

BROWN, RONALD MIDDLE SCHOOL

4800 Meade Street, S.E., Washington, DC



INITIAL YEAR BUILT	1967
BUILDING AREA	156,000 SF
CURRENT PROGRAM CAPACITY	1085
ENROLLMENT 2008	334
WARD	7
PROPOSED PROGRAM CAPACITY	450



Site Plans

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PROPOSED PROGRAM PROFILE

GRADE CONFIGURATION MS 6-8

STEM Program

Woodson Academy-9th Grade

SQ. FT. (EXISTING) 156,000

SQ. FT. (ADDITION)

TYPE	PROPOSED
6	7
7	7
8	7
Gym	1
Bleachers	
Locker Rooms	2
Gym-Cafeteria	
Cafetorium	
Gym-Cafetorium	
Gym-Auditorium	
Auditorium	1
Multi-Purpose	
Cafeteria	1

TYPE	PROPOSED
Kitchen Services	1
Special Education	3
Media Center	1
Administrative/Health	1
Computer Lab	1
OT/PT	1
Science Lab	3
Art	2
Music	2
Teacher Workroom	3
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	Fair
Electrical	Fair
Exterior Finish	Fair
HVAC	Fair
Interior Finish	Good
Plumbing	Fair
Roof	Fair
Structure	Unsatisfactory
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:

1 Conveying System	There is no elevator, lift, or escalator in the building. 2008: Receiving School (R/S): Three (3 ea.) chairlifts were added via this project.
2 Electrical	The original equipment is present and in poor condition. Electrical cables are over 40 yrs old and are obsolete. There is no emergency generator. The current fire alarm system is not code compliant. Wiring is over 40 yrs old and well beyond service life. 2008: (R/S): New switchgear was installed, and the fire alarm system was repaired to eliminate code violations.
3 Exterior Finish	Windows are in poor condition and not operable. They are single pane and need replacement. Close to 50% of window sills are missing and/or broken. 2008: R/S: Broken window panes replaced, pressure-wash exterior frontage.
4 Structure	Exterior structure has a significant amount of cracking and spalling with exposed metal rebar- poses serious health and life safety issue. Additional, more thorough evaluation is recommended.
5 HVAC	The chiller is not functional and all ventilation and exhaust systems in the building operate erratically or not at all. Air handling units need to be replaced. 2008: Repairs to boilers and classroom heating units. R/S: replaced Unit Ventilators, installed new air handling units, and upgraded system components as required to ensure acceptable operations.
6 Interior Finish	Asbestos floor tiles throughout represents a potential health safety issue. Other interior finish surfaces, such as floors, ceilings, and walls show wear consistent with age. Many fixtures such as book shelves, lockers, and cabinets are also in need of repair or replacement. Instruction boards in the classrooms are in poor condition. 2008: R/S: New interior partitions, wall coverings, flooring, ceiling system and ceiling tiles, new doors, hardware, etc., as required to support new configurations.
7 Plumbing	No sprinkler system is present as part of fire prevention. Numerous fixtures are stained or in disrepair. Drinking fountains should be replaced as part of ADA compliance. Shower areas in locker rooms should be retiled or otherwise renovated to prevent further deterioration. 2008: R/S: upgraded system components as required to ensure acceptable operations. New Science rooms as required to support new configurations.

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8 Roof	Portions of the building roof are in poor condition and should be replaced. Associated flashing and trim should also be replaced when renovation work is done. 2008: R/S: Repaired / replaced leaking roof areas flashing, gutters, downspouts and roofing membrane.
9 ADA Compliance	Building does not meet ADA compliance in numerous areas. Bathrooms, parking, alarms, access, etc., all require renovation work to be performed. 2008: R/S: new classroom spaced, new door hardware, new restrooms are ADA compliant.
10 Technology	A single server is present but not properly stored for optimum service life. Storage of the rack in a temperature controlled room with isolated circuits protects and prolongs the useful life of the equipment. 2008: R/S: Added computer connectivity to classrooms and new spaces.
11 Grounds	Parking lot needs repaving, walkways and courtyards need maintenance. Portions of retaining walls require aesthetic repairs only. Improved drainage would help keep the green spaces in good condition. 2008: R/S: Repaired main entry concrete sidewalk and paving, replaced parking area and driveway A/C paving and striping, repair damaged concrete hardscape.

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RECENT HISTORY OF MODERNIZATION

2008 STABILIZATIONS

✓	Heating Blitz - Boiler Repairs & Classroom Units
✓	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

LEGACY PROJECTS - OTHER STABILIZATIONS

✓	Interior Renovations - Various (Swing Spaces/Libraries/Asst. Supt. Offices)
✓	Window Replacements

◆ 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

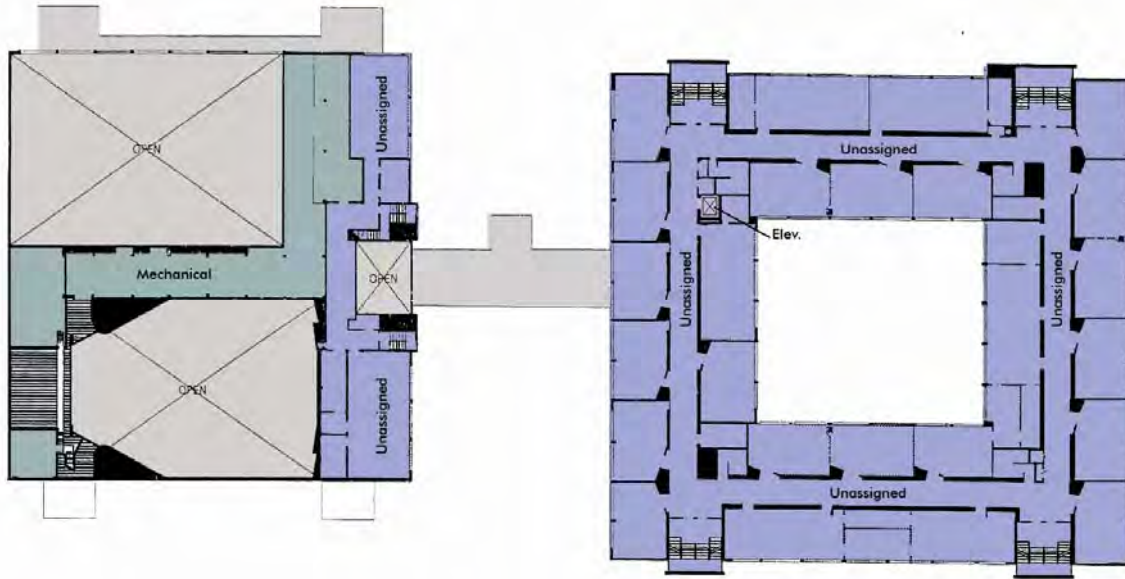
- | | |
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Third Floor

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