

RAYMOND EDUCATION CAMPUS

915 Spring Road, N.W., Washington, DC



INITIAL YEAR BUILT	1924
BUILDING AREA	73,600 SF
CURRENT PROGRAM CAPACITY	479
ENROLLMENT 2008	302
WARD	1
PROPOSED PROGRAM CAPACITY	600



Site Plan

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PROPOSED PROGRAM PROFILE

GRADE CONFIGURATION	PK-8
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SQ. FT. (EXISTING)	73,600
SQ. FT. (ADDITION)	3,750

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

TYPE	PROPOSED
Gym-Cafetorium	
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	2
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	Fair
Conveying Systems	Good
Electrical	Fair
Exterior Finish	Unsatisfactory
HVAC	Fair
Interior Finish	Good
Plumbing	Fair
Roof	Fair
Structure	Good
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, escalator, or lift system present in the building. 2008 Receiving School (R/S): Elevator addition to exterior 1928 Wing.
2 Electrical	Panelboards and switchboards are too old and need to be replaced. Circuit breakers trip due to overloading; upgrades are needed. Classroom outlets are deficient in both number and proper grounding. Light fixture lenses are broken or missing. The fire alarm is old and does not meet code. To install air water coolers, need upgrade of electric power. 2008 R/S: Upgraded electrical outlets throughout building, 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.
3 Exterior Finish	Single glass windows leaking, need replaced. Replace damaged foundation vent louvers. 2007: Replace exterior lighting. 2008 R/S: Repointing & repair of brick walls, repair/replacement of gutters, downspouts, and cornice. Window replacement scheduled to complete by Thanksgiving.
4 Structure	No major deficiencies were observed. Minor cracking, typical for concrete framing, can be repaired as part of routine building maintenance.
5 HVAC	The existing two pipe heating/cooling system is in fair condition. Many of the unit ventilator controls need to be repaired to function properly. The existing ventilation systems are beyond the service life and need to be replaced. There is no central A/C in the building. 2008: Repairs to boiler(s) and Classroom heating units completed.
6 Interior Finish	Asbestos floor tiles are not permitted. Most acoustic ceiling tiles should be repaired. Floor carpet may be encapsulating asbestos floor tiles below. 2007: Painting, window shades, plumbing, ceiling replacements, flooring, wall tile, stage curtain, misc. repairs. 2008 R/S: Patch and plaster with painting as required, new VCT flooring, repaired hardwood floors, new ceiling tiles, replaced damaged/defective doors and hardware.
7 Plumbing	Most of the plumbing fixtures are working, but the existing plumbing piping needs to be replaced. There is no fire sprinkler system in this building. 2008 R/S: New Pre-K and K area restrooms, existing restrooms and fixtures repaired and renovated.
8 Roof	Roof systems of both main building and auditorium require replacement. Flashing and gutters will require additional work as well. Metal roof cap in good condition. 2008 R/S: Repaired / replaced leaking roof portions, including shingles, flashing, gutters, downspouts and roofing membrane.

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9 ADA Compliance	Steel stair railings do not have extensions required by code. No strobe fire alarms in building. Conveying, access, door hardware, parking, and bathroom fixtures are all deficient per code standards. 2008 R/S: New door hardware, new restrooms are ADA-compliant, new exterior ramp at main entry.
10 Technology	Inadequate outlets in classrooms; need additional, better receptacles. Computer labs have too many computers on one circuit- breakers trip. 2008 R/S: Added computer connectivity to new classrooms and spaces.
11 Grounds	Play area needs repaved. Ball fields and park owned and maintained by Department of Parks and Recreation. 2008 R/S: New parking area and driveway A/C paving and striping, new Pre-K playground area.

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RECENT HISTORY OF MODERNIZATION

2007 WHOLE SCHOOL BLITZ

✓	Interior Finishes - Drywall & Ceiling Repairs
✓	Interior Finishes - Select Carpet Replacements/Flooring Repairs
✓	Interior Finishes - Painting/Plastering
✓	Plumbing Repairs - Restrooms/Fixtures & Flush Valves; Water Fountains
✓	Other Work Orders

2008 STABILIZATIONS

✓	Heating Blitz - Boiler Repairs & Classroom Units
✓	Emergency Security Repair Work (Exterior Lighting Replacements)
✓	AC Window Units Installations & Electrical Upgrades

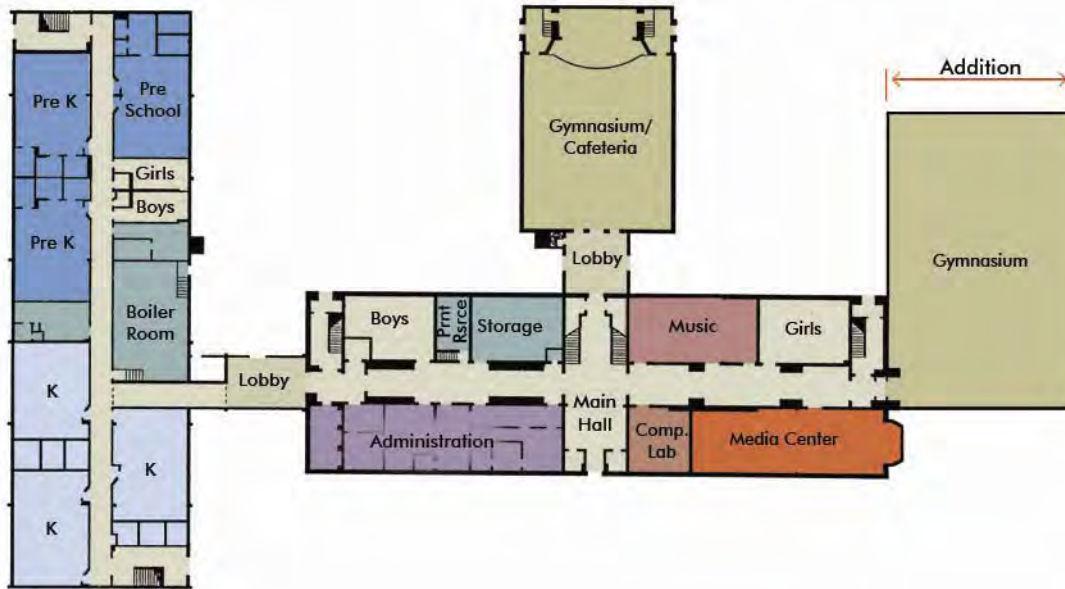
SCHOOL CONSOLIDATIONS & RECEIVING SCHOOLS

✓	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

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First Floor

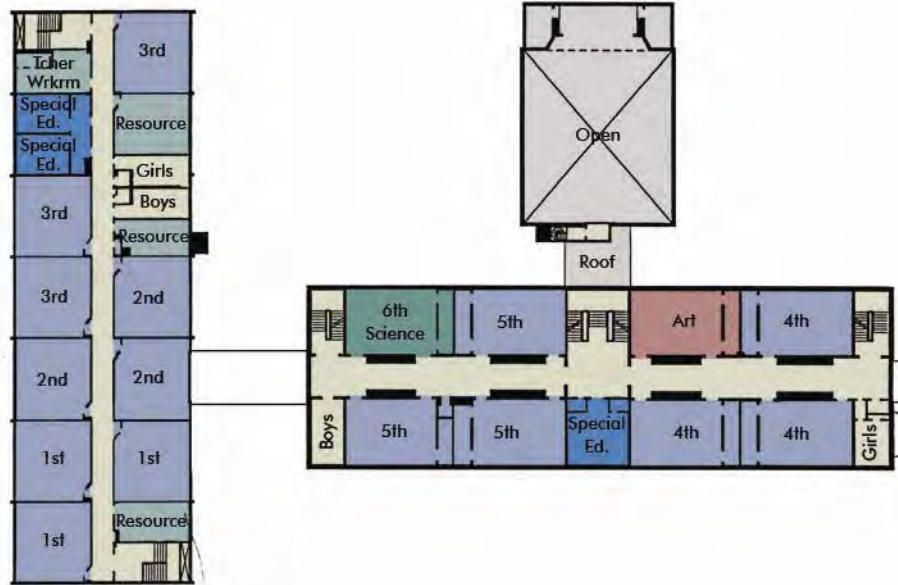
- | | |
|---|---|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
| Music/Art | Special Education |
| Science Lab | Unassigned |
| Lobby | Elevator Addition |

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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Second Floor

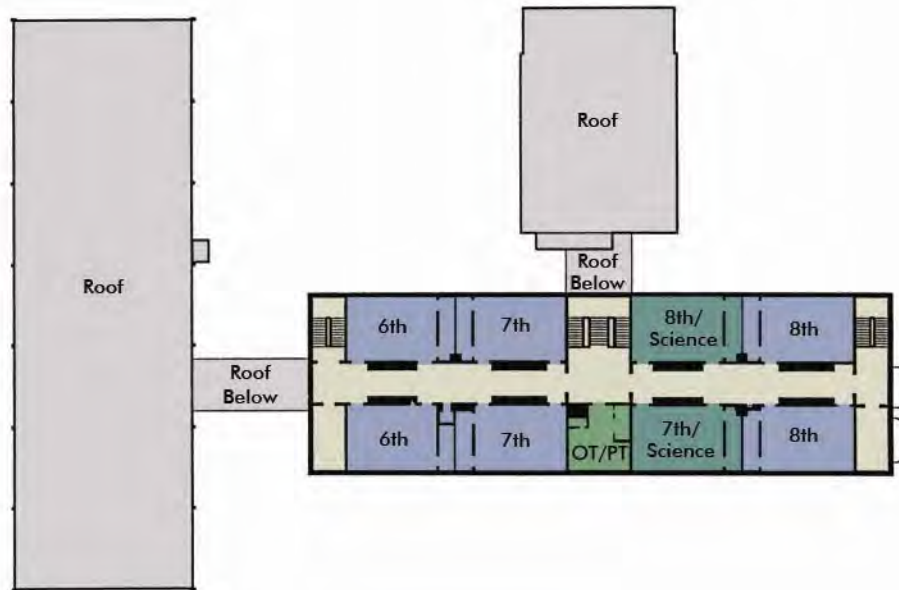
- | | |
|---|---|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
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Third Floor

- | | |
|---|---|
| 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 |

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