

BALLOU SENIOR HIGH SCHOOL

3401 4th Street, S.E., Washington, DC



INITIAL YEAR BUILT	1960
BUILDING AREA	271,300 SF
CURRENT PROGRAM CAPACITY	1565
ENROLLMENT 2008	9-12 (1,252) STAY (753)
WARD	8
PROPOSED PROGRAM CAPACITY	1200



Site Plan

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PROPOSED PROGRAM PROFILE

GRADE CONFIGURATION	HS
CTE & STAY Program	
SQ. FT. (EXISTING)	271,300
SQ. FT. (ADDITION)	

TYPE	PROPOSED
Academic Classrooms	35
Science	9
Special Education	3
Visual Arts	2
Band/Instrument/Choral	2
Gymnasium	1
Auxiliary Gymnasium	
Fitness	1

TYPE	PROPOSED
Multi-Purpose	1
Technical Labs	6
Main Offices	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



Building System	2008 Rating
ADA Compliance	Unsatisfactory
Conveying Systems	Unsatisfactory
Electrical	Poor
Exterior Finish	Unsatisfactory
HVAC	Fair
Interior Finish	Unsatisfactory
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	The elevator is in poor condition and needs to be upgraded.
2 Electrical	Electrical service is fair. Most lighting is in fair condition. One emergency generator need to be replaced. Panelboards need to be replaced. Security, telephone, and fire alarm systems are due for upgrades.
3 Exterior Finish	All windows need to be replaced. Security screens should be replaced at the same time. All exterior doors need repairs or to be replaced. General maintenance should be performed to the exterior brick and concrete. 2007: Replaced Exterior lighting.
4 Structure	One area near the east wall has considerable cracking along with a retaining wall failure. Extensive investigations need to be performed in this area to correct foundation settlement problems.
5 HVAC	Thermostats should be replaced. Some window units are in disrepair and likely should be replaced. Unit ventilators should be replaced. Ceiling registers and diffusers are in need of replacement. Most large equipment is in poor condition, or nearing the end of useful life. 2008: Repairs to boilers and classroom units. Installed 42 A/C window units.
6 Interior Finish	Many rooms are not being used as intended and are unoccupied until they can be retrofitted to house science labs. There is asbestos floor tile throughout that need to be replaced. Many painted concrete ceilings are unsightly and need to be covered with acoustical ceiling tile. Much door hardware needs replacing with more durable materials. 2007: Interior athletic facilities improved. Various roofing, plumbing, electrical, re-glazing, Paint, Gym Floor, Ceiling repairs completed.
7 Plumbing	Shower facilities are in fair to poor condition. Numerous drinking fountains should be replaced. All fixtures are in generally poor condition and many do not meet code requirements. Upgrades are recommended for installation.

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8 Roof	The roof system appears to be functioning normally. Limited areas of membrane need to be repaired, but the overall system has many years of remaining service life. Standard replacement of flashing and drain maintenance are recommended.
9 ADA Compliance	The building does not meet the building and ADA codes. Some examples are: corridor and stair doors do not meet U.L. design requirements; stair handrails do not meet code for height and extensions; toilets on the sub-basement and third floors are not accessible; an elevator is needed for complete access; and toilet doors do not meet the ADA requirements for clearance at the lever side.
10 Technology	Visual inspection of equipment found most is in good to fair condition, although most hardware and software is outdated and should be upgraded. Similarly, networking capability should be improved.
11 Grounds	Drainage is the main deficiency. Sidewalk and pavement repairs and resurfacing are recommended. ADA access should be improved with additional curb cuts and ramps. 2007: Athletic Field fully renovated.

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RECENT HISTORY OF MODERNIZATION

2008 STABILIZATIONS

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

ATHLETIC FIELDS MODERNIZATION

- 2007 Athletic Fields

2008 SUMMER BLITZ

- Site Work (Concrete Masonry, Painting, Fencing)
- Carpentry
- Doors & Windows
- Interior Finishes - Painting/Plastering
- Roof Repairs/Replacement
- Other Work Orders
- Mechanical
- Electrical

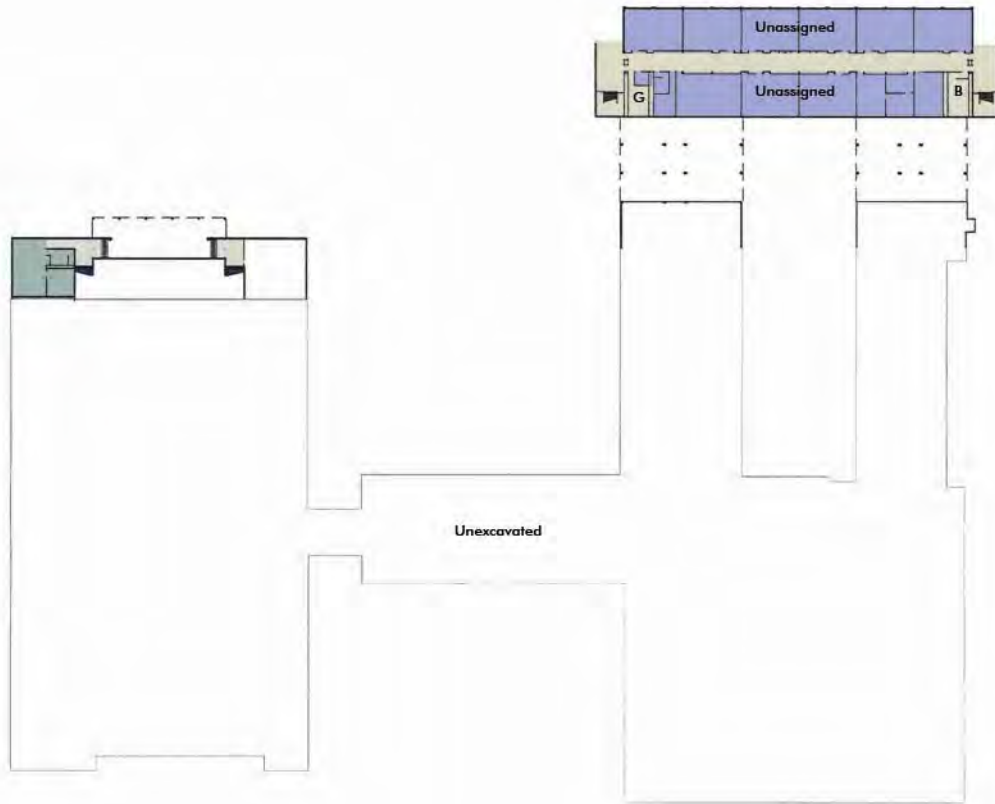
LEGACY PROJECTS - OTHER STABLIZATIONS

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

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

- | | |
|---|---|
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First Floor

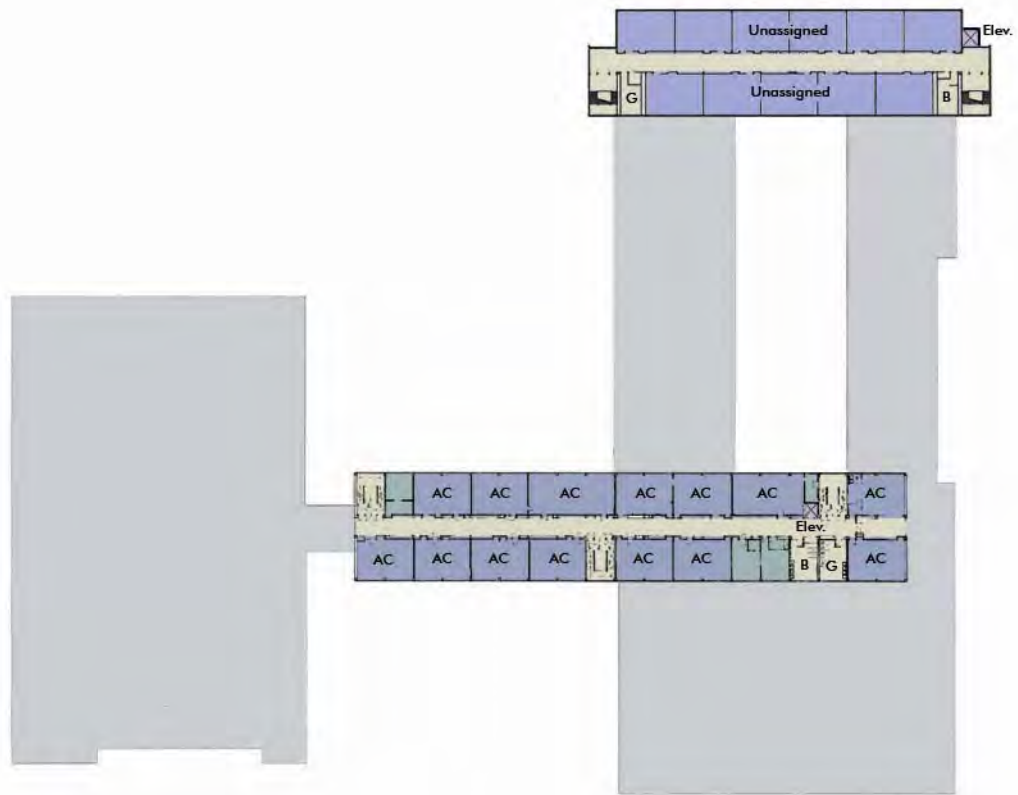
- | | |
|-----------------------|-------------------|
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Second Floor

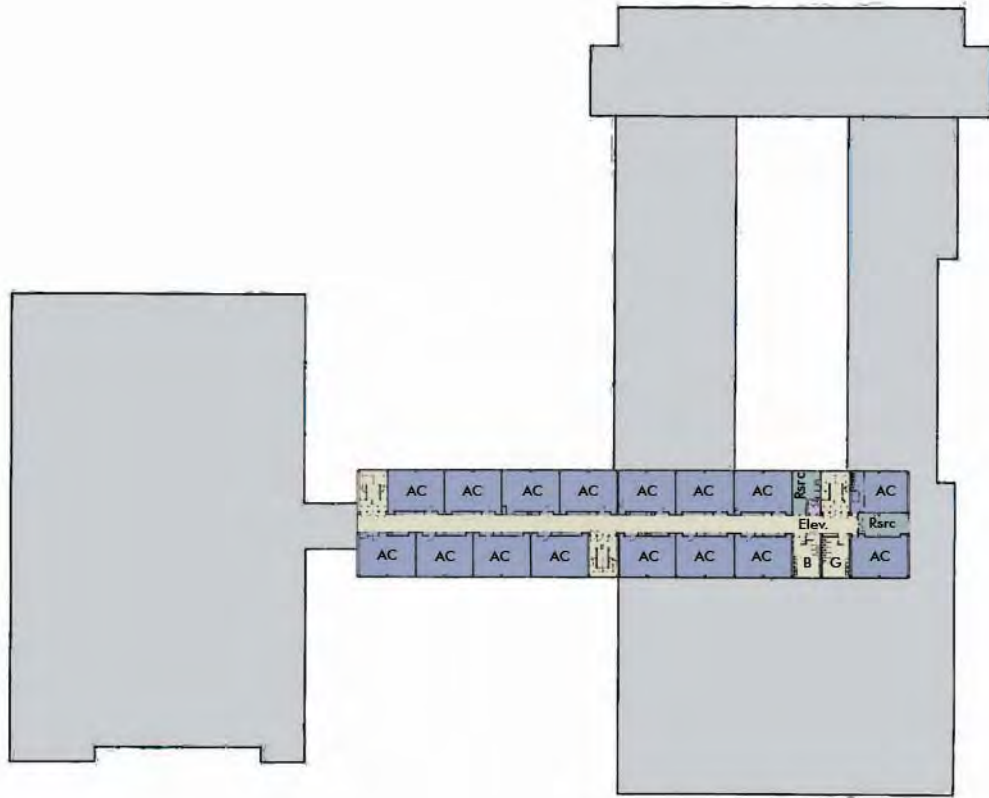
- | | |
|-----------------------|-------------------|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
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Third Floor

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