

At a Glance: Boston Green Academy

20 Warren Street Brighton, MA 02135

DOE Code: 04110305

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:	Taft
Current School Name:	Boston Green Academy
Year Founded:	
School Gross Floor Area:	124,619
Ratio of net/gross:	
Operation Hours:	8:00 AM-3:00 PM Mon-TH 7:30 AM-12:00 PM FRI
Early Dismissal:	
School Type:	Charter
Individual Class Size:	
Overall Size:	
Grade Span:	6 9-12
Number of Strands:	
Number of Buildings	
Associated with One School:	

Schools Housed per Building or Buildings per School

School Name / Building Name	Population	Ed Plan
Boston Green Academy		
Total:		

Tax Values as of 2015

Tax Parcel ID:	701079000
Tax P Type:	976
Tax Land Usage:	E
Tax Building Value:	\$23,994,800
Tax Land Value:	\$12,258,200
Tax Total Value:	\$36,253,000
Tax Gross Area:	0
Tax LV SF:	124571
Tax Living Area:	159320
Compliance Trigger:	

MSBA School Data

MSBA GSF:	159,320
MSBA SF/Student:	
MSBA Space Utilization:	
MSBA Students/Classroom:	
MSBA Enrollment:	0

Site and Building Data

Year Built:	1895
Renovations:	
Additions:	
Shelter:	
Resiliency:	
Energy Efficiency:	
Site Acreage:	
Site Expansion:	
Building Gross Floor Area:	124,619
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:	
Building Enrollment:	
Classrooms:	
Floors:	3
Structural Class:	C

At a Glance: Boston Green Academy

BPS 2014 Vision Accommodations

Current Inclusion

PreK:

Inclusion:

STEM

Technology

21st Century:

FF&E

DOE Data

Student Data

FY 2015 Total Enrollment: 324

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: Boston Green Academy

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 the Taft Building that houses the Boston Green Academy was built in 1895, with a full height addition and cafeteria constructed in 1939.

The facility is 124,619 GSF and was built in 2 phases. The original building was completed in 1895 and the addition was completed in 1939.

The building is a 4-story structure without a basement.

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

Architectural Building Description

Type of Construction

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 2013 with a tapered insulated, 4Ply polymer hot applied built-up roofing system and topped with an aggregate ballast. The drains are internal to the building appear to be in their original location.

Façade

The building's façade is an English cross or Dutch bond red brick. It has all been repointed within the last 10 years. 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 great condition.

Exterior Windows

The windows at the original building were replaced in 1994. These units are aluminum with an operable hopper at the lower sash and a two fixed upper sashes. Most of the operable units are misaligned in their frame and will not stay open. The lintels are in generally good condition with only surface rust is visible. Window sills are in good condition. At the 1939 addition, the windows were replaced with aluminum triple hung units without screens. The operable sash opening is greater than 6" and the sashes slip due to failing spring support mechanisms.

Boilers

The boiler room is provided with two 450 Mills H.B. Smith cast iron 22 sectional Boilers retrofitted with natural gas burners generating low pressure steam. Though some of the piping underneath the boilers seems to be rusted, the boilers seem to be working OK. The breeching (exhaust duct between the boiler and chimney) has holes in it and this exhaust duct needs to be replaced as soon as possible. The boilers are provided with induced draft fans. The boiler feed water tank, condensate return tank, pumps and all its associated piping are corroded badly and need to be replaced. Some of the steam piping is missing insulation.

Heating Distribution System

The low pressure steam is distributed throughout the building via steam cast iron radiators with steam traps. The existing automatic temperature controls are pneumatic. Located within the boiler room is an air compressor. It appears some of the controls in the building were replaced over the years either by the similar pneumatic type, or by the digital type. All building controls are conducted remotely by Boston School District Energy Department. Classrooms are provided with both horizontal steam fin-tube radiator and cast iron radiator systems with steam traps.

Portions of steam heating distribution piping is not insulated. Seals/sleeves around pipes are missing at wall penetrations throughout the building.

Ventilation Distribution System

There is no air-conditioning nor any mechanical ventilation related distribution system for outside air available in the school building.

Electrical Service

Electrical Power Distribution System

The 3000 amp 208Y/120 V 3 ph 4 wire utility service with a Cutler Hammer Pow-R-Line-C switchboard appears to be relatively recent. The switchboard has a main fused disconnect and a total of eighteen branch circuit breakers including one spare to serve all the loads. The switchboard serves two panels (225 amp and 100 amp), three 60 amp breakers, seven 100 amp, two 150 amp, two 225 amp and two 400 amp breakers. The electrical distribution utilized both the new electrical panels and some of the old panels which are in good running condition. It is assumed the wiring was also replaced at the time when the electrical panels were replaced.

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 no emergency generator and therefore egress lighting fixtures have battery packs.

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 is no fire protection system in the building. 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 4020 with 4009 NAC power extender. 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.

Security

The entry sequence is through a line of three sets of double doors opening into a vestibule then into the lobby. There is no permanent interior line of sight from an office or similar room. The sight lines from the street to the main entry are clear. There are multiple doors from stairways that pose a security risk because they are in a blind spot from the interior and exterior. Corridors are generally wide and long with straight views. Most of the classroom doors are not keyed and do not lock from the inside.

Lighting Quantity/Control

All lighting fixtures in administration area and offices, corridors, classrooms and science labs, computer rooms, cafeteria and kitchen appear to be in good working condition with energy-efficient T8 lamps and electronic ballasts.

Lighting in educational spaces such as classrooms consist of three continuous rows of direct lighting fixtures with one switch. 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 piping with the valves is in good operating condition. The city water main is properly grounded. At the time of visit, water bottle system was being replaced with water fountain system.

Domestic Hot Water

Domestic Hot water heater is 72 gallon, 1045 MBH model 42V 75F. It appears to be in good operating condition.

Natural Gas

The 6" natural gas pipe enters into the boiler room in the back of boilers and this pipe feeds the two boilers and the domestic hot water heater. The piping seems to be in good operating condition.

Sanitary Waste and Vent

Sanitary Waste piping system consists of cast iron pipe and appears to be in good working condition.

Accessibility

The main entrance is not accessible. Only a single accessible entrance on the Cambridge Street side of the school. The entrance is hidden from view and hard to find with no signage provided. There is one elevator in the building. Some of the interior doors do not have the appropriate accessible hardware. The stage is ADA accessible. Many of the classroom doors are without the necessary side maneuvering clearances required to meet accessibility code. There are a number of projections in rooms and corridors along the accessible path that do not meet code. Most toilets in the original building have been fully renovated with new stalls and fixtures, making them fully accessible.

Structural Systems

The existing floor structure of the original building consists of wood planks and wood framing. The existing roof structure of the original building consists of wood joists. The floors and roof are likely supported by columns and masonry walls. The foundation is potentially masonry, but likely a cast in place concrete system. The existing lateral resistance is likely unreinforced masonry shear walls.

Overall, the building structure is in excellent to 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 signs of water damage to plaster. There are some cracks in the flooring near doors.

Site

Located in the Brighton neighborhood on the eastern corner of the Cambridge Street & Warren Street intersection. The main entrance is directed towards the intersection. Brighton High School is across Warren Street, and some facilities at Brighton HS are used by the Boston Green Academy.

There are no opportunities to expand on site. The site is surrounded by institutional buildings 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 Cambridge Street. Faculty and staff double park, but maintain a clear emergency access route. The parking lot is in good condition; repaved a couple years ago.

Neighborhood Streets

Adjacent roadways are busy main streets and in good condition. Sidewalks are wide and in good condition.

Drop-Off/Pick-Up

Only sixth grade and special education students arrive by bus, dropped off on Cambridge Street. Grades 7-12 primarily arrive from the Warren Street Green Line station on Commonwealth Avenue, and some arrive at the 57 bus stop on Cambridge Street. As few as 5% of students arrive by private vehicle. Though drop-off/pick-up congestion is not large, it is complicated by private vehicles parking in the No Parking Zones, where the busses stop.

Walkways/Stairs

Some granite & concrete stairs have settled and developed serious cracks.

MAAB/ADA Accessibility

Only a single accessible entrance on the Cambridge Street side of the school. The entrance is hidden from view and hard to find with no signage provided. The access route to the entrance is routed through the parking lot to the Cambridge Street sidewalk.

Site Lighting

Only building mounted lighting.

Fences/Gates

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

Drainage

Site drains well. No water quality infrastructure observed.

Play Areas/Landscaping

No athletic or play areas on site, though adjacent Brighton HS facilities may be available. Outdoor classroom is in good condition.

Walls/Slopes

Granite walls along Cambridge Street are rotating and need to be reset.

Transit/Pedestrian/Bicycle Access

The school is 0.3 miles from the Warren Stop of the B Branch on the Green Line. The pedestrian routes to the MBTA stop are sufficient. The #57 bus stops in front of the school on Cambridge Street. The surrounding neighborhood and bike lanes on major roads provide for a fair biking environment for high school students.

SCHOOL NAME: Boston Green AcademyID#: 4110305HISTORICAL BUILDING NAME: TaftSCHOOL ENROLLMENT: 324BUILDING ENROLLMENT: 555SITE VISIT DATE: 1/25/2016

1 | Facility Evaluation Criteria

Physical Analysis:

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

Rating Category

☒ Excellent
 ☒ Good
 ☐ Fair
 ☐ Poor
 ☐ Failing

☐ YES
 ☒ NO
 COMMENT: _____

Roof:

- Membrane
- Space on roof for solar

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

Façade

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

Windows

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

Boilers

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

Heating Distribution Systems

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

Ventilation Distribution Systems

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

Electrical Service

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

Existing Photovoltaics

☐ YES
 ☒ NO
 COMMENT: _____

Life Safety:

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

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

Security:

- Entry Sequence

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

Lighting Quantity/Control

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

Toilets & Fixtures

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

Plumbing Distribution Systems

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

Accessibility

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

Structural System:

Signs of Deterioration:

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

☐ YES ☒ Not Observed COMMENT: _____
☒ YES ☐ Not Observed COMMENT: Cracks in Terrazo
☐ YES ☒ Not Observed COMMENT: _____
☐ YES ☒ Not Observed COMMENT: _____
☐ YES ☒ Not Observed COMMENT: _____
☒ YES ☐ Not Observed COMMENT: Unreinforced Masonry

Is the lateral system identifiable?

Overall Building Condition

☐ Excellent
 ☐ Good
 ☒ Fair
 ☐ Poor
 ☐ Failing

Community:

Mass Historical Commission Status:

- Inventory of Historic Assets
- State Register of Historic Places

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

Emergency Shelter

☐ YES ☒ NO COMMENT: _____

Community Use Spaces

☐ YES ☒ NO COMMENT: _____

Community Building Rating

☐ Excellent
 ☐ Good
 ☐ Fair
 ☒ Poor
 ☐ Failing

Building suitability for school use?

☒ YES ☐ NO COMMENT: _____

SCHOOL NAME: Boston Green AcademyID#: 4110305HISTORICAL SCHOOL NAME: TaftSITE 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 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:	<u>Parking lot repaved in 2014</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 BY 2050	<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 checked="" 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 checked="" type="checkbox"/> Major	<input type="checkbox"/> Replace <input type="checkbox"/> N/A
Fencing	NEEDS	<input checked="" type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace <input type="checkbox"/> N/A
Drainage	NEEDS	<input checked="" type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	<input type="checkbox"/> Replace <input type="checkbox"/> N/A
Play areas	NEEDS	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input checked="" type="checkbox"/> Major	<input type="checkbox"/> Replace <input type="checkbox"/> N/A
Walls/Slopes	NEEDS	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input checked="" 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: #57 bus stop across the street. 0.3 mi to Warren St. station

☒ YES
 ☐ NO
 COMMENT: Nearby neighborhood and bike lanes

☒ YES
 ☐ NO
 COMMENT: 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 Green Academy

General Description

Boston Green Academy offers a rigorous course schedule that emphasizes the importance of hands-on, student-centered learning experiences serving neighborhood students in grades 9-12 in a 4 story building. Currently the facility is shared with 'Another Coarse to College' alternative High School. They do not share curriculums but do alternate using the gym, auditorium and cafeteria space. The gym is woefully undersized and in poor condition, the technology labs are old and out dated and the administrative areas are small and crowded.

There is good natural lighting but the ventilation system and HVAC systems are not working efficiently. There is an auditorium space that is well used but needs updating and repair. There are no playgrounds or play fields located on the site and parking is limited. There are limited security cameras and office is located adjacent to main entrance but it still requires an entry control point for the students to enter. The school has a beautiful classic facade, but dated interior.

Educational Building Analysis

Ventilation

Most learning environments lack ventilation

Natural Daylighting

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

Lighting Quality

Light fixtures range in age and quality

Acoustical

Hard plaster ceiling in most learning spaces

Technology

- Power – outlets lacking in quantity
- Wireless – access points throughout, but slow band width
- Interactive – LCD projectors in some classrooms

Furniture

Traditional hard plastic student desks and chairs in poor condition

Finishes

In most cases, original surfaces exist including masonry wainscoting and plaster walls in a wide range of physical conditions

Environment

Acoustically very poor, very difficult for speech intelligibility; old and tired spaces are modestly improved by the presence of new lighting; lack of storage results in a cluttered appearance

Adjacencies of Learning Environments

Traditional departmental double loaded corridors; does not adequately support a middle school team approach

Outdoor Classrooms

Small raised garden area.

Adequacy of Rooms:

- Classrooms – somewhat undersized
- Special Education – adequate size
- Art Classroom – none
- Music Classroom – none
- Gymnasium – significantly under sized
- Media Center – significantly under sized
- Cafeteria – oversized; needs acoustical treatment
- Auditorium – oversized; needs acoustical treatment
- Stage – undersized
- Medical – undersized
- Administration – undersized
- Network Room – in storage rooms, not air conditioned

3 | Educational Analysis

Building originally designed as:

☒ HS ☐ JHS ☐ MS ☐ K-8 ☐ ES ☐ EEC

The grade configuration this school is best suited to:

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

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

COMMENT: _____

Educational Building Analysis

Ventilation

☐ Excellent ☐ Good ☐ Fair ☒ Poor ☐ Failing

Natural Daylighting

☐ Excellent ☒ Good ☐ Fair ☐ Poor ☐ Failing

Lighting Quality

☐ Excellent ☐ Good ☒ Fair ☐ Poor ☐ Failing

Air Quality

☐ Excellent ☐ Good ☒ Fair ☐ Poor ☐ Failing

Acoustical

☐ Excellent ☐ Good ☐ Fair ☒ Poor ☐ Failing

Technology

- Power
- Wireless
- Interactive

☐ Excellent ☐ Good ☐ Fair ☒ Poor ☐ Failing

☐ Excellent ☒ Good ☐ Fair ☐ Poor ☐ Failing

☐ Excellent ☐ Good ☐ Fair ☒ Poor ☐ Failing

Furniture

☐ Excellent ☐ Good ☐ Fair ☒ Poor ☐ Failing

Finishes

☐ Excellent ☐ Good ☐ Fair ☒ Poor ☐ Failing

Environment (inviting/stimulating/comfortable):

☐ Excellent ☐ Good ☐ Fair ☒ Poor ☐ Failing

Adjacencies of Learning Environments:

☐ Excellent ☐ Good ☐ Fair ☒ Poor ☐ Failing

Outdoor Classrooms

☐ Excellent ☐ Good ☒ Fair ☐ Poor ☐ Failing

Overall Building Rating

☐ Excellent ☐ Good ☐ Fair ☒ Poor ☐ Failing

COMMENT: _____

The site includes:

- Play Grounds/Areas
- Accessible
- Play Fields

☐ YES ☒ NO COMMENT: _____

☐ YES ☒ NO COMMENT: _____

☐ YES ☒ NO COMMENT: _____

Can the building change typology easily?

☐ YES ☒ NO COMMENT: _____

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

☐ YES ☒ NO COMMENT: _____


Can the building serve as swing space?

☒ YES ☐ NO COMMENT: _____

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

☒ YES ☐ NO COMMENT: _____

4 | High Schools: 7 to 12

Room Type	Quantity	MSBA Area	Actual Area	Adequacy				
Classroom (General Education)	36	850	780	 Excellent	 Good	 Fair	 Poor	 Failing
• Teacher Planning		TOTAL:	TOTAL:	 Excellent	 Good	 Fair	 Poor	 Failing
• Small Group		500		 Excellent	 Good	 Fair	 Poor	 Failing
Science	3	1400	1175	 Excellent	 Good	 Fair	 Poor	 Failing
Special Education:								
• Self Contained	8	950	500-1200	 Excellent	 Good	 Fair	 Poor	 Failing
• Resource of Small Group		500		 Excellent	 Good	 Fair	 Poor	 Failing
Art Classroom		1200		 Excellent	 Good	 Fair	 Poor	 Failing
Music Classroom		1500		 Excellent	 Good	 Fair	 Poor	 Failing
Vocations and Technology		1200/2000		 Excellent	 Good	 Fair	 Poor	 Failing
Gymnasium	1	12000	3807	 Excellent	 Good	 Fair	 Poor	 Failing
• PE Alternatives		3000		 Excellent	 Good	 Fair	 Poor	 Failing
Media Center	1	3650	1271	 Excellent	 Good	 Fair	 Poor	 Failing
Cafeteria	1	1620	4803	 Excellent	 Good	 Fair	 Poor	 Failing
Auditorium	1	2160	4631	 Excellent	 Good	 Fair	 Poor	 Failing
• Stage	1	1600	449	 Excellent	 Good	 Fair	 Poor	 Failing
Medical	varies	TOTAL: 510	TOTAL: 209	 Excellent	 Good	 Fair	 Poor	 Failing
Administration & Guidance	varies	TOTAL: 3220	TOTAL: 2749	 Excellent	 Good	 Fair	 Poor	 Failing
Custodial/Maintenance	varies	TOTAL: 2075	TOTAL: 1504	 Excellent	 Good	 Fair	 Poor	 Failing
• AC Tech Network Room		200		 Excellent	 Good	 Fair	 Poor	 Failing
Other:								
•				 Excellent	 Good	 Fair	 Poor	 Failing
•				 Excellent	 Good	 Fair	 Poor	 Failing
•				 Excellent	 Good	 Fair	 Poor	 Failing

Narrative to Discuss:

- Engaged Learning

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

- Differentiated Learning

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

SCHOOL NAME: Boston Green Academy
HISTORICAL SCHOOL NAME: Taft

ID#: 4110305

- 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 lacks learning environments that support art. Building lacks learning environments that support physical activity/education. The building environment does not support adequately STEM. The building lacks space to experiment, create and collaborate. The building has performance/presentation space. Based on location and proximity to community resources and public transportation, teachers and students can access the city as a learning tool.

- Equitable access to a rigorous curriculum

The building is not clearly an equitable pathway from K-12. 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 coherent entry sequence. The building lacks space for de-escalation and sensory calming.

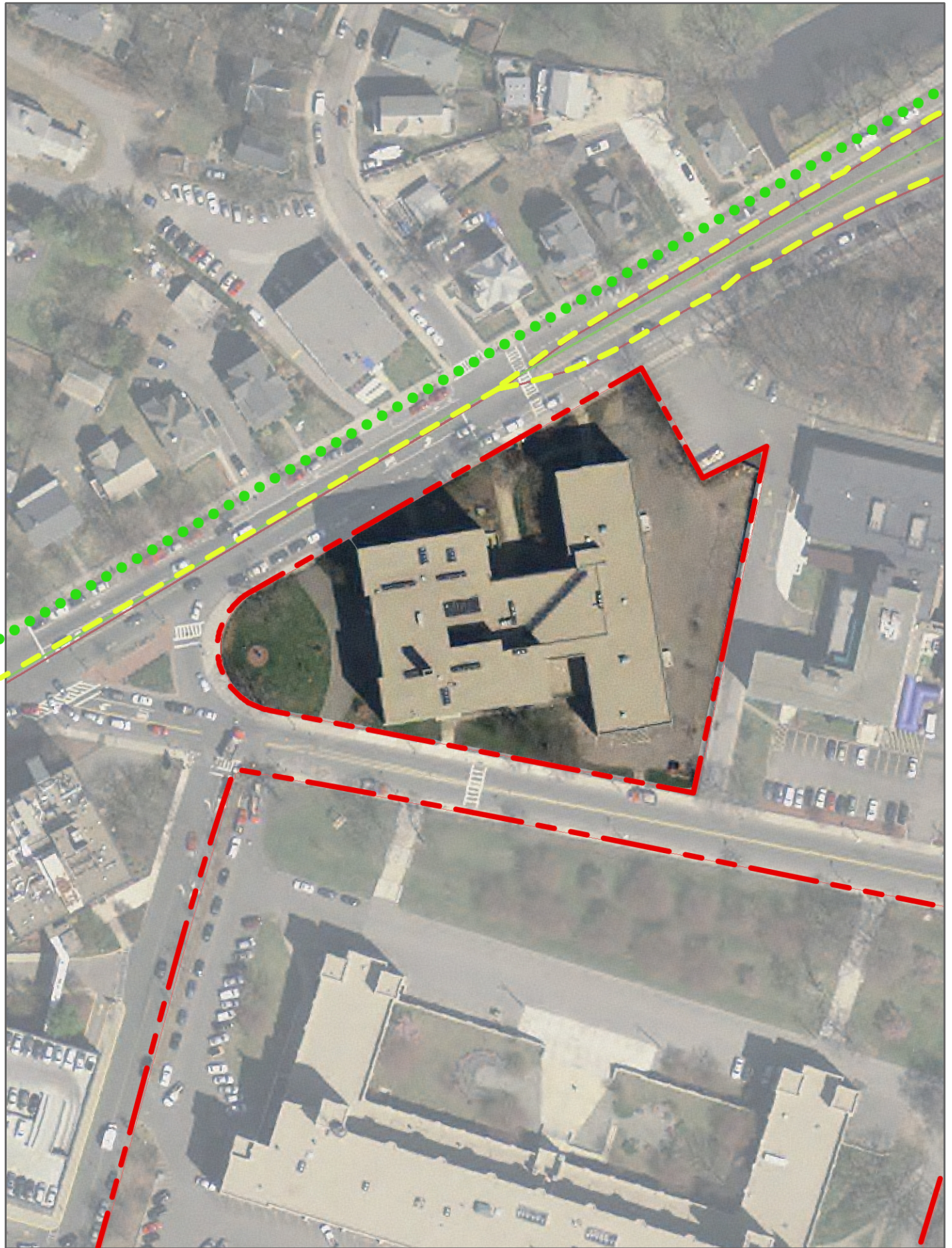
- Vision of 21st Century digital learning

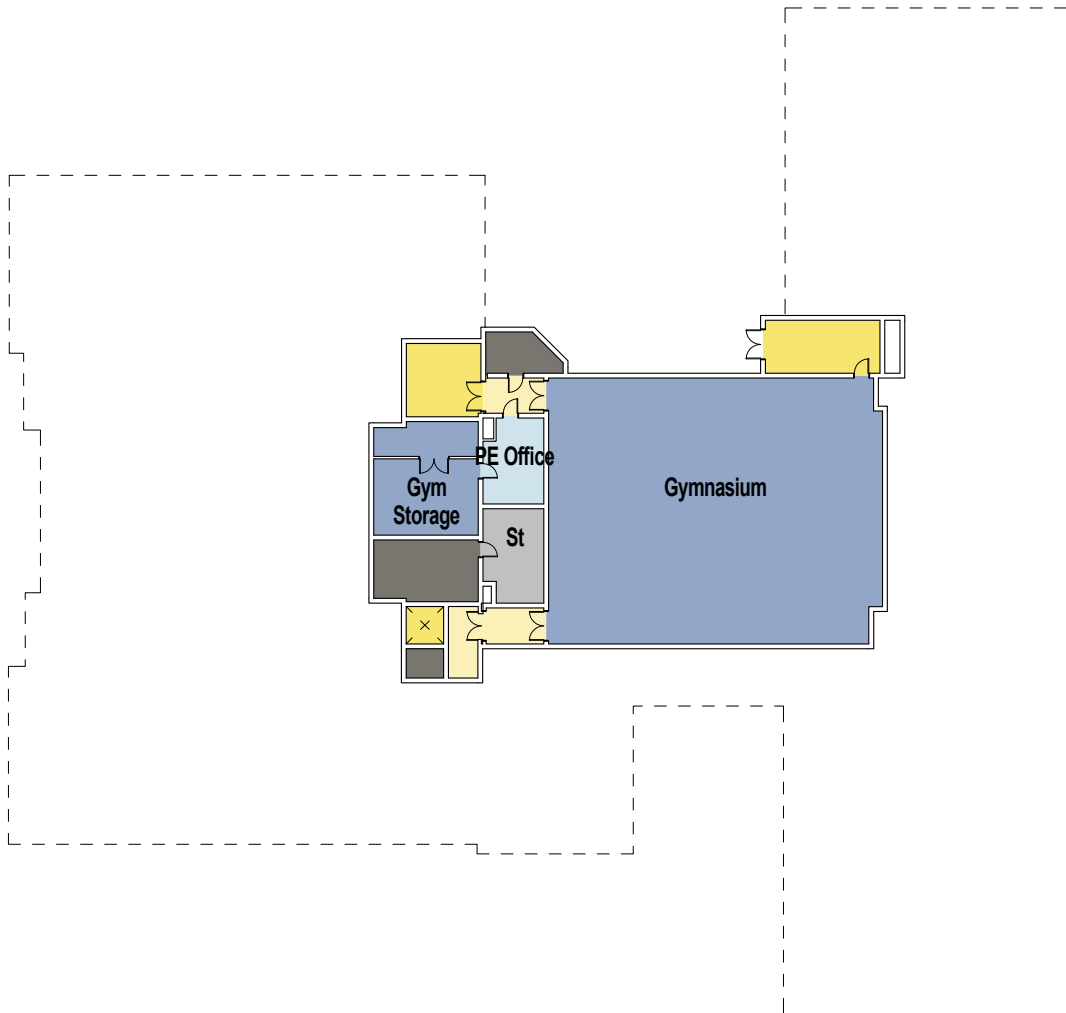
The building has internet infrastructure for all classrooms. The system is not likely insufficient to support 1:1 or laptop based standardized testing. The building is not flexible and expandable. The building does not connect on multimedia platforms for cross disciplinary programming.

Overall Building Rating:

☐ Excellent ☐ Good ☐ Fair ☒ Poor ☐ Failing

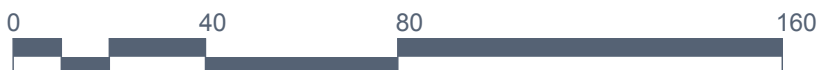
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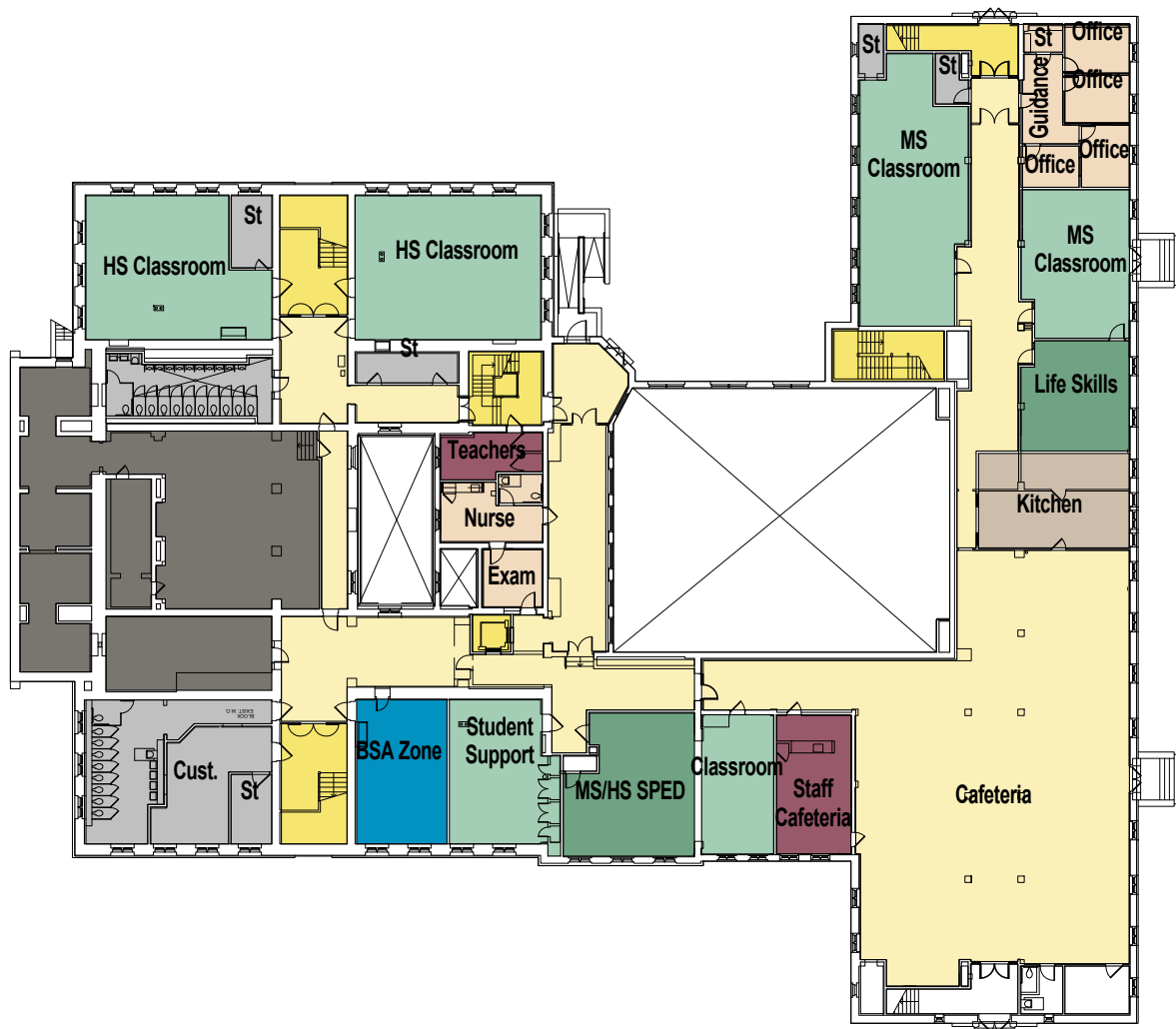




PROGRAM PLAN LEGEND

 BUILDING EQUIPMENT	 HEALTH & FITNESS
 CAFETERIA & CIRCULATION	 PHYSICAL EDUCATION & SPORT SUPPORT
 CUSTODIAL / MAINTENANCE / STORAGE	 VERTICAL CIRCULATION

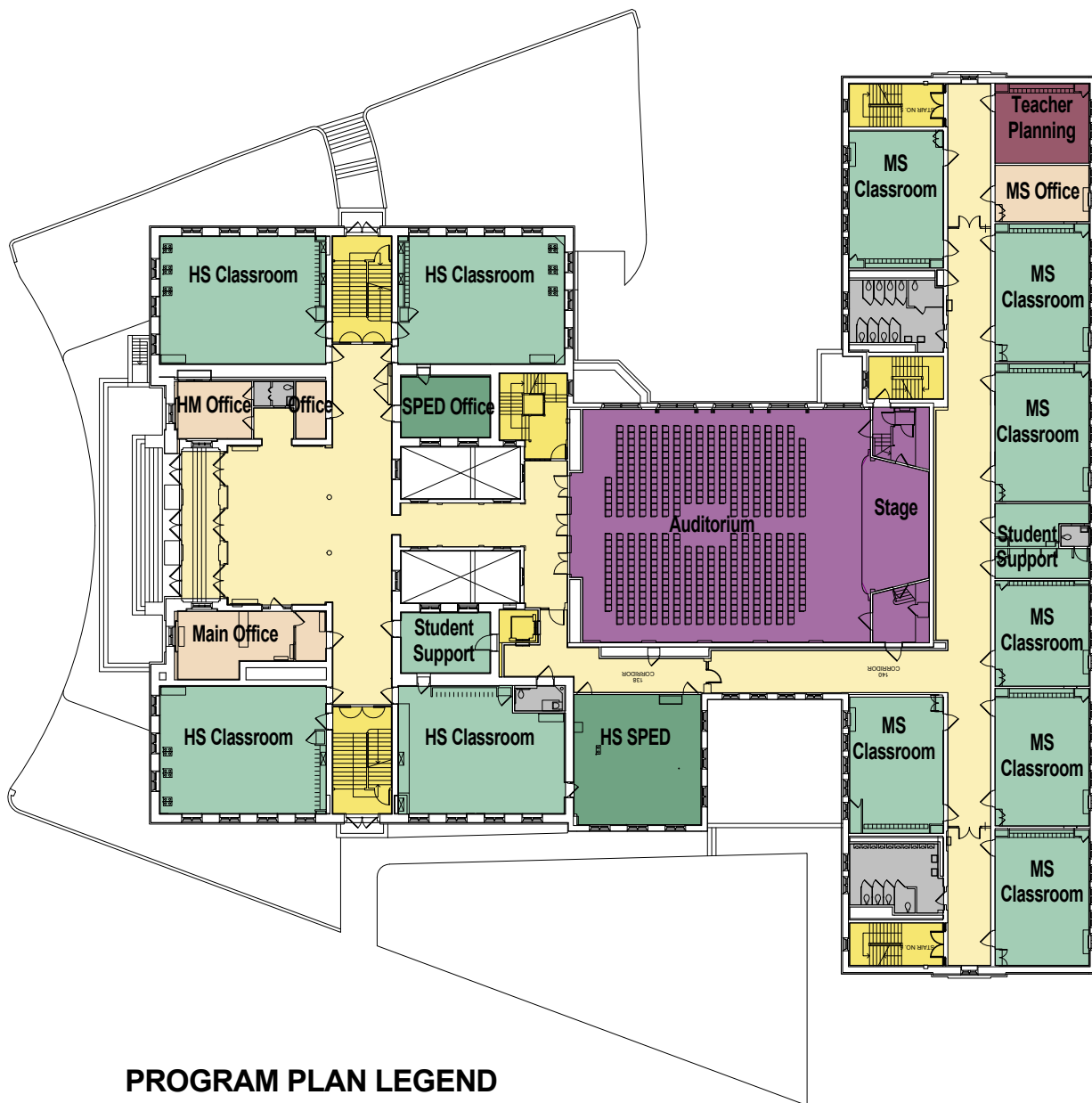




PROGRAM PLAN LEGEND

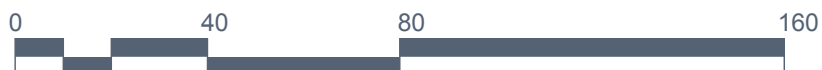
 ADMINISTRATION / GUIDANCE / STUDENT SERVICES / NURSE	 CUSTODIAL / MAINTENANCE / STORAGE
 BUILDING EQUIPMENT	 KITCHEN / SERVERY
 CAFETERIA & CIRCULATION	 SPECIAL EDUCATION
 CLASSROOM & GENERAL EDUCATION SUPPORT	 TEACHER PLANNING & SUPPORT
 COMMUNITY USE	 VERTICAL CIRCULATION

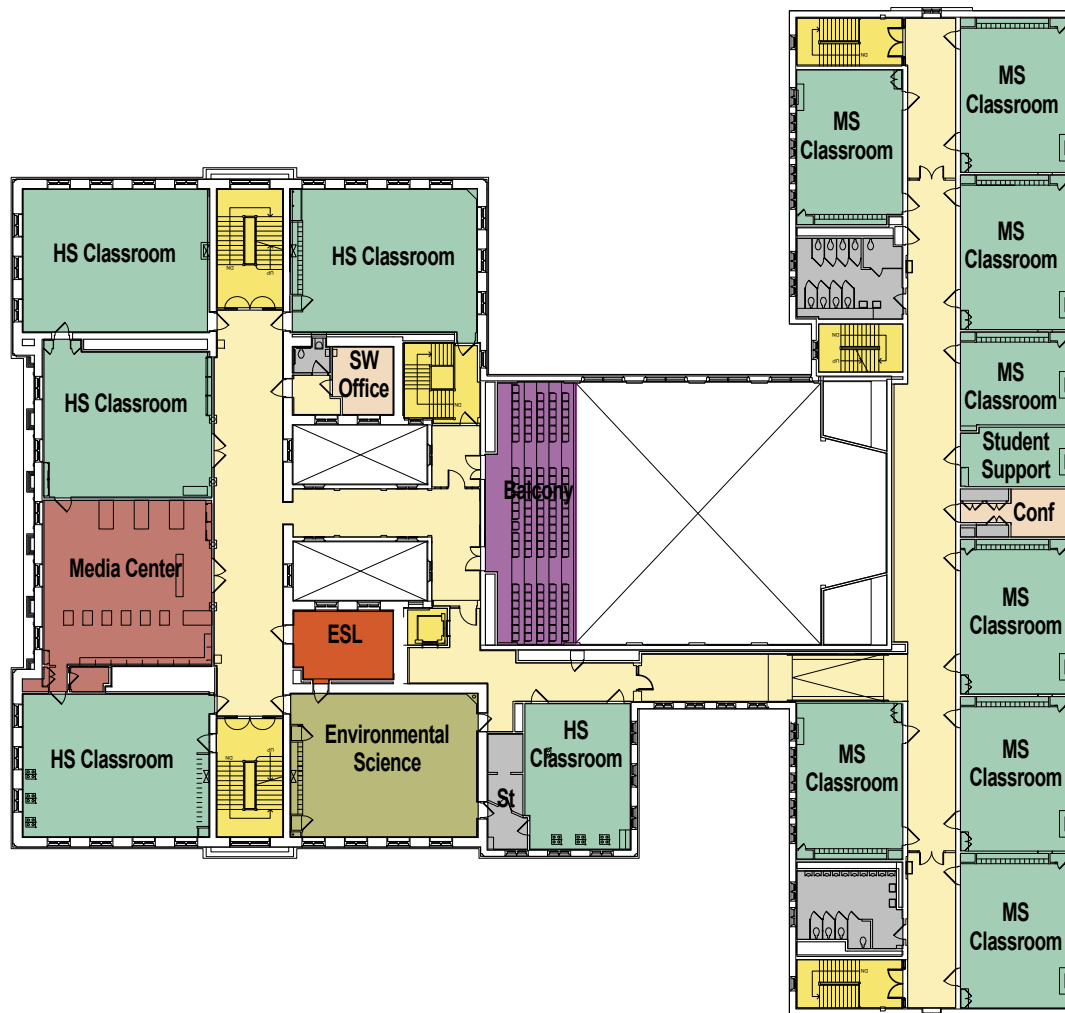




PROGRAM PLAN LEGEND

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

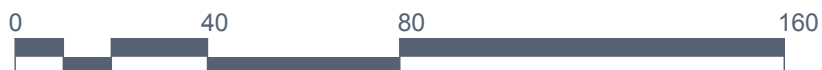


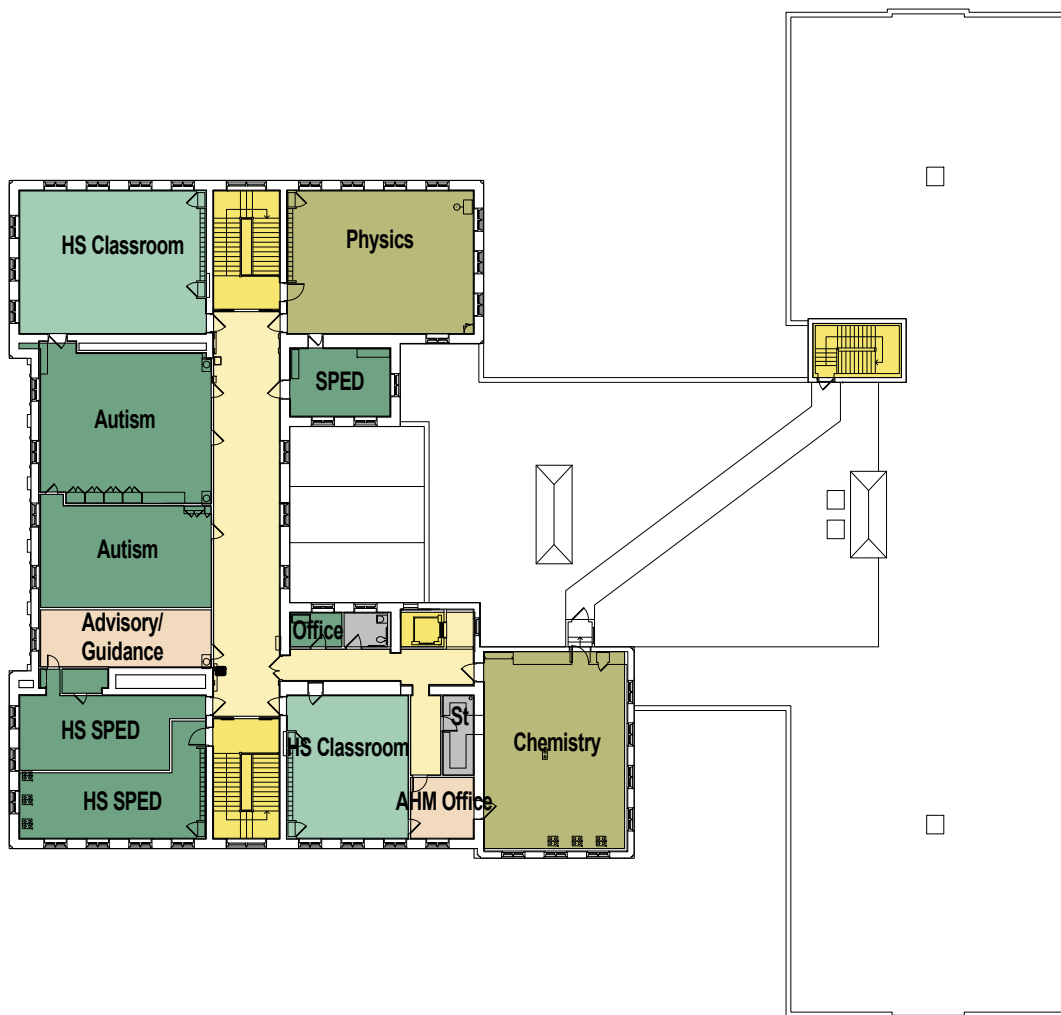


PROGRAM PLAN LEGEND

- ADMINISTRATION / GUIDANCE / STUDENT SERVICES / NURSE
- AUDITORIUM / PERFORMING ARTS & DRAMA
- CAFETERIA & CIRCULATION
- CLASSROOM & GENERAL EDUCATION SUPPORT

- CUSTODIAL / MAINTENANCE / STORAGE
- ELL / SEI
- MEDIA CENTER
- SCIENCE CLASSROOM & SUPPORT
- VERTICAL CIRCULATION

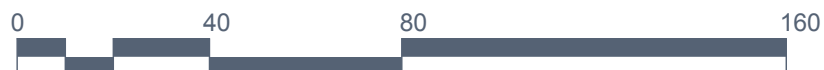


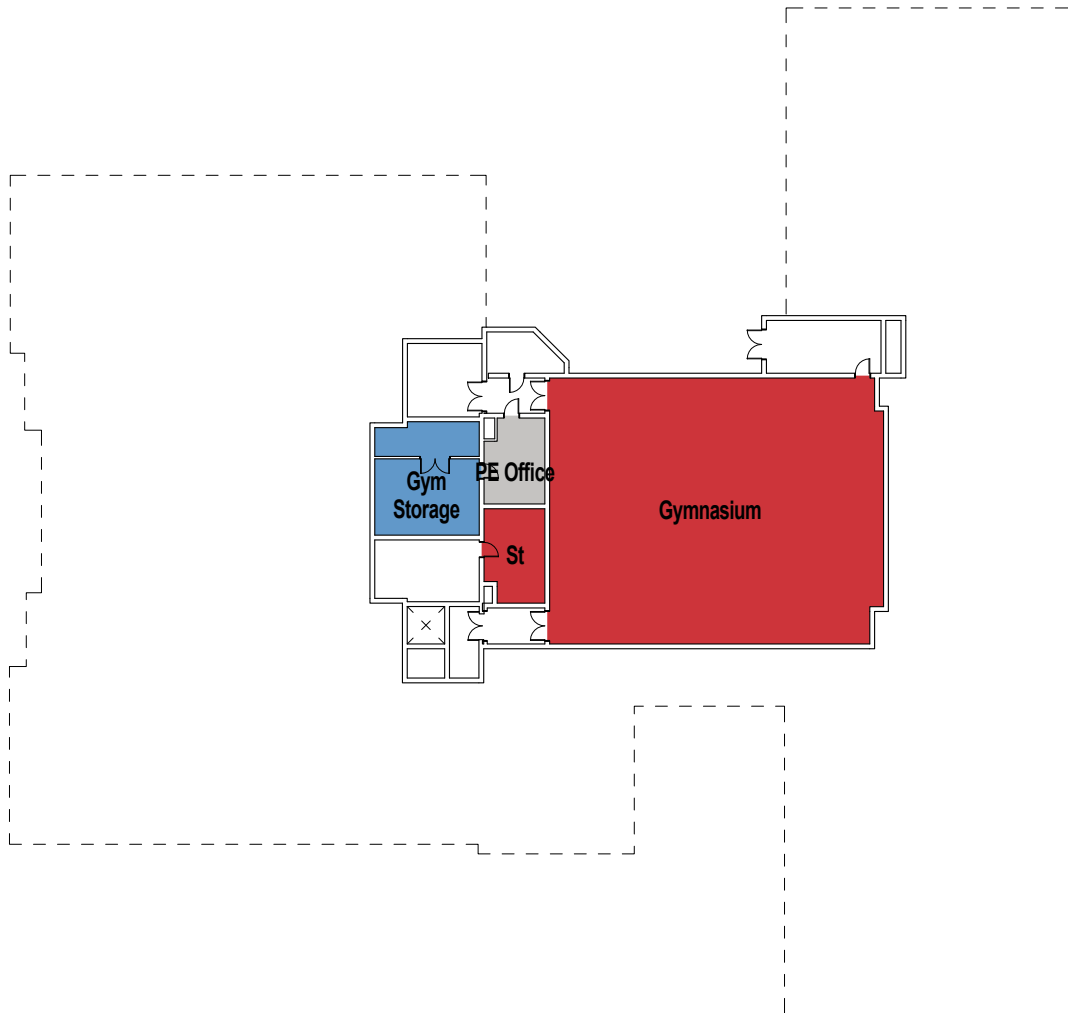


PROGRAM PLAN LEGEND

- ADMINISTRATION / GUIDANCE / STUDENT SERVICES / NURSE
- CAFETERIA & CIRCULATION
- CLASSROOM & GENERAL EDUCATION SUPPORT

- CUSTODIAL / MAINTENANCE / STORAGE
- SCIENCE CLASSROOM & SUPPORT
- SPECIAL EDUCATION
- VERTICAL CIRCULATION





MSBA DEFICIENCY PLAN

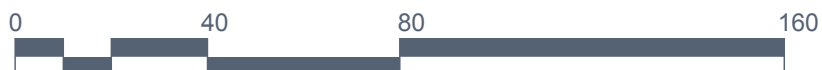
- NSF 10% GREATER THAN MSBA GUIDELINES
- NSF AT LEAST 20% LESS THAN MSBA GUIDELINES
- NSF MEETS MSBA GUIDELINES (-20% TO +10%)





MSBA DEFICIENCY PLAN

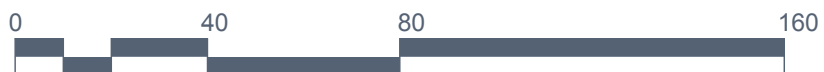
- NOT INCLUDED IN A TYPICAL MSBA PROJECT
- NSF 10% GREATER THAN MSBA GUIDELINES
- NSF AT LEAST 20% LESS THAN MSBA GUIDELINES
- NSF MEETS MSBA GUIDELINES (-20% TO +10%)

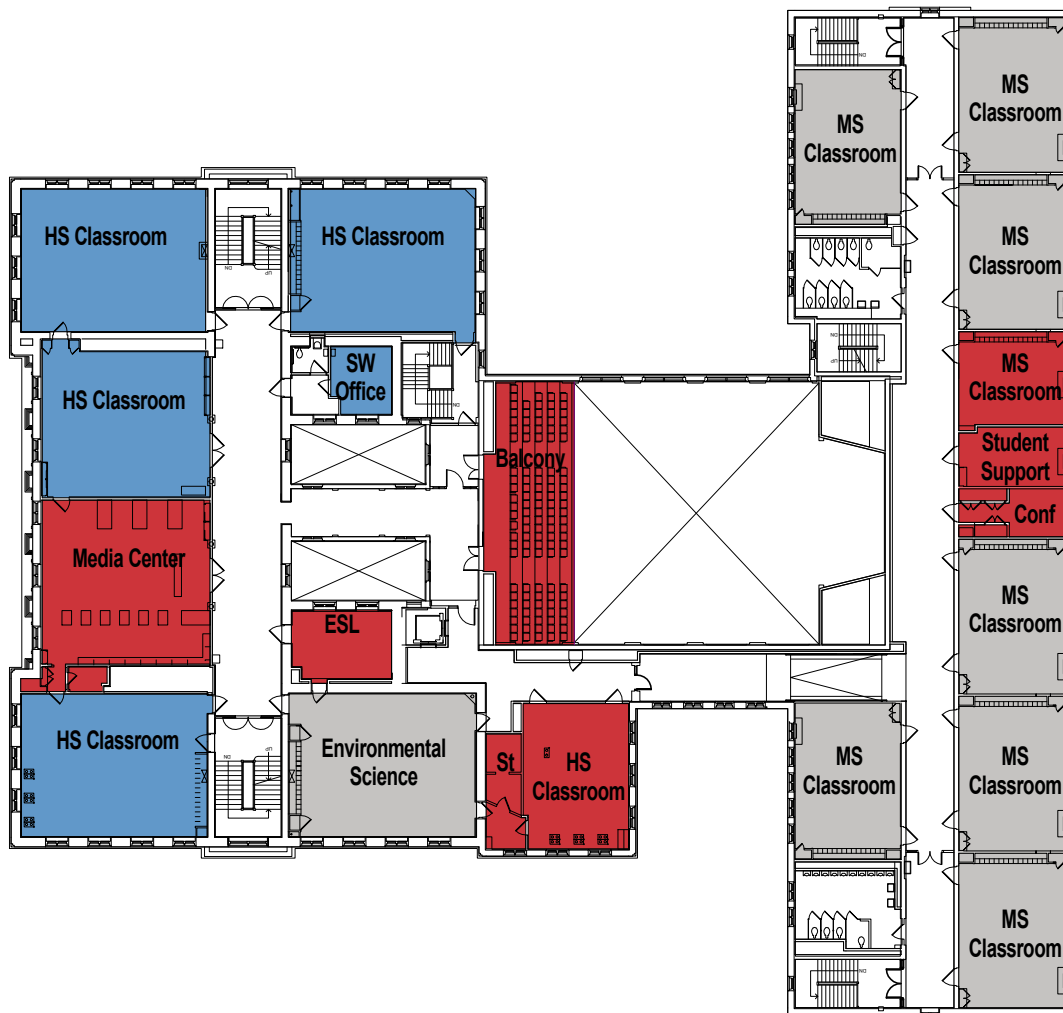




MSBA DEFICIENCY PLAN

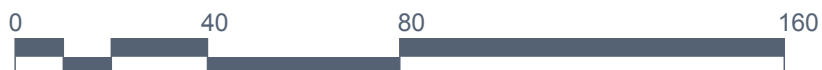
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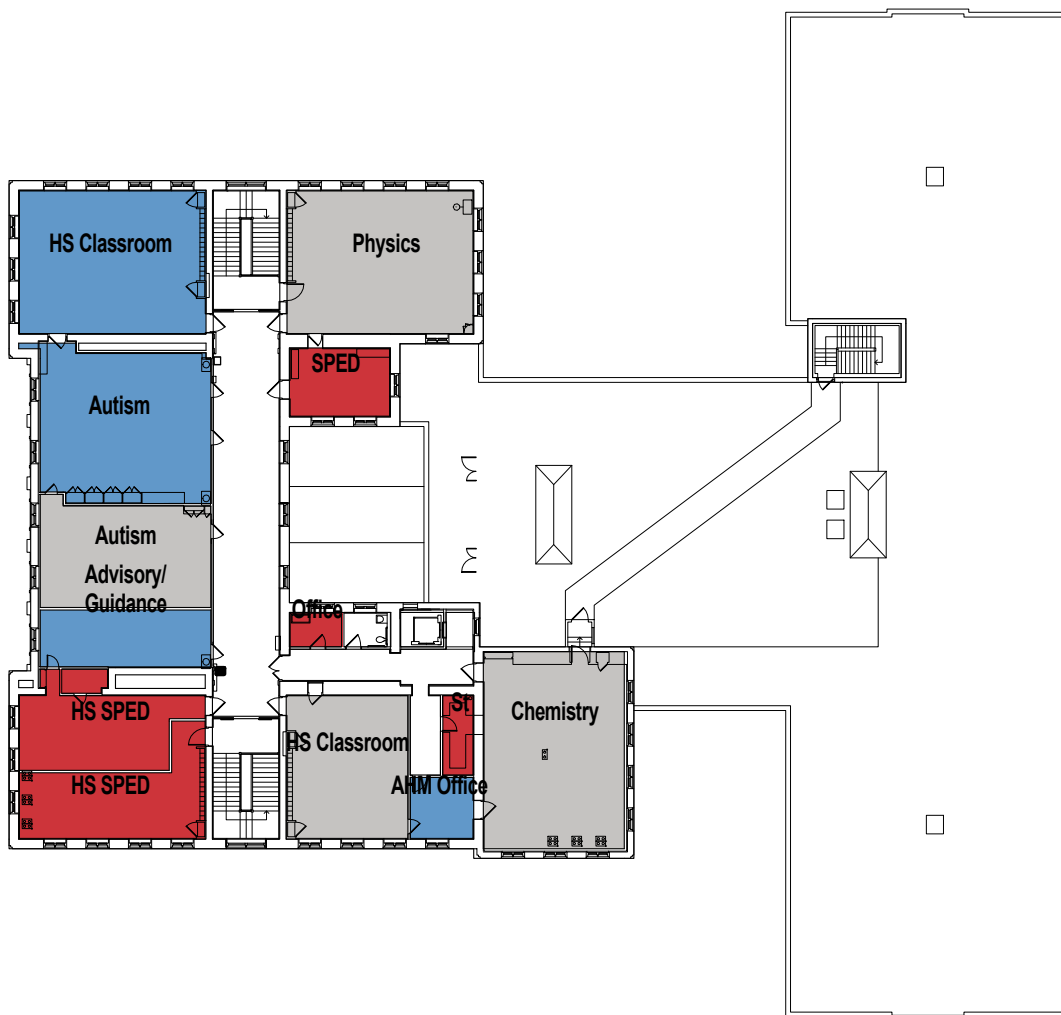




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