM PLAN LEGEND

	ADMINISTRATION / GUIDANCE / STUDENT SERVICES / NURSE
	ART & MUSIC
	BUILDING EQUIPMENT
	CAFETERIA & CIRCULATION
	CUSTODIAL / MAINTENANCE / STORAGE
	SCIENCE CLASSROOM & SUPPORT
	SPECIAL EDUCATION
	VERTICAL CIRCULATION
	VOCATIONS & TECHNOLOGY



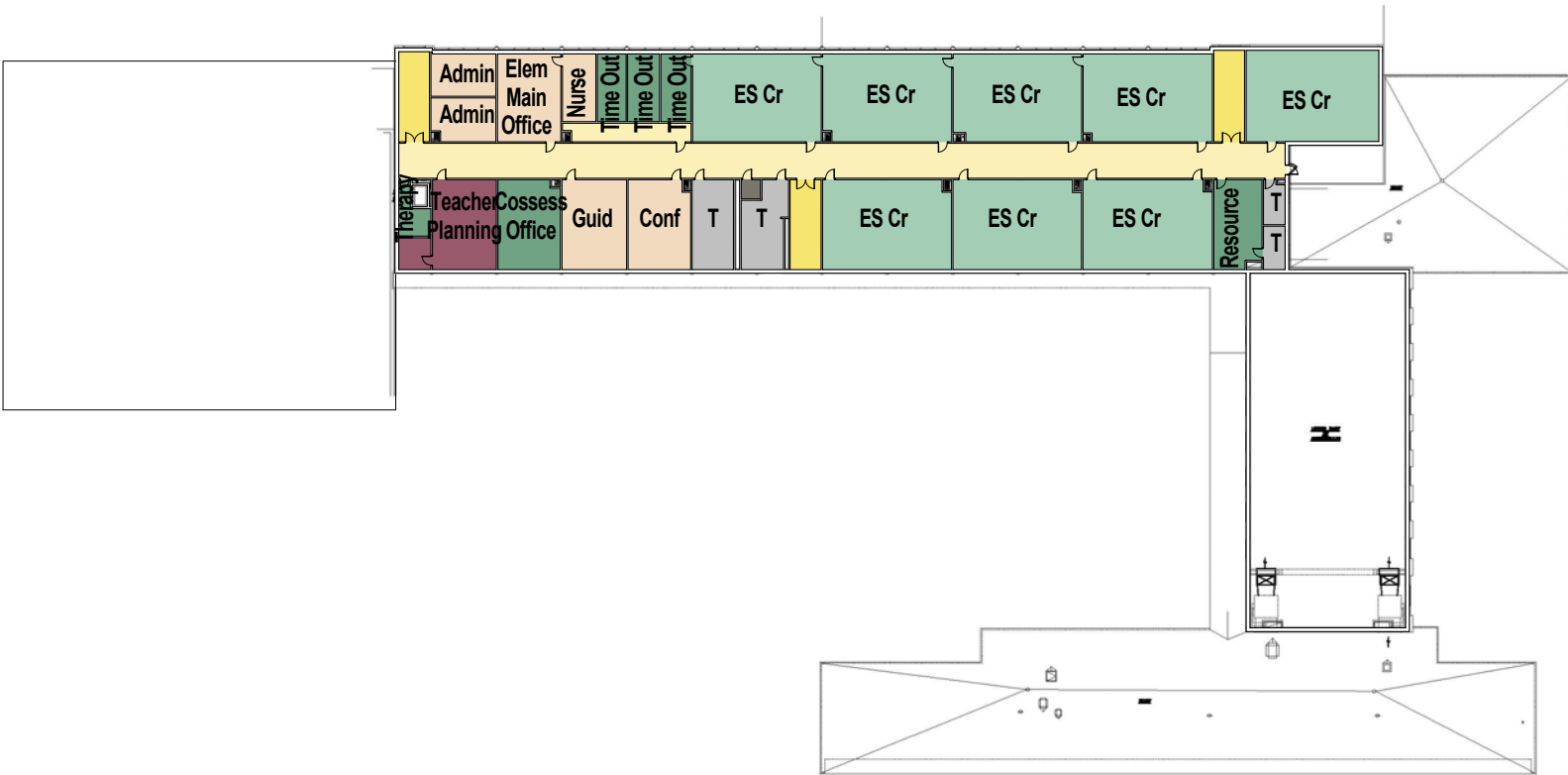


MCKINLEY MACKEY SCHOOL - FIRST FLOOR PLAN

PROGRAM PLAN LEGEND

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



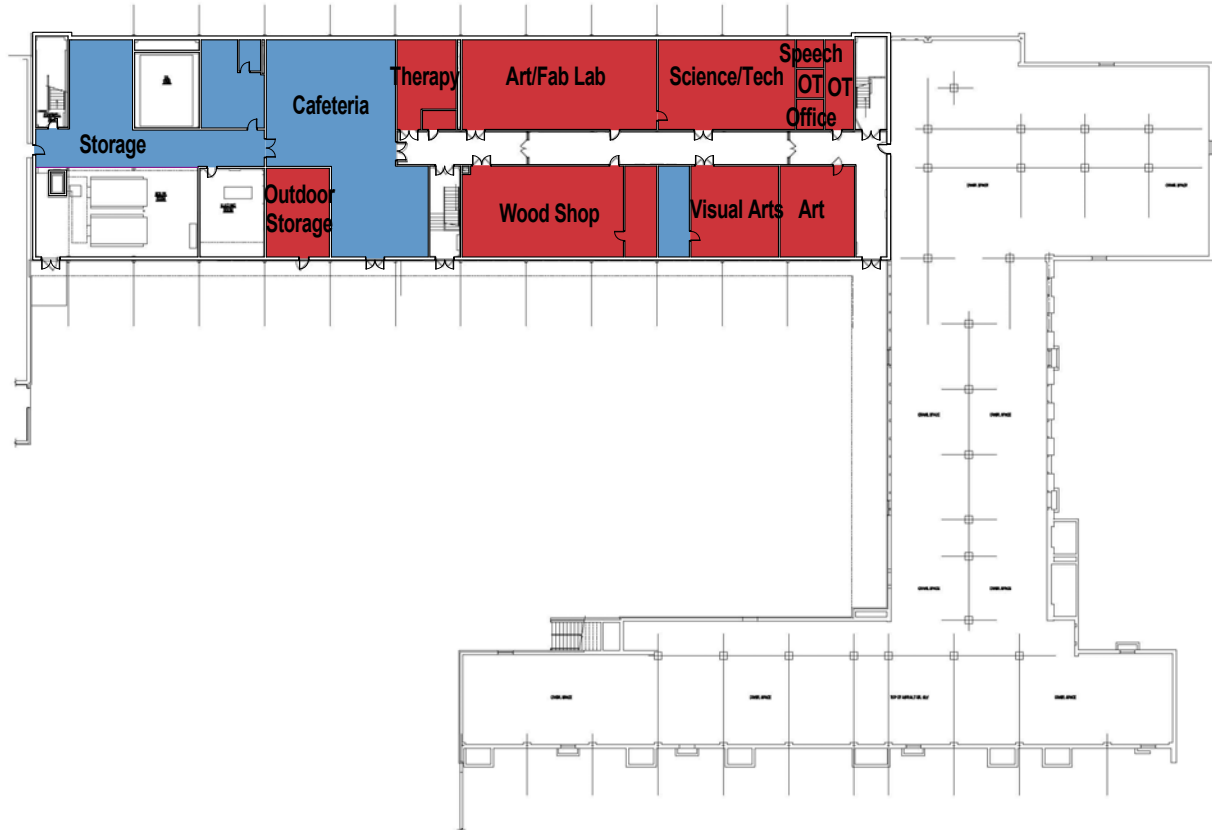


MCKINLEY MACKEY SCHOOL - SECOND FLOOR PLAN

PROGRAM PLAN LEGEND

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



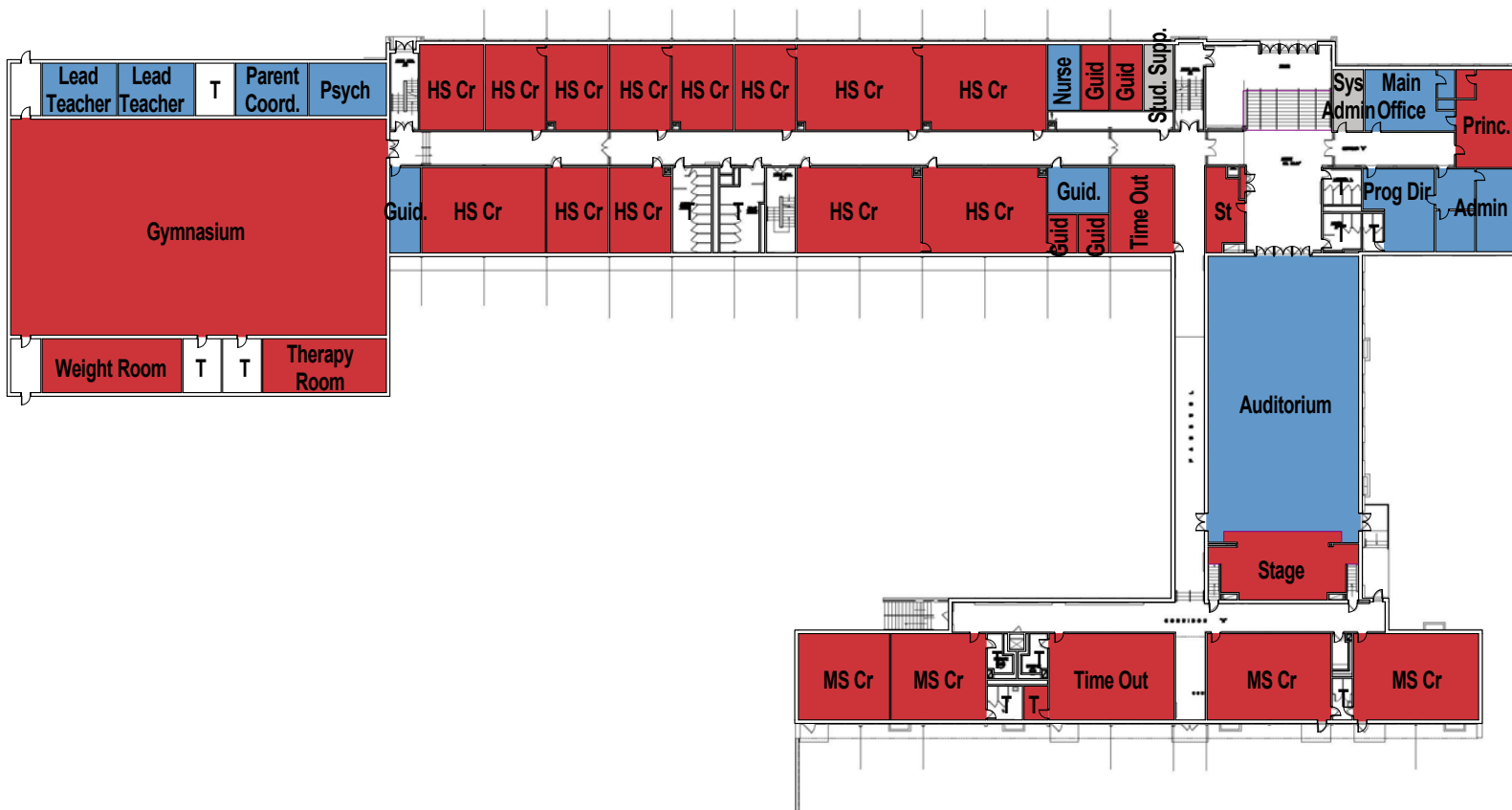


MCKINLEY MACKKEY SCHOOL - BASEMENT PLAN

MSBA DEFICIENCY PLAN

- NSF 10% GREATER THAN MSBA GUIDELINES
- NSF AT LEAST 20% LESS THAN MSBA GUIDELINES



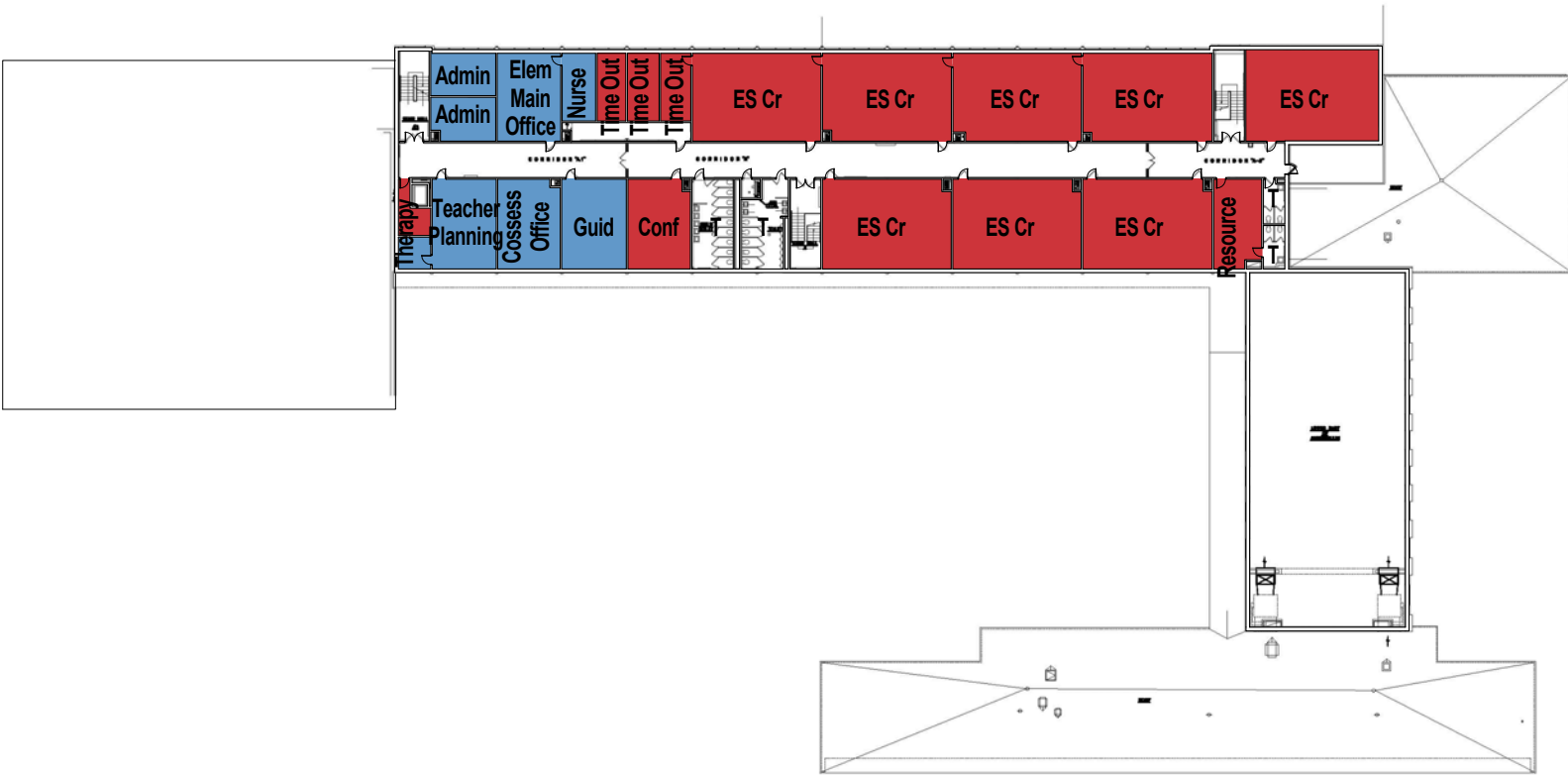


MCKINLEY MACKKEY SCHOOL - FIRST FLOOR PLAN

MSBA DEFICIENCY PLAN

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





MCKINLEY MACKEY SCHOOL - SECOND FLOOR PLAN

MSBA DEFICIENCY PLAN

- NSF 10% GREATER THAN MSBA GUIDELINES
- NSF AT LEAST 20% LESS THAN MSBA GUIDELINES

