

RANDLE HIGHLANDS ELEMENTARY SCHOOL

1650 30th Street, S.E., Washington, DC



INITIAL YEAR BUILT	1912
BUILDING AREA	52,500 SF
CURRENT PROGRAM CAPACITY	520
ENROLLMENT 2008	404
WARD	7
PROPOSED PROGRAM CAPACITY	400



Site Plan

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PROPOSED PROGRAM PROFILE

GRADE CONFIGURATION	PK-5
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SQ. FT. (EXISTING)	52,500
SQ. FT. (ADDITION)	

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

TYPE	PROPOSED
Auditorium	
Multi-Purpose	
Cafeteria	1
Kitchen Services	1
Special Education	2
Home Economics	
Administrative/Health Suite	1
Media Center	1
Computer Lab	1
OT/PT	1
Science Lab	
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



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

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	Elevator is new and is in good condition.
2 Electrical	Overall the condition of the electrical system is good. There are some relatively minor lighting changes that need to be performed.
3 Exterior Finish	The exterior finish of the school is good. Some repointing of the brick is needed in minimal areas, and some graffiti needs to be cleaned off of the school.
4 Structure	Structure is in poor condition because of some major structural cracks that have developed. Someone has installed crack monitors on the cracks, and presumably someone is monitoring these. Army Corps to fix and assess.
5 HVAC	Generally, systems are all new, and have many years of life remaining. System is not balanced - some rooms are hot, some are cold. 2008: Repairs to boiler(s) and Classroom heating units completed. Servicing A/C window units.
6 Interior Finish	Repairs and minor renovations need to be performed to the interior finishes. Many spaces are in adequate condition. Some ceiling tiles need to be repaired due to staining from various leaks. Some painting is needed, and some flooring needs to be repaired or replaced.
7 Plumbing	Generally, systems are all new, and have many years of life remaining.
8 Roof	Roof is reasonable new, and has about seven years of life left. This roofing system is good for approximately ten to twelve years of service.
9 ADA Compliance	School is fully ADA compliant.
10 Technology	There are numerous data outlets throughout the school, and numerous computer systems. All of the classrooms have data drops and computer systems. Technology in this school appears to be fully adequate.

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11 Grounds	<p>The grounds still need some work. The concrete steps and pathway to the side should be removed and replaced, as they are dilapidated and in need of serious repairs. The pathway is broken and is a trip hazard, and the steps are overgrown and falling down in places. The grounds do not appear to have been landscaped yet, and the landscaping should be completed. An additional ADA ramp on the other side of the school would be useful.</p> <p>2008: Landscaping work proceeding.</p>
Other Comments	<p>Minor repairs are needed (with the exception of the structural repairs). The school is new and in good condition. The landscaping should be completed. The heating/cooling system needs to be balanced.</p> <p>2008: Landscaping, Paint, Plumbing.</p>

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RECENT HISTORY OF MODERNIZATION

MODERNIZATIONS

✓ Modernization Projects (VARIOUS STAGES)

2008 SUMMER BLITZ

✓ Site Work (Concrete Masonry, Painting, Fencing)

✓ Carpentry

✓ Doors & Windows

✓ Interior Finishes - Painting/Plastering

✓ Roof Repairs/Replacement

✓ Other Work Orders

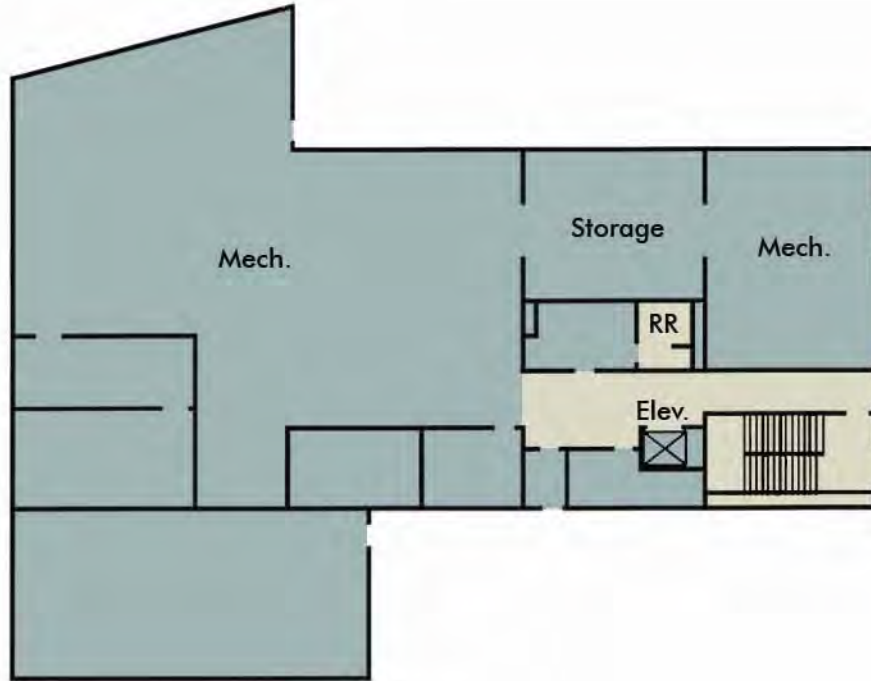
✓ Mechanical

✓ Electrical

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

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Sub-basement

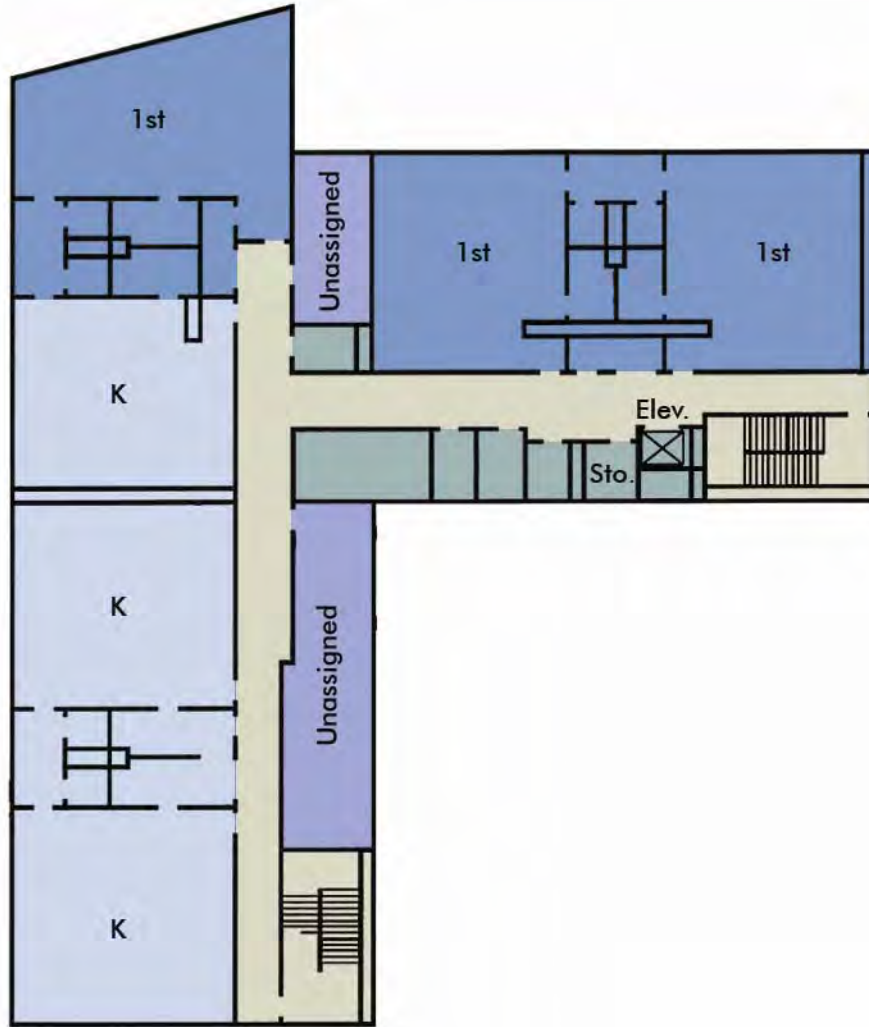
- | | |
|-----------------------|-------------------|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
| Music/Art | Special Education |
| Science Lab | Unassigned |
| Lobby | Elevator Addition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

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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Basement

- | | |
|---|---|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
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Ground Floor

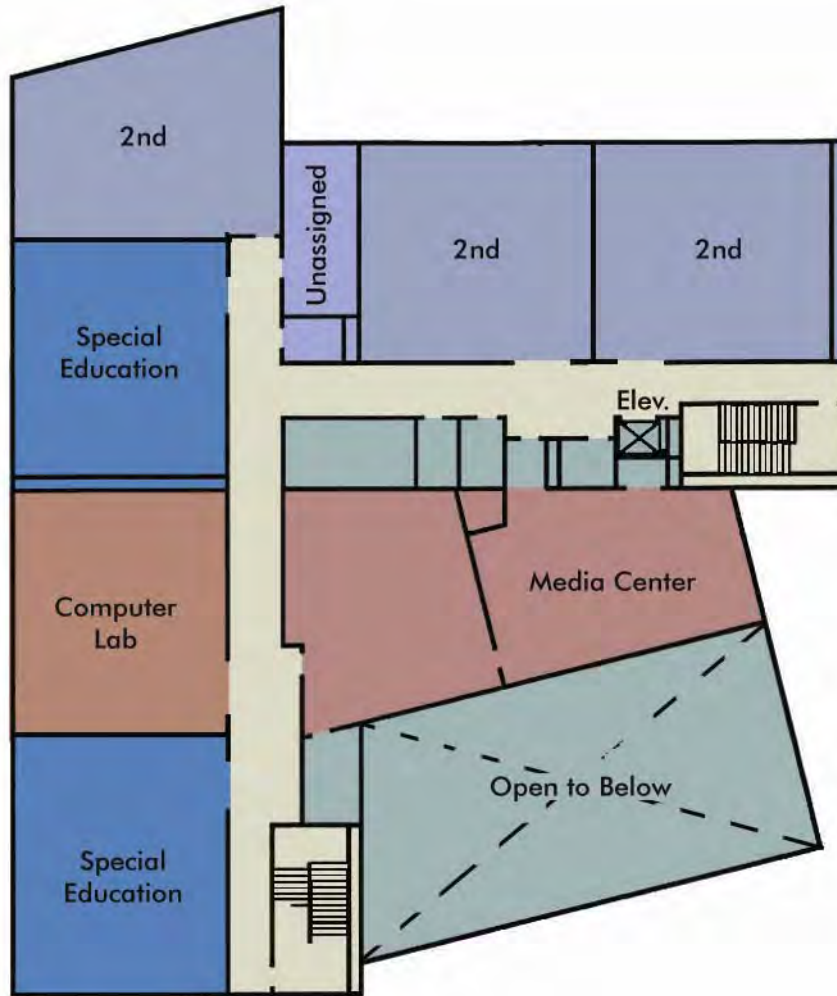
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First Floor

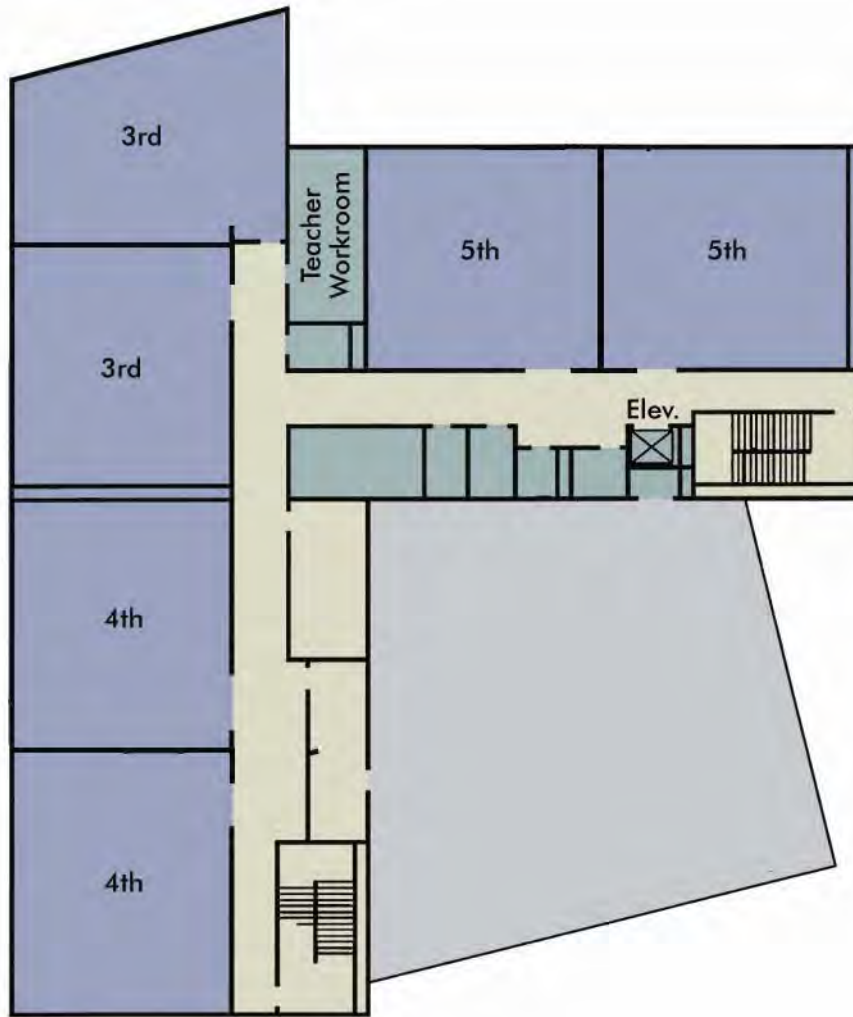
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Second Floor

- | | |
|---|---|
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| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
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