

ANACOSTIA SENIOR HIGH SCHOOL

1601 16th Street, S.E., Washington, DC



INITIAL YEAR BUILT	1935
BUILDING AREA	247,900 SF
CURRENT PROGRAM CAPACITY	1040
ENROLLMENT 2008	953
WARD	8
PROPOSED PROGRAM CAPACITY	1100



Site Plan

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PROPOSED PROGRAM PROFILE

GRADE CONFIGURATION	HS
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SQ. FT. (EXISTING)	274,000
SQ. FT. (ADDITION)	

TYPE	PROPOSED
Academic Classrooms	33
Science	8
Special Education	3
Visual Arts	1
Band/Instrument/Choral	2
Gymnasium	1
Auxiliary Gymnasium	1
Fitness	

TYPE	PROPOSED
Auditorium	1
Technical Labs	
Main Office	1
Media Center	1
Administrative/Health Suite	1
Cafeteria	1
Kitchen	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	Poor
Conveying Systems	Unsatisfactory
Electrical	Poor
Exterior Finish	Poor
HVAC	Fair
Interior Finish	Fair
Plumbing	Poor
Roof	Poor
Structure	Fair
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 are no elevators, escalators, or lift systems in the building.
2 Electrical	The fire alarm system is antiquated and needs to be removed and replaced. The fire alarm system does not function consistently between the original building and addition. The lighting system is outdated. There are classrooms that have only incandescent light fixtures. The electrical system is old and needs to be replaced. Electrical equipment, i.e. transformers, electrical panels need to be removed from corridors, stairways, offices and storage rooms and placed in electrical closets. There is no emergency lighting in classrooms, paths of egress are not marked or are mis-marked; exit signs are missing or damaged.
3 Exterior Finish	The brick façade of the original building is in fair condition. There is some localized cracking and masonry displacement. The limestone trim, windows, and stairs are in fair condition. However they are in need of repair in a number of locations. All exterior doors should be replaced. The façade of the two story building addition is of concern. The concrete fascia panels are failing. The panels are cracked, spalled, and are displaced. A number of concrete fragments have already fallen to the ground, and there is a potential for this failure to continue. There is also some localized cracking of the brick. 2007: Replaced exterior lighting
4 Structure	Deficiencies are consistent with damage observed in building exterior. Some cracking can be repaired; additional structural inspection is recommended.
5 HVAC	Most large components are in poor condition. Piping systems appear to be in need of repair or replacement. Ductwork should be entirely replaced. Radiators are obsolete and should be removed. The temperature control system is antiquated and should be modernized. 2008: Repairs to boilers and classroom units.
6 Interior Finish	Plaster ceilings and walls have been damaged as a result of water infiltration from windows, roofing, and leaking fan coil units; numerous pipe leaks were also observed. VCT flooring is in generally fair condition; however the wood sub flooring below is failing in numerous locations. Asbestos tiles exist in a number of locations and should be removed. The CMU walls in the building addition have numerous and significant cracks throughout. 2008: Various roof, flooring, plumbing, paint and plaster repairs completed.
7 Plumbing	The two incoming water services do not have back flow preventers which is a code violation. All of the domestic water piping is corroded. Plumbing fixtures are very poor. Toilet rooms are not properly. There is an open pit in the crawl space that appears to have sewage drained into it. The entire system should be replaced.

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8 Roof	The pitched slate roofs set on a wood substrate are in very poor condition. There are numerous loose and missing tiles. Existing gutters and downspouts are either badly damaged or not present. Modified bitumen assemblies exist on the flat roofs. The concrete roof deck substrate is covered with a modified bituminous membrane that appears to be in fair to good condition; a number of blisters were observed.
9 ADA Compliance	The building is not fully ADA compliant. Access is limited to the first floor level only via an exterior ramp at the front entrance and a temporary wooden interior ramp at the building addition. Door hardware, drinking fountains, signage, handrails and toilet fixtures/clearances are not compliant throughout. The lighting levels, the lack of fire alarm devices in toilet rooms and classrooms is a hazard to people with disabilities.
10 Technology	The telephone/data is hodge-podge, most of which is old and outdated; cabling runs are shoddily put together and are falling apart; telephone cable is being run in plenums, and is hazard to occupants in the building. Some computer equipment is not being used due to insufficient infrastructure. Communication is limited, such that a number of classrooms cannot communicate with the administration or security in the event of an emergency.
11 Grounds	The athletic fields, track, bleachers, and field house are relatively new and are in good condition. The running track requires some remedial work. The sidewalks and landscaped areas are in fair condition. The parking areas are in fair condition. The fencing around the fields is in good condition. The remaining fencing around the rest of the complex is fair to poor. Drainage seems to be adequate; however the surface adjacent to the building addition rear wall requires regrading. Parking is not adequate. Retaining walls, steps and landings at the rear of the complex are in a state of disrepair and in some cases require replacement. 2008: Athletic Field fully renovated.

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RECENT HISTORY OF MODERNIZATION

2008 STABILIZATIONS

<input checked="" type="checkbox"/>	Heating Blitz - Boiler Repairs & Classroom Units
<input checked="" type="checkbox"/>	Emergency Security Repair Work (Exterior Lighting Replacements)

ATHLETIC FIELDS MODERNIZATION

<input type="checkbox"/>	2008 Athletic Fields (Premier)
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2008 SUMMER BLITZ

<input checked="" type="checkbox"/>	Site Work (Concrete Masonry, Painting, Fencing)
<input checked="" type="checkbox"/>	Carpentry
<input checked="" type="checkbox"/>	Doors & Windows
<input checked="" type="checkbox"/>	Interior Finishes - Painting/Plastering
<input checked="" type="checkbox"/>	Roof Repairs/Replacement
<input checked="" type="checkbox"/>	Other Work Orders
<input checked="" type="checkbox"/>	Mechanical
<input checked="" type="checkbox"/>	Electrical

Planning
 Design
 Pre-Construction
 In Progress
 Completed

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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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First Floor

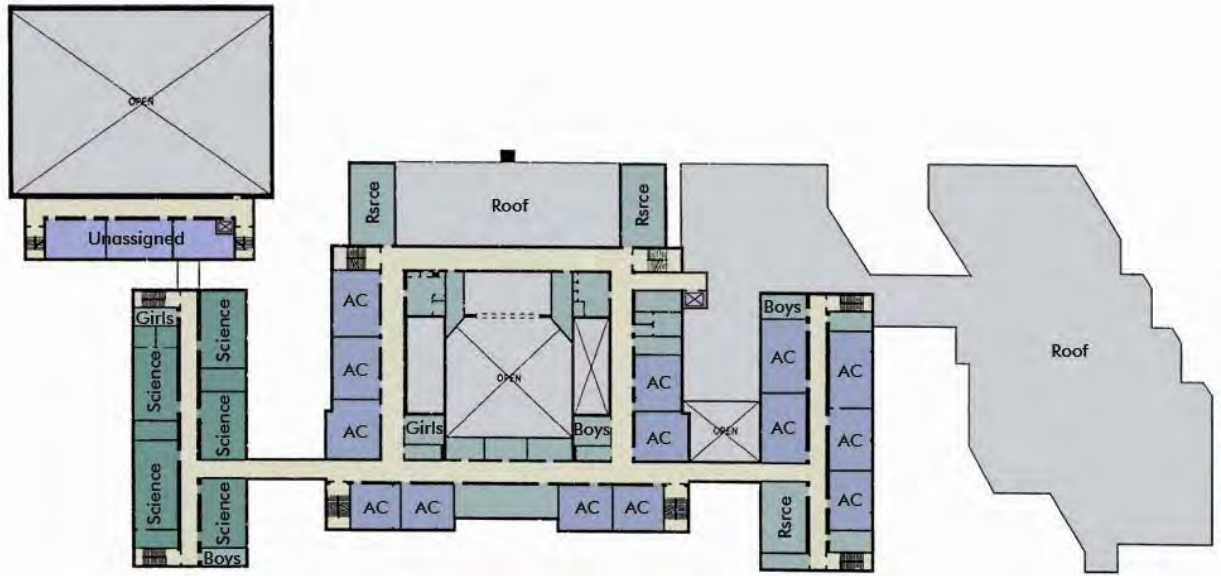
- | | |
|-----------------------|-------------------|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
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Second Floor

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

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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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