

# LASALLE - BACKUS EDUCATION CAMPUS

501 Riggs Road, N.E., Washington, DC



<b>INITIAL YEAR BUILT</b>	1957
<b>BUILDING AREA</b>	63,000 SF
<b>CURRENT PROGRAM CAPACITY</b>	406
<b>ENROLLMENT 2008</b>	349
<b>WARD</b>	4
<b>PROPOSED PROGRAM CAPACITY</b>	425



Site Plan

# LASALLE - BACKUS EDUCATION CAMPUS

501 Riggs Road, N.E., Washington, DC

## PROPOSED PROGRAM PROFILE

<b>GRADE CONFIGURATION</b>	PK-8
----------------------------	------

<b>SQ. FT. (EXISTING)</b>	63,000
<b>SQ. FT. (ADDITION)</b>	

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	1
Gym	
Bleachers	
Locker Rooms	
Gym-Cafeteria	
Cafetorium	
Gym-Cafetorium	

TYPE	PROPOSED
Gym-Auditorium	
Auditorium	
Multi-Purpose	1
Cafeteria	1
Kitchen Services	1
Special Education	2
Media Center	1
Administrative/Health Suite	1
Computer Lab	1
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.

# LASALLE - BACKUS EDUCATION CAMPUS

501 Riggs Road, N.E., Washington, DC

## CONDITION ASSESSMENT



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

**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:**

<b>1 Conveying System</b>	There is no elevator, lift, or escalator present. <b>2008 Receiving School (R/S): Elevator planned but on hold due to NPS easement issue.</b>
<b>2 Electrical</b>	The panelboard and switchboard are too old and have exceeded their life expectancy. Inadequate receptacles in the classrooms. Fixtures very old and need replacement of missing or damaged lenses. Receptacles do not have proper ground. No strobes in fire alarms; no smoke detectors in storage areas. Too many computers on one circuit, causing breakers to trip. <b>Installed 38 AC Window Units &amp; Electrical Upgrades. 2008 R/S: Upgraded electrical outlets, replaced expired fluorescent ballast, tubes, replaced cracked, missing or broken light lens covers. Repaired and or installed new lighting fixtures in lavatories, classrooms, and other locations.</b>
<b>3 Exterior Finish</b>	Single pane glass windows leak and need to be replaced. Some window wall panels missing and others are damaged. Some brick re-pointing needed. <b>2008 R/S: Repointing &amp; repair of brick walls, general exterior elevation cleaning.</b>
<b>4 Structure</b>	Cracks in concrete wall banding above windows. No lightning protection for tall chimney. Cracking may be repaired as part of routine building maintenance.
<b>5 HVAC</b>	The existing heating system needs to be replaced. Two hot water boilers, which have 16 years of service life left, can be salvaged. The existing ventilation systems are beyond the service life and need to be replaced. There is no central cooling system. Most of the window air conditioners and portable air conditioners installed in some spaces cannot satisfy the cooling and outdoor air requirements. <b>2008: Repairs to boiler(s) and Classroom heating units. 2008 R/S: Repair selected unit ventilators &amp; radiators, install new 680,000 BTU heater.</b>
<b>6 Interior Finish</b>	Asbestos floor tiles are hazardous and not permitted. Acoustic ceiling tiles are either obsolete or damaged. Obsolete ceiling tiles are no longer manufactured. Replace wood doors. <b>2007: Painting, plaster repair, flooring and ceiling replacement completed. 2008 R/S: Patch and plaster with painting as required, new VCT flooring, new ceiling tiles, replaced damaged/defective doors and hardware.</b>
<b>7 Plumbing</b>	Most of the plumbing fixtures are working, but the existing plumbing piping need to be replaced. There is no fire suppression (sprinkler) system in this building. <b>2008 R/S: New science rooms installed, existing restrooms and fixtures repaired and renovated.</b>

# LASALLE - BACKUS EDUCATION CAMPUS

501 Riggs Road, N.E., Washington, DC

<b>8 Roof</b>	Good condition and recently replaced. Ten or more year's service life left. Roof drain stopped up (standing water observed) and should be repaired. <b>2008 R/S: Cleanout of clogged drains, touch-up flashing, gutters,</b> downspouts and roofing membrane.
<b>9 ADA Compliance</b>	Exit stairs do not have railing extensions per ADA. No strobes on fire alarms. Building access needs to be improved with ramps or lifts. Door hardware and bathrooms should be improved to meet code as well. <b>2008 R/S: New door hardware, new restroom fixtures are ADA-compliant.</b>
<b>10 Technology</b>	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. <b>2008 R/S: Added computer connectivity to classrooms and spaces as required.</b>
<b>11 Grounds</b>	Parking needs repaved and new lines painted. Play area needs repaved. Ball fields and park owned and maintained by Department of Parks and Recreation. <b>2008 R/S: General cleanup school grounds.</b>

# LASALLE - BACKUS EDUCATION CAMPUS

501 Riggs Road, N.E., Washington, DC

## RECENT HISTORY OF MODERNIZATION

### 2007 WHOLE SCHOOL BLITZ

✓	Interior Finishes - Drywall & Ceiling Repairs
✓	Interior Finishes - Select Carpet Replacements/ Flooring Repairs
✓	Interior Finishes - Painting/Plastering
✓	Other Work Orders

### 2008 STABILIZATIONS

✓	AC Window Units Installations & Electrical Upgrades
---	---

### SCHOOL CONSOLIDATIONS & RECEIVING SCHOOLS (I,II)

✓	Classrooms Configurations
✓	Site Work - (Concrete, Masonry, Painting, Fencing)
✓	Wood and Plastics - (Carpentry)
✓	Thermal and Moisture Protection (Roofing)
✓	Doors and Windows
✓	Finishes - (Interior Painting)
✓	Mechanical
✓	Electrical
✓	Work Orders

■ Planning     
 ▼ Design     
 ◆ Pre-Construction     
   In Progress     
 ✓ Completed

# LASALLE - BACKUS EDUCATION CAMPUS

501 Riggs Road, N.E., Washington, DC



Ground Floor

- |   |   |
|---|---|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #808080; border: 1px solid black;"></span> Administration/Health | <span style="display: inline-block; width: 15px; height: 15px; background-color: #D2691E; border: 1px solid black;"></span> Auditorium                              |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #9ACD32; border: 1px solid black;"></span> Gymnasium/Cafeteria   | <span style="display: inline-block; width: 15px; height: 15px; background-color: #ADD8E6; border: 1px solid black;"></span> Other                                   |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #6A5ACD; border: 1px solid black;"></span> Classrooms            | <span style="display: inline-block; width: 15px; height: 15px; background-color: #FF4500; border: 1px solid black;"></span> Media Center                            |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #9370DB; border: 1px solid black;"></span> Kindergarten          | <span style="display: inline-block; width: 15px; height: 15px; background-color: #8B4513; border: 1px solid black;"></span> Computer Lab                            |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #4169E1; border: 1px solid black;"></span> Pre-K/Pre-School      | <span style="display: inline-block; width: 15px; height: 15px; background-color: #3CB371; border: 1px solid black;"></span> OT/PT                                   |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #CD5C5C; border: 1px solid black;"></span> Music/Art             | <span style="display: inline-block; width: 15px; height: 15px; background-color: #4169E1; border: 1px solid black;"></span> Special Education                       |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #2E8B57; border: 1px solid black;"></span> Science Lab           | <span style="display: inline-block; width: 15px; height: 15px; background-color: #9370DB; border: 1px solid black;"></span> Unassigned                              |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #D9EAD3; border: 1px solid black;"></span> Lobby                 | <span style="display: inline-block; width: 15px; height: 15px; background-color: #9370DB; border: 1px solid black; border-style: dashed;"></span> 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.

# LASALLE - BACKUS EDUCATION CAMPUS

501 Riggs Road, N.E., Washington, DC



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        |
| 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.

# LASALLE - BACKUS EDUCATION CAMPUS

501 Riggs Road, N.E., Washington, DC



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        |
| 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.



# LASALLE - BACKUS EDUCATION CAMPUS

501 Riggs Road, N.E., Washington, DC



Third Floor

- |   |   |
|---|---|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #808080; border: 1px solid black;"></span> Administration/Health | <span style="display: inline-block; width: 15px; height: 15px; background-color: #FFD700; border: 1px solid black;"></span> Auditorium        |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #90EE90; border: 1px solid black;"></span> Gymnasium/Cafeteria   | <span style="display: inline-block; width: 15px; height: 15px; background-color: #ADD8E6; border: 1px solid black;"></span> Other             |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #6A5ACD; border: 1px solid black;"></span> Classrooms            | <span style="display: inline-block; width: 15px; height: 15px; background-color: #FF8C00; border: 1px solid black;"></span> Media Center      |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #ADD8E6; border: 1px solid black;"></span> Kindergarten          | <span style="display: inline-block; width: 15px; height: 15px; background-color: #A0522D; border: 1px solid black;"></span> Computer Lab      |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #4169E1; border: 1px solid black;"></span> Pre-K/Pre-School      | <span style="display: inline-block; width: 15px; height: 15px; background-color: #3CB371; border: 1px solid black;"></span> OT/PT             |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #CD5C5C; border: 1px solid black;"></span> Music/Art             | <span style="display: inline-block; width: 15px; height: 15px; background-color: #4169E1; border: 1px solid black;"></span> Special Education |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #2E8B57; border: 1px solid black;"></span> Science Lab           | <span style="display: inline-block; width: 15px; height: 15px; background-color: #8A2BE2; border: 1px solid black;"></span> Unassigned        |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #F0E68C; border: 1px solid black;"></span> Lobby                 | <span style="display: inline-block; width: 15px; height: 15px; background-color: #9370DB; border: 1px solid black;"></span> 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.