

LANGDON EDUCATION CAMPUS

1900 Evarts Street, N.E., Washington, DC



INITIAL YEAR BUILT	1930
BUILDING AREA	101,400 SF
CURRENT PROGRAM CAPACITY	528
ENROLLMENT 2008	435
WARD	5
PROPOSED PROGRAM CAPACITY	450



Site Plan

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PROPOSED PROGRAM PROFILE

GRADE CONFIGURATION	PK-8
STEM Program	
SQ. FT. (EXISTING)	101,400
SQ. FT. (ADDITION)	

TYPE	PROPOSED
Pre-School	1
Pre-Kindergarten	2
Kindergarten	2
1	2
2	2
3	2
4	2
5	2
6	2
7	2
8	2
Gym	1
Bleachers	
Locker Rooms	2
Gym-Cafeteria	
Cafetorium	
Gym-Cafetorium	

TYPE	PROPOSED
Gym-Auditorium	
Auditorium	1
Multi-Purpose	
Cafeteria	1
Kitchen Services	1
Special Education	2
Media Center	1
Administrative/Health Suite	2
Computer Lab	2
OT/PT	1
Science Lab	1
Art	1
Music	1
Teacher Workroom	1
Parent Resource	1

Proposed Planning Profiles

The inventory of spaces listed here is intended to outline the program of educational and support spaces necessary to support the proposed program capacity. Individual educational specifications and facility programs will be developed with the School Improvement and School Planning / Design teams at the time of project initiation.

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CONDITION ASSESSMENT



Building System	2008 Rating
ADA Compliance	Unsatisfactory
Conveying Systems	Unsatisfactory
Electrical	Poor
Exterior Finish	Good
HVAC	Fair
Interior Finish	Unsatisfactory
Plumbing	Fair
Roof	Fair
Structure	Fair
Technology	Poor

Condition Assessment
The body of information summarized below is based on a detailed facility condition assessment completed in 2006 and updated by visual observations conducted in 2007. Improvement initiatives completed by OPEFM in 2007 and 2008 are noted in red text in each section. An overall summary of work completed under various OPEFM programs is provided at the end of the condition assessment.

Condition Scorecard
These ratings reflect the overall condition and level of replacement need for an entire system, in adherence with the **Facility Condition Index (FCI) System**, categorizing systems as "Good" (FCI < .25), "Fair" (FCI 0.25 – 0.50), "Poor" (FCI 0.51 – 0.85), or "Unsatisfactory" (FCI > .86).

Comments:

1 Conveying System	There is no elevator, lift, or escalator present in the building.
2 Electrical	All major systems are in poor condition. Service is poor, circuits are poor. Wiring should be replaced throughout. Fire alarm is old and not up to modern code standards.
3 Exterior Finish	The entire building needs to have the exterior windows replaced. 2007: Replaced Exterior Lighting. 2008: Window Repl. 95% Completed.
4 Structure	No major structural deficiencies were observed. Minor cracking, typical for concrete framing, can be repaired as part of routine building maintenance.
5 HVAC	There is no central air conditioning system. Cooling is achieved with window units, which are mostly in poor condition. The boilers present are both in unsatisfactory condition. 2008: Repairs to boiler(s) and Classroom heating units. Installed 24 AC Window Units.
6 Interior Finish	Water damage has destroyed ceilings in classrooms on the upper floor. These same ceilings contain asbestos and the spaces are not being used because of this damage. The interior of the school needs to be redone in its entirety. 2008: Painting, plastering, painting, replace ceiling tiles, lighting replacement, flooring, window shade replacement completed.
7 Plumbing	Plumbing fixtures should be upgraded due to code and poor condition. Piping is likely original and should be replaced as well. 2007: Plumbing repair completed.
8 Roof	The roof structure is in fair condition. Replacement of flashing and clearing debris from gutters and drains will reduce water infiltration into the building.
9 ADA Compliance	The school is lacking every ADA requirement in the building code. Bathrooms need to be redone to meet ADA requirements.
10 Technology	Visual inspection is a limited tool for technology assessments. Generally, the equipment observed appears to be in poor condition. Upgrades should include software, hardware, networking, and climate controlled spaces to house equipment.
11 Grounds	Parking areas and concrete require removal and replacement. Sidewalks are in dismal condition. The playground needs to be resurfaced. Curbs require minor patching and repair work. Portions of retaining walls will need to be rebuilt.

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RECENT HISTORY OF MODERNIZATION

2007 WHOLE SCHOOL BLITZ

<input checked="" type="checkbox"/>	Interior Finishes - Drywall & Ceiling Repairs
<input checked="" type="checkbox"/>	Interior Finishes - Select Carpet Replacements/Flooring Repairs
<input checked="" type="checkbox"/>	Interior Finishes - Painting/Plastering
<input checked="" type="checkbox"/>	Plumbing Repairs - Restrooms/Fixtures & Flush Valves; Water Fountains
<input checked="" type="checkbox"/>	Electrical Repairs - Lighting & Power
<input checked="" type="checkbox"/>	Other Work Orders

2008 STABILIZATIONS

<input checked="" type="checkbox"/>	Emergency Security Repair Work (Exterior Lighting Replacements)
<input checked="" type="checkbox"/>	AC Window Units Installations & Electrical Upgrades

SCHOOL CONSOLIDATIONS & RECEIVING SCHOOLS (I,II)

<input type="checkbox"/>	Classrooms Configurations
<input type="checkbox"/>	Sitework - (Concrete, Masonry, Painting, Fencing)
<input type="checkbox"/>	Wood and Plastics - (Carpentry)
<input type="checkbox"/>	Thermal and Moisture Protection (Roofing)
<input type="checkbox"/>	Doors and Windows
<input type="checkbox"/>	Finishes - (Interior Painting)
<input type="checkbox"/>	Mechanical
<input type="checkbox"/>	Electrical
<input type="checkbox"/>	Work Orders

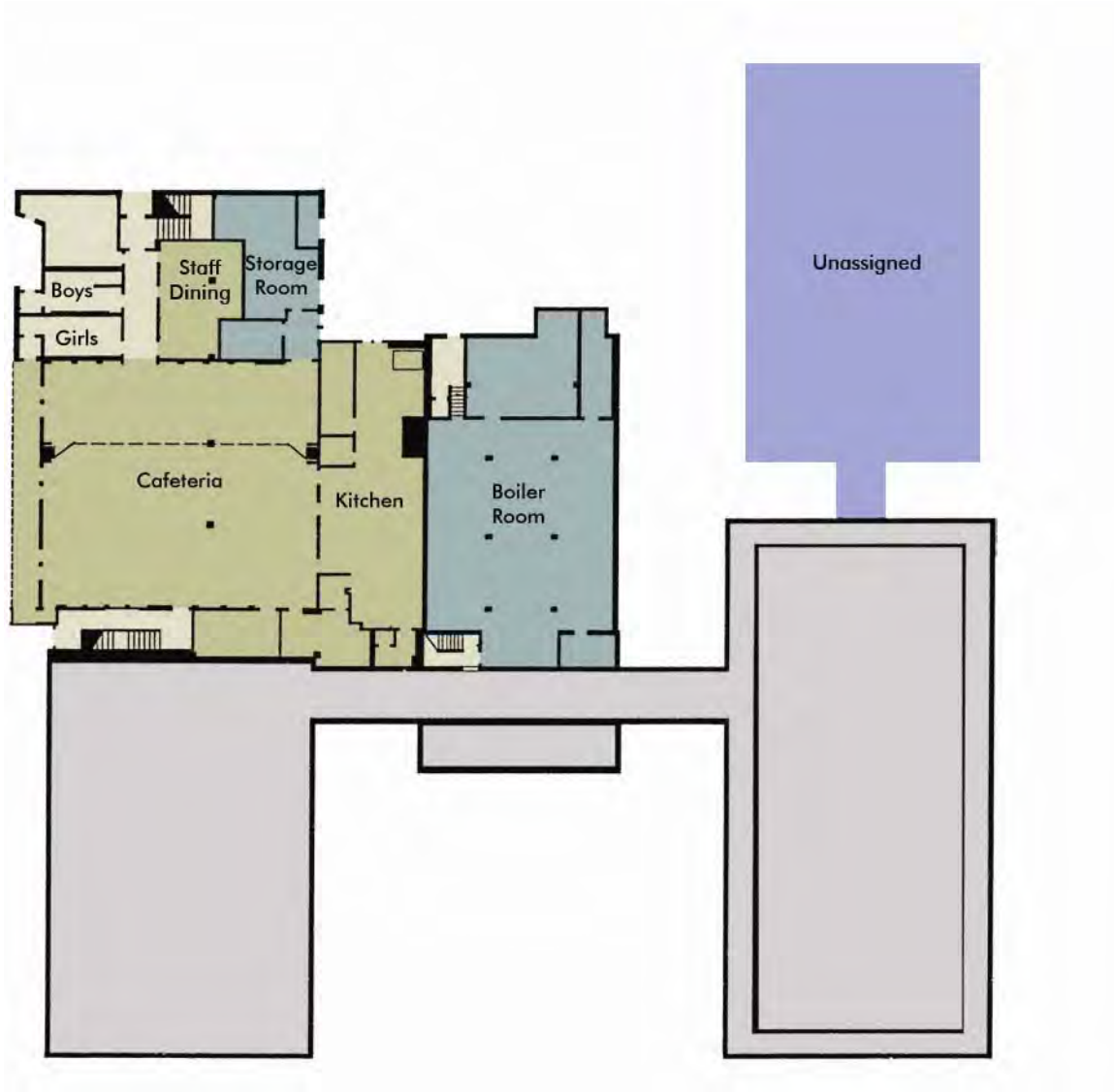
LEGACY PROJECTS - OTHER STABLIZATIONS

<input type="checkbox"/>	Window Replacements
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◊ Planning
▼ Design
◆ Pre-Construction
◻ In Progress
✔ Completed

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Basement

- | | |
|-----------------------|-------------------|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
| Music/Art | Special Education |
| Science Lab | Unassigned |
| Lobby | Elevator Addition |

Concept Plans

These floor plans represent planning concepts for proposed facility use, aligning the proposed program capacity, the proposed planning profiles, and the conceptual reconfiguration of the building. Each project is subject to a formal design process, incorporating input from the School Improvement team at the time of project initiation.

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First Floor

- | | |
|-----------------------|-------------------|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
| Music/Art | Special Education |
| Science Lab | Unassigned |
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Second Floor

- | | |
|-----------------------|-------------------|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
| Music/Art | Special Education |
| Science Lab | Unassigned |
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