

# TRUESDELL EDUCATIONAL CAMPUS

800 Ingraham Street, N.W., Washington, DC



<b>INITIAL YEAR BUILT</b>	1908
<b>BUILDING AREA</b>	69,600 SF
<b>CURRENT PROGRAM CAPACITY</b>	471
<b>ENROLLMENT 2008</b>	385
<b>WARD</b>	4
<b>PROPOSED PROGRAM CAPACITY</b>	450



Site Plan

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## PROPOSED PROGRAM PROFILE

<b>GRADE CONFIGURATION</b>	PK-8
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<b>SQ. FT. (EXISTING)</b>	69,600
<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	2
Gym	
Bleachers	
Locker Rooms	
Gym-Cafeteria	
Cafetorium	
Gym-Cafetorium	

TYPE	PROPOSED
Gym-Auditorium	
Auditorium	
Multi-Purpose	2
Cafeteria	
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.

# TRUESELLE EDUCATIONAL CAMPUS

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## CONDITION ASSESSMENT



<i>Building System</i>	<i>2008 Rating</i>
ADA Compliance	Unsatisfactory
Conveying Systems	Unsatisfactory
Electrical	Fair
Exterior Finish	Poor
HVAC	Poor
Interior Finish	Good
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>	This school has no elevator.
<b>2 Electrical</b>	The lighting in the common area such as classrooms and corridor has been replaced with new fixtures in part. 50% of the original lighting in other areas still exists such as in mechanical/electrical spaces, offices, storage areas, rest rooms, lockers etc. remain. This current lighting shall be replaced with new lighting. Entire fire alarm system is old one and is recommended to be replaced with a newer technology fire alarm system. The switchboard, panel boards and feeders have exceeded their life cycle and are obsolete; it is recommended the system be upgraded to provide more spare capacity. Although the paging system still works, it is old and is should be replaced with new technology and integrated with the technology system. The clock system does not work in most of the areas and needs replacement. These buildings do not have any lightning protection system. The exterior wall mounted fixtures on the buildings for security appear to be functional. <b>2007: General power repairs.</b>
<b>3 Exterior Finish</b>	Repaint the brick under the cornice areas of the building. Fix clogged gutters and replace missing downspouts on the 1908 structure. In addition the annex addition perimeter flashing is leaking. Even more water enters the original 1908 building at the original double hung wood windows which have failed and has large gaps between the sashes and frames. Many of these old windows cannot be easily opened. Window replacement with insulated glass is strongly recommended after mechanical upgrades have been completed. <b>2007 Exterior lighting replaced. 2008: Exterior windows were repaired and painted.</b>
<b>4 Structure</b>	The overall foundation and structure is sound.
<b>5 HVAC</b>	There are no emergency boiler shutdown switches at the boiler room exits. Combustion air intake louver appeared to be too small. Most stairways lacked ample heat. Some AHU unit controls do not function. Observed simultaneous heating and cooling and temperature control achieved by opening windows. <b>2007: Replaced damaged radiator covers, univent heating and AHU repairs. 2008: Repairs to Boilers and Classroom heating units. Installed window A/C units.</b>

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<b>6 Interior Finish</b>	Several classroom spaces on the second and third floor need ceilings replaced due to water damage described above. Vinyl asbestos tile should be removed ASAP as it poses health related issues. Lead paint is suspect on the outside of the window frames and also poses a serious health issue for the students as it peels from the trim and exterior surfaces. <b>2007: Repair/replace doors. Partitions and ceiling repair, carpet replacement, vinyl tile, door, frame and hardware repair and replacements, painting. 2008: Add new VCT replace in classrooms (as required).</b>
<b>7 Plumbing</b>	Most of the fixtures appeared to be original to the building and were significantly degraded. Most were of the high flow type and should be upgraded with ADA modifications. <b>2007: Repair/replace plumbing fixtures, water cooler installation.</b>
<b>8 Roof</b>	The original 1908 structure had a roof replacement in 1999 with a new metal roof. The roof appears to be leak-free but the gutters need unclogged and the downspouts in several instances are missing allowing water to run down the brick walls. The flat SBS type roof over the auditorium is in fair conditions but will need replaced in 5-6 years based on large volume loose granules at the roof drains. The flashing around the annex perimeter needs replaced and the pitch pans have several large cracks and need resealed with bitumen.
<b>9 ADA Compliance</b>	A large percentage of the enclosed classrooms and primary function areas such as the auditorium and restrooms require ADA compliant fixtures and room signage. The building needs an elevator between the annex and the original building so all levels can be fully accessible. Accessible restrooms need to be located on each floor of the original 1908 building.
<b>10 Technology</b>	Although the entire tech wiring is few years old, and the wiring is working in good condition but most of the raceways and the outlets are falling apart. Most of the raceways and outlets are falling from the ceiling and walls and shall be repaired. Security system is new one and in working condition. <b>2008: New computer Lab.</b>
<b>11 Grounds</b>	The cracked bituminous paving around the basketball courts needs replaced. The perimeter fencing around the parking lots is in poor condition and needs replaced. The playground equipment is all new within the last year and is in good condition. The open field behind the school could benefit from some shade tree plantings.
<b>Other Comments</b>	Maintenance and painting finishes on the interior of the building was fair. Lack of temperature control and ventilation is a major issue around the school.

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## RECENT HISTORY OF MODERNIZATION

### 2007 TARGETED REPAIRS

✓	Interior Finishes - Door Replacements/Door Hardware Repair
✓	Interior Finishes - Drywall & Ceiling Repairs
✓	Interior Finishes - Select Carpet Replacements/Flooring Repairs
✓	Interior Finishes - Painting/Plastering
✓	Plumbing Repairs - Restrooms/Fixtures & Flush Valves; Water Fountains
✓	Electrical Repairs - Lighting & Power
✓	Mechanical Repairs - AHU & Boiler Repairs, HVAC Filter Replacement
✓	Exterior Work & Building Envelope - Lighting, Site Work, Playground, etc.
✓	Other Work Orders

### 2008 STABILIZATIONS

✓	AC Window Units Installations & Electrical Upgrades
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### SCHOOL CONSOLIDATIONS & RECEIVING SCHOOLS (I,II)

✓	Classrooms Configurations
✓	Sitework - (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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Basement

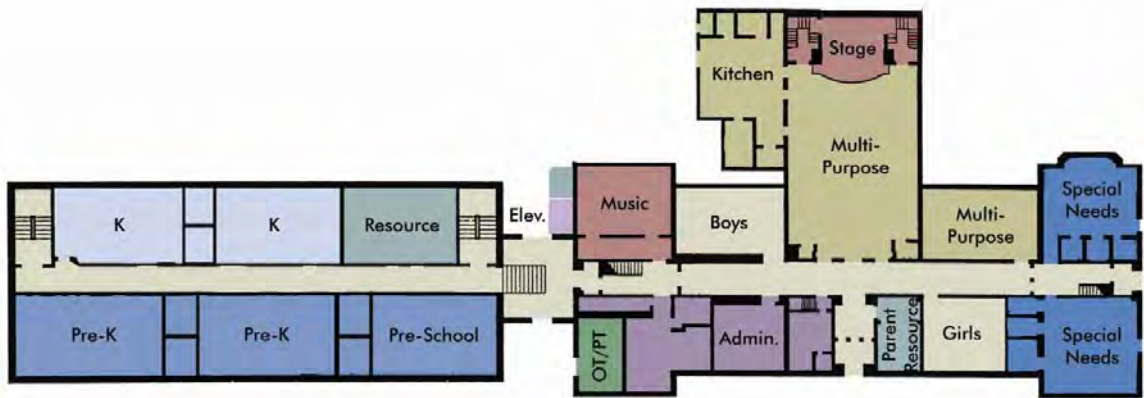
- |   |   |
|---|---|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #808080; border: 1px solid black;"></span> Administration/Health | <span style="display: inline-block; width: 15px; height: 15px; background-color: #C08040; border: 1px solid black;"></span> Auditorium        |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #A0A040; border: 1px solid black;"></span> Gymnasium/Cafeteria   | <span style="display: inline-block; width: 15px; height: 15px; background-color: #80C0C0; border: 1px solid black;"></span> Other             |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #606080; border: 1px solid black;"></span> Classrooms            | <span style="display: inline-block; width: 15px; height: 15px; background-color: #C04040; border: 1px solid black;"></span> Media Center      |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #A0A0C0; border: 1px solid black;"></span> Kindergarten          | <span style="display: inline-block; width: 15px; height: 15px; background-color: #804040; border: 1px solid black;"></span> Computer Lab      |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #406080; border: 1px solid black;"></span> Pre-K/Pre-School      | <span style="display: inline-block; width: 15px; height: 15px; background-color: #408040; border: 1px solid black;"></span> OT/PT             |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #804040; border: 1px solid black;"></span> Music/Art             | <span style="display: inline-block; width: 15px; height: 15px; background-color: #4060C0; border: 1px solid black;"></span> Special Education |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #408040; border: 1px solid black;"></span> Science Lab           | <span style="display: inline-block; width: 15px; height: 15px; background-color: #A0A0C0; border: 1px solid black;"></span> Unassigned        |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #C0C040; border: 1px solid black;"></span> Lobby                 | <span style="display: inline-block; width: 15px; height: 15px; background-color: #C0A0C0; 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.

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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

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Second 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: #C08040; border: 1px solid black;"></span> Auditorium        |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #A0C040; border: 1px solid black;"></span> Gymnasium/Cafeteria   | <span style="display: inline-block; width: 15px; height: 15px; background-color: #80C080; border: 1px solid black;"></span> Other             |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #6060A0; border: 1px solid black;"></span> Classrooms            | <span style="display: inline-block; width: 15px; height: 15px; background-color: #C04040; border: 1px solid black;"></span> Media Center      |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #A0A0F0; border: 1px solid black;"></span> Kindergarten          | <span style="display: inline-block; width: 15px; height: 15px; background-color: #804040; border: 1px solid black;"></span> Computer Lab      |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #404080; border: 1px solid black;"></span> Pre-K/Pre-School      | <span style="display: inline-block; width: 15px; height: 15px; background-color: #408040; border: 1px solid black;"></span> OT/PT             |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #C04040; border: 1px solid black;"></span> Music/Art             | <span style="display: inline-block; width: 15px; height: 15px; background-color: #4040C0; border: 1px solid black;"></span> Special Education |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #408040; border: 1px solid black;"></span> Science Lab           | <span style="display: inline-block; width: 15px; height: 15px; background-color: #6060C0; border: 1px solid black;"></span> Unassigned        |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #A0A040; border: 1px solid black;"></span> Lobby                 | <span style="display: inline-block; width: 15px; height: 15px; background-color: #8060C0; border: 1px solid black;"></span> Elevator Addition |

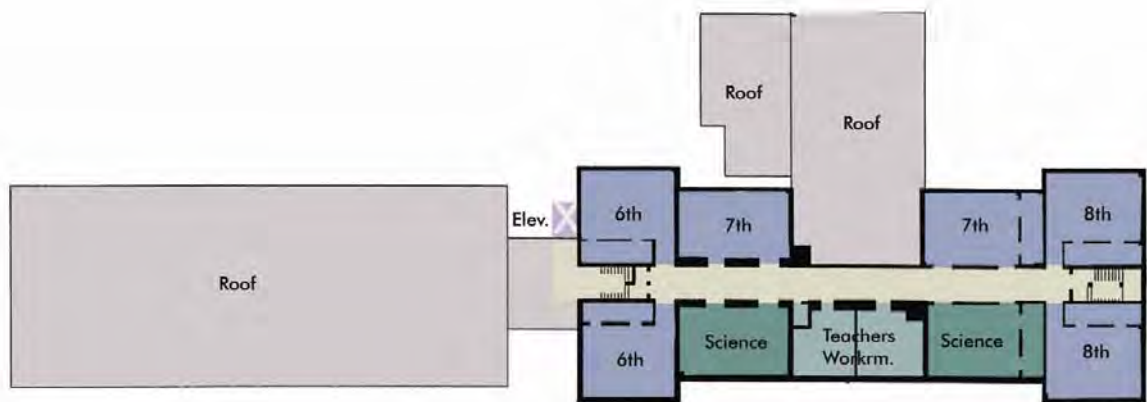
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Third Floor

- |                       |                   |
|-----------------------|-------------------|
| 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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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.