

CARDOZO SENIOR HIGH SCHOOL

1300 Clifton Street, N.W., Washington, DC



INITIAL YEAR BUILT	1926
BUILDING AREA	355,400 SF
CURRENT PROGRAM CAPACITY	1565
ENROLLMENT 2008	816
WARD	1
PROPOSED PROGRAM CAPACITY	1100



Site Plan

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PROPOSED PROGRAM PROFILE

GRADE CONFIGURATION	HS
CTE – Construction & Design	
SQ. FT. (EXISTING)	355,400
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	
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	Poor
Interior Finish	Fair
Plumbing	Poor
Roof	Poor
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:

1 Conveying System	The existing elevator is in poor condition and requires significant renovation and upgrades.
2 Electrical	Complete upgrade of electrical systems is needed. Lighting is in poor condition and is not energy efficient. Main service is adequate for existing systems; modification to HVAC or technology will require upgrades.
3 Exterior Finish	Windows are inoperable for ventilation and should be replaced with modern units. Security bars should be replaced as well. Brick work appears to be in fair to poor condition. Large areas require repointing, sealing, or other repair work. 2007: Replaced exterior lighting.
4 Structure	The general structure of this building is in fair condition. Minor repairs may be required
5 HVAC	There is no central a/c and window units are inadequate. Hot water system needs replacement. Larger components are at the end of expected service life. Radiators, unit heaters, and unit ventilators should all be replaced. 2008: Repairs to boilers and classroom units. Installed 45 A/C window units.
6 Interior Finish	The typical interior plaster finish is badly deteriorated and needs to be upgraded. Ceilings, floors, and walls are all in poor condition, regardless of finish type. Lockers and cabinets need to be replaced in numerous areas. Chalk boards should be replaced. Almost all doors, metal and wood alike, are in need of repair work; some should be replaced. 2008: Paint, Lighting, AC Repairs, Carpet, Roofing completed.
7 Plumbing	Fixtures are inadequate and should be replaced. Drains and showers are in need of significant repair work. Piping is deteriorating and signs of leaks are visible.

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8 Roof	Built-up roof areas are in poor condition and need to be replaced immediately. Membrane systems located in other areas are in better condition with some remaining useful life left. Large areas of flashing and gutters should be replaced or repaired as part of any renovation project.
9 ADA Compliance	The building does not comply with code requirements as follows: there are no ADA accessible toilets on the second and third floors; there is no accessible route from the street to inside the building; there is no elevator; handrails at stairs do not meet code; no ADA water fountains.
10 Technology	The equipment appears to be in fair to good condition overall. Despite appearances, some equipment is obsolete and networking should be improved. Adding dedicated rooms for equipment that are climate controlled and secure is recommended.
11 Grounds	Swimming pool is inoperable. Sidewalks and curbs need repair. Parking areas need to be resurfaced. Bleachers are in poor condition. The athletic fields need landscaping work. 2008: 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

◆	2008 Athletic Fields (Premier)
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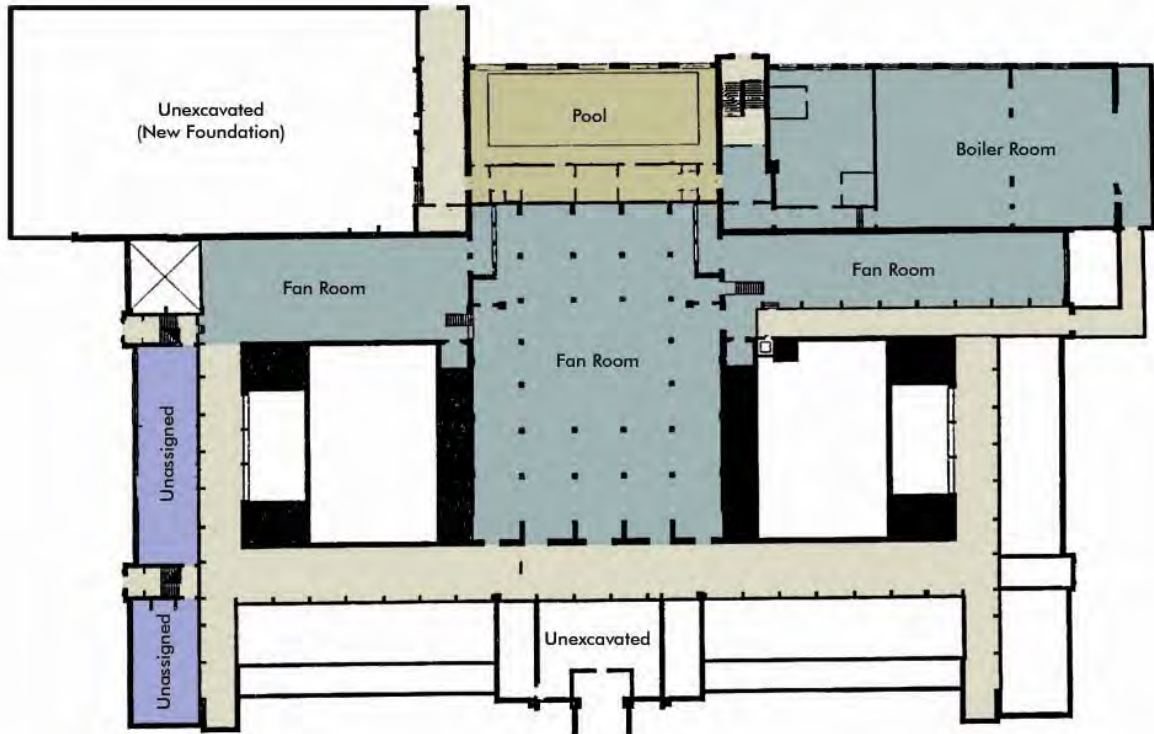
2008 SUMMER BLITZ

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

◆ Planning
 ▼ Design
 ◆ Pre-Construction
 ☐ In Progress
 ✓ Completed

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Basement

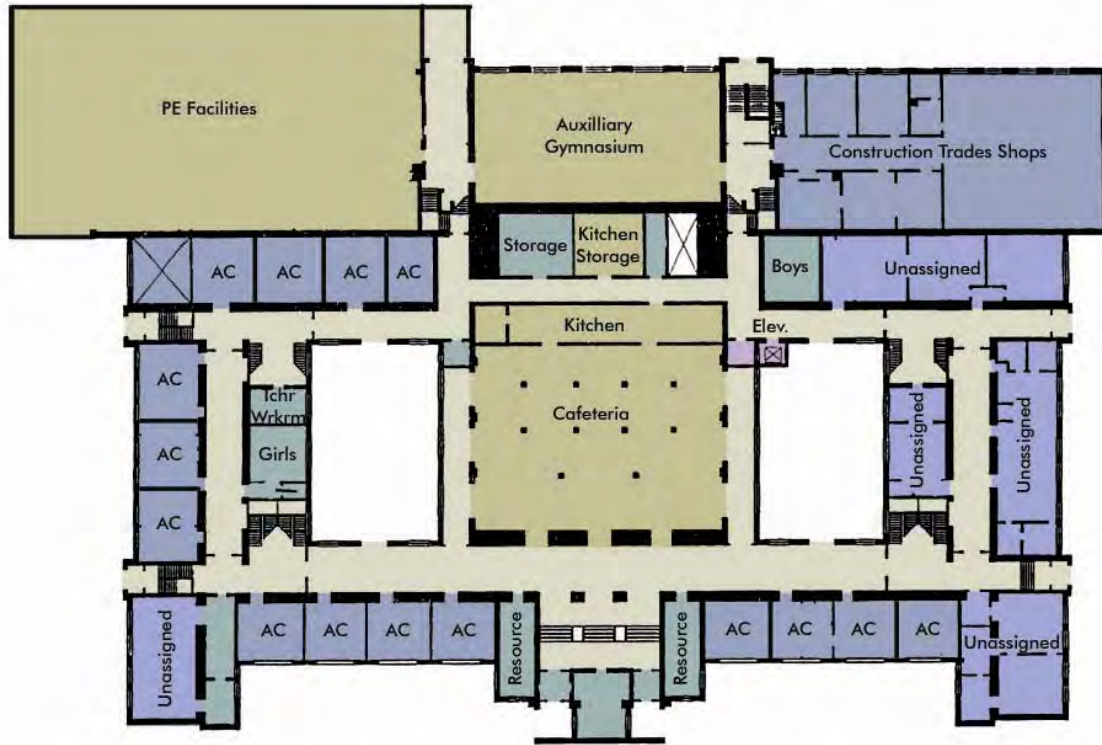
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|---|---|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
| Music/Art | Special Education |
| Science Lab | Unassigned |
| Lobby | Elevator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

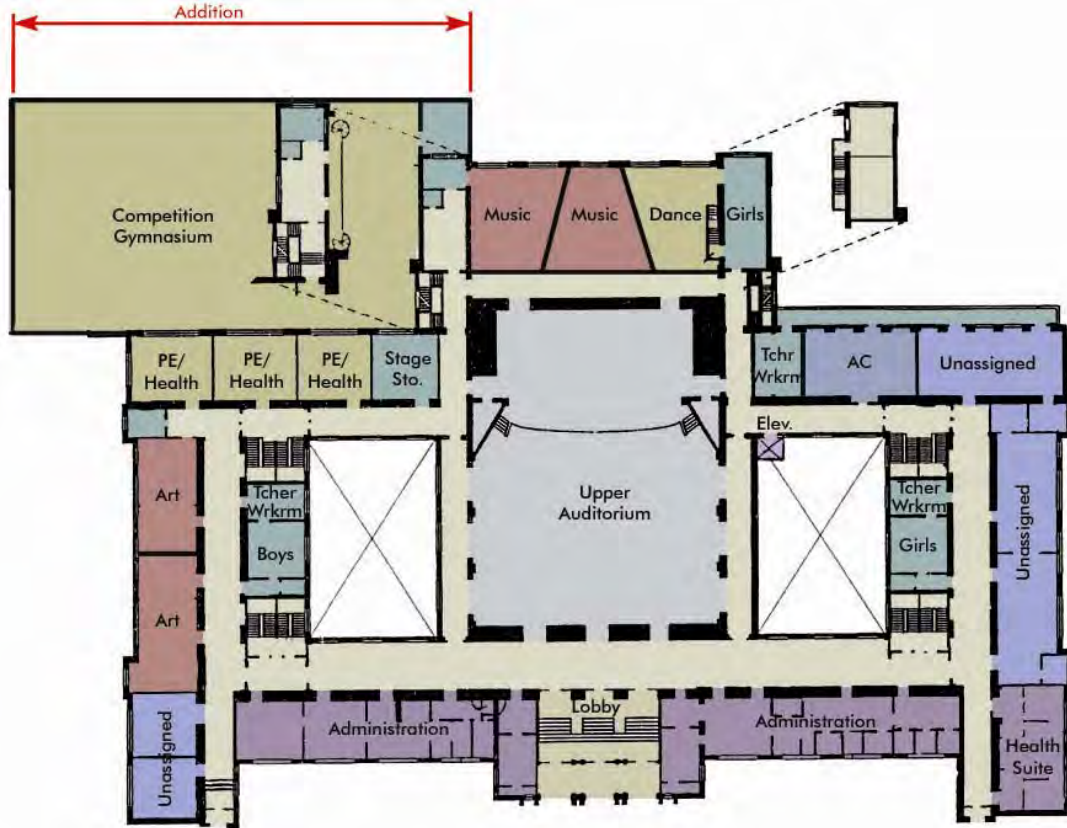
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First Floor

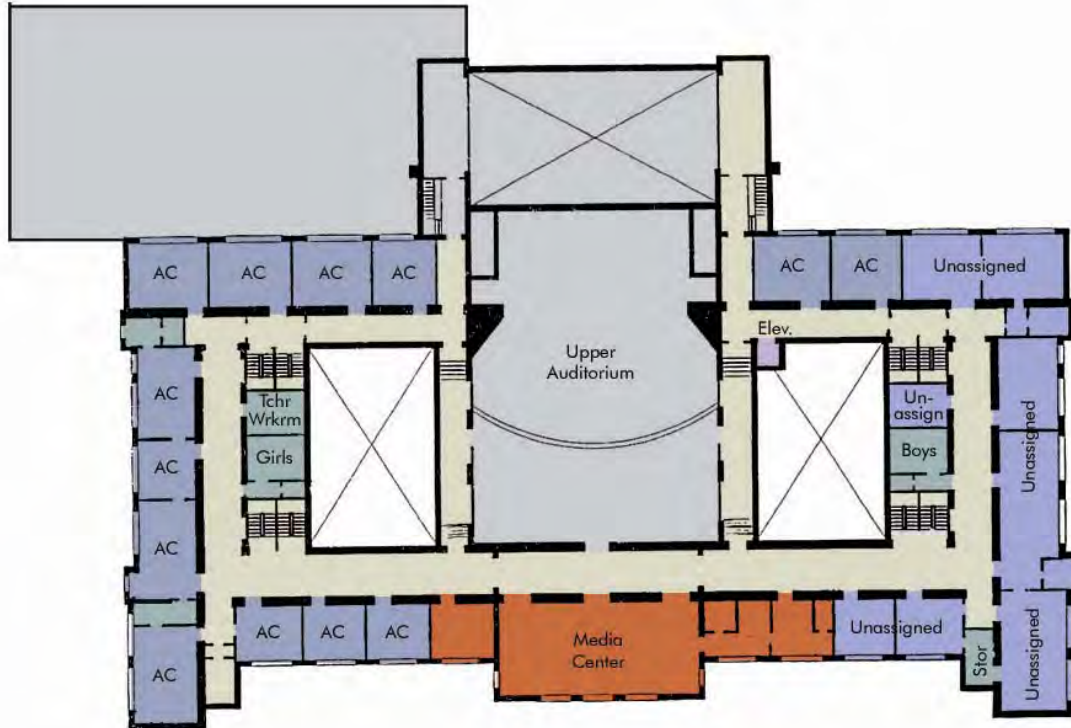
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Second Floor

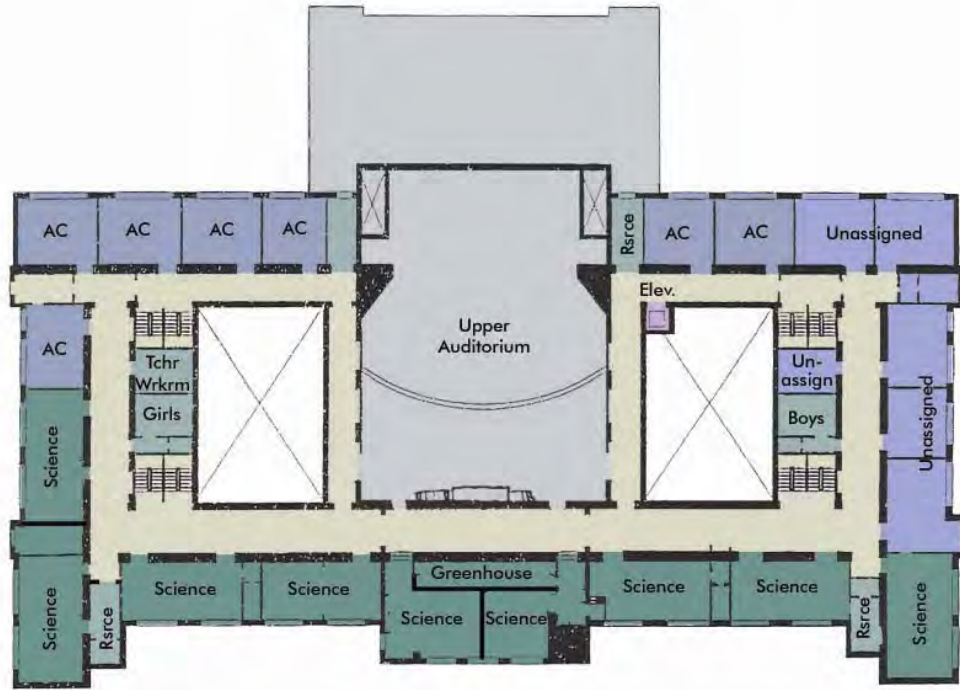
- | | |
|---|---|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
| Music/Art | Special Education |
| Science Lab | Unassigned |
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Third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

- | | |
|---|---|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
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| Science Lab | Unassigned |
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