

# COOLIDGE SENIOR HIGH SCHOOL

6315 5th Street, N.W., Washington, DC



<b>INITIAL YEAR BUILT</b>	1940
<b>BUILDING AREA</b>	271,300 SF
<b>CURRENT PROGRAM CAPACITY</b>	1240
<b>ENROLLMENT 2008</b>	652
<b>WARD</b>	4
<b>PROPOSED PROGRAM CAPACITY</b>	1100



Site Plan

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## PROPOSED PROGRAM PROFILE

<b>GRADE CONFIGURATION</b>	HS
High Tech	
<b>SQ. FT. (EXISTING)</b>	271,300
<b>SQ. FT. (ADDITION)</b>	

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

TYPE	PROPOSED
Auditorium	1
Technical Labs	6
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	Poor
Electrical	Poor
Exterior Finish	Fair
HVAC	Fair
Interior Finish	Fair
Plumbing	Poor
Roof	Poor
Structure	Good
Technology	Good

**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 in the main building is the original elevator and cab. It is in unsatisfactory condition. It is reported to have numerous service calls. There is an elevator in the 1984 Gym Addition that is also original equipment, but because of infrequent use, is in much better condition.

**2 Electrical**

Both the original and addition buildings have the original lighting systems. The Gymnasium Addition has fluorescent fixtures that are use T-12 lamps. The fixtures are in poor condition. The original building uses incandescent fixtures. It is recommended that the entire lighting system in both areas of the building be replaced with new, energy efficient fixtures. The entire fire alarm system is quite old. It is recommended that it be replaced with a new addressable fire alarm system. The switchgear, panel boards and feeders are obsolete and have out-lived their useful economic life. It is recommended that they be replaced to provide adequate spare capacity. It was reported that the power distribution is a problem. In many areas of the building, receptacles spark when equipment is plugged into them, because there is no grounding in the system. This is a serious safety issue. The paging system still works, but it is quite old. It is recommended that it be replaced with new technology equipment and integrated into the new IT system. The clock system does not work in most of the areas of the building and needs to be replaced. The building does not have a lightning protection system. The building has adequate exterior wall-mounted fixtures for security. **2007: Generator troubleshooting, general power repairs light ballast and stage light repairs.**

**3 Exterior Finish**

The brick exterior is in fair to good condition. Some selective repointing is necessary. Exterior windows are the insulating glass type which was installed in the mid-eighties. The sashes are extremely heavy. The window springs which assist with lifting sashes no longer work. It is unlikely that the springs can be effectively repaired. The windows are dangerous and should be replaced.

**4 Structure**

The original 1940 building structure is in good condition. There is little evidence of wall cracking. The structure of the 1984 addition also appears to be in good condition.

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<b>5 HVAC</b>	<p>The steam heating system including piping, valves and traps are old. The boilers are original from 1940's. The burners are not original, but are 30 years old. The boilers and accessories are past their useful economic life. One of the three boilers is not operational. The original 1940 building has exposed cast iron steam radiators which operate at scalding temperatures. It should be noted that these radiators are well-constructed and last almost indefinitely. They either need to be provided with fabricated ornamental covers fabricated from heavy gauge sheet metal, or need to be replaced with factory fabricated convectors. Heating and ventilation units in the Auditorium and the old Gymnasium were replaced during a 2002 systemic renovation. However, exhaust fans in the building are quite old and have out-lived their useful economic life. Belts are missing and motors have burned out. Many classrooms, computer labs, Library, etc. do not have proper air-conditioning systems. Window air conditioning units have been installed at different times, on as-and-where-needed basis. Half of them are not operating. Others are noisy, inefficient, and inadequate. There needs to be consistent, well-designed systems in place to meet indoor air quality requirements. Some of the toilet exhausts in the original building are non-functional. Most of the unit ventilators in the building were replaced several years ago, and are in good condition. The Gymnasium Addition, constructed in 1984 has functional equipment with many more years of life to it. It was designed to provide chilled water cooling in via hydronic piping. The chillers were procured, but were not installed and made operational due to lack of proper space on the ground or on the roof. The Gymnasium addition uses hot water heating systems to serve air handling units, cabinet unit heaters, convectors, and other related heating equipment. <b>2007: univent repairs, duct repairs, A/C Boiler, Heating unit, sump pump, and A/C compressors. 2008: Repairs to boilers and classroom units. Installed 111 A/C window units.</b></p>
<b>6 Interior Finish</b>	<p>Generally, the interior finishes are in fair condition except where water damaged. Plaster ceilings on the fourth floor are damaged in areas where roof leaks occurred due to skylights and flashing at gutters. This is also true of lower floors at windows. Most plaster walls are in good condition except where located below grade. Most classroom floors are wood strip flooring. It is structurally sound, but requires refinishing in most areas where exposed to view. Where wood floors have been covered with plywood and either VCT or carpet, the plywood substrate is contributing to the failure of the finish. It seems that the bad flooring was never removed, so the plywood underlay is not stable. There is custom millwork wainscoting in lobbies, auditorium and main office areas that is in reasonably good condition. <b>2007: Drywall and ceiling tile repair/replacement. Interior Athletic Facilities improved. Painting, plaster and ceiling repairs, door frame and hardware replacements.</b></p>
<b>7 Plumbing</b>	<p>The water, sanitary and vent piping is old but in reasonably good condition. Some of the large group toilets have been upgraded when plumbing repairs were made in 2001. However, most toilet rooms are not ADA compliant. In some of the old toilet rooms, the urinals are the in-floor type, not compliant with today's building codes. Most of the plumbing systems in the building have a projected life of ten to fifteen more years. However, they need to be upgraded for ADA compliance. The hot water system is adequate. Some shower rooms are in very good condition but are not being used. Other shower and toilet areas are being used for storage. Laboratory fixtures are usable but most have either been abandoned or shut off. There is no fire suppression system in the building.</p>
<b>8 Roof</b>	<p>The main building roof is original green clay or concrete tiles and is in fair to poor condition. Tiles are missing and have been replaced with tan colored tiles that do not match. This material may not be appropriate for this climate. Maintenance is constant. Gutters/flashing and downspouts need to be replaced throughout. The main building has large skylights that have not been maintained and leak typically, causing water damage to the third floor. The new Gym Addition roof was re-roofed within the last 10 years. It appears to be in good condition. A leak was reported at the Bridge where Weight Training takes place in the Gym Addition. It is thought to be a wall flashing problem.</p>

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<b>9 ADA Compliance</b>	<p>There is no accessible main entrance to the building. The building has an elevator that is not completely ADA compliant, but from a practical standpoint, can be used for ADA access to upper levels. There are few ADA compliant toilet rooms throughout the facility. Most doors and hardware are not ADA compliant. ADA access to the football stadium is limited. Access to the levels of the Gym Addition is compliant. Handrails in stairwells do not meet ADA.</p>
<b>10 Technology</b>	<p>Entire tech wiring is new. Lot of places, the tech wiring is exposed and is run without any conduits or raceways. Where raceways are used, most of the places, the surface mounted raceways and outlet boxes are falling apart. The surface mounted raceways and outlet boxes need repair work. Security system is new and is in good working order.</p>
<b>11 Grounds</b>	<p>The grounds are limited in size. There is a football/track stadium that is in fair condition. There are no other athletic fields. There are trees and some landscaping that exist. More would be better. Concrete sidewalks and curbs are exhibiting cracking and spalling that requires patching. Some repairs were made recently. Parking on-site is limited, but it appears to be adequate for staff, based upon the current enrollment. There is also street parking available. Outside the Gymnasium Addition, there is a brick paved plaza and steps where the pavers have separated from the setting bed. The plaza has no apparent use. It was once overlooked by windows into the gym that have since been closed off due to excessive vandalism. Consideration should be given to demolishing it. <b>2007: Athletic field fully renovated.</b></p>

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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
✓	Other Work Orders

### 2008 STABILIZATIONS

✓	Heating Blitz - Boiler Repairs & Classroom Units
✓	AC Window Units Installations & Electrical Upgrades

### ATHLETIC FIELDS MODERNIZATION

✓	2007 Athletic Fields
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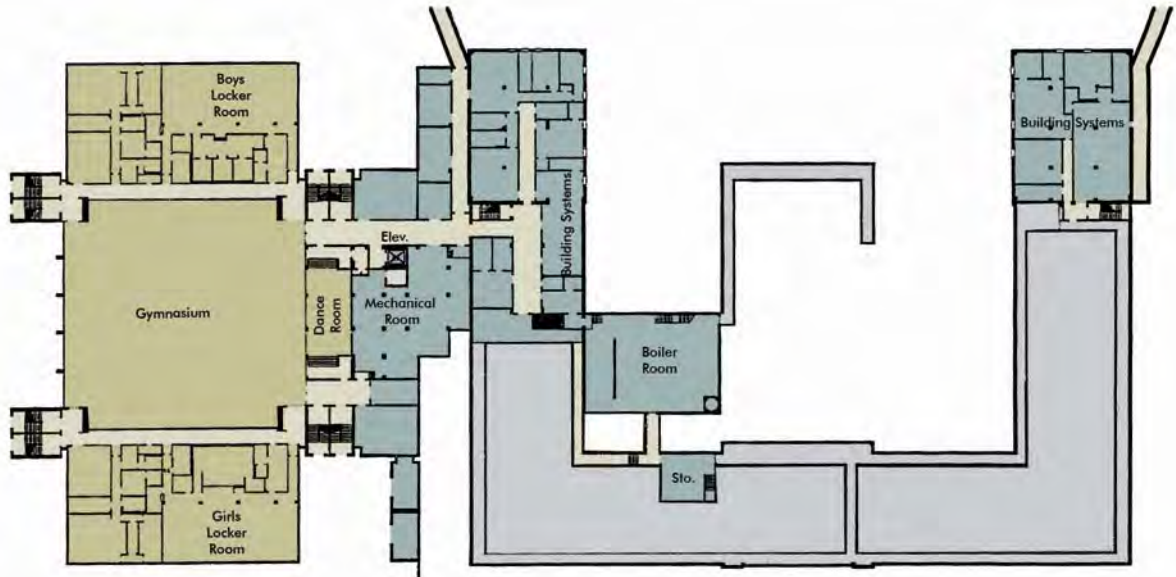
### LEGACY PROJECTS - OTHER STABILIZATIONS

✓	Interior Renovations - Various (Swing Spaces/Libraries/Asst. Supt. Offices)
▼	Mechanical - High Pressure Plant Conversions
▼	Mechanical - Chiller Replacements/Plant Upgrade

◆ 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: #D4C080; border: 1px solid black;"></span> Gymnasium/Cafeteria   | <span style="display: inline-block; width: 15px; height: 15px; background-color: #A0C0C0; 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: #E08040; border: 1px solid black;"></span> Media Center      |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #A0A0E0; border: 1px solid black;"></span> Kindergarten          | <span style="display: inline-block; width: 15px; height: 15px; background-color: #C06060; border: 1px solid black;"></span> Computer Lab      |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #4080C0; border: 1px solid black;"></span> Pre-K/Pre-School      | <span style="display: inline-block; width: 15px; height: 15px; background-color: #60A060; border: 1px solid black;"></span> OT/PT             |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #C06060; border: 1px solid black;"></span> Music/Art             | <span style="display: inline-block; width: 15px; height: 15px; background-color: #4080C0; border: 1px solid black;"></span> Special Education |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #60A060; border: 1px solid black;"></span> Science Lab           | <span style="display: inline-block; width: 15px; height: 15px; background-color: #A0A0E0; border: 1px solid black;"></span> Unassigned        |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #D4C080; border: 1px solid black;"></span> Lobby                 | <span style="display: inline-block; width: 15px; height: 15px; background-color: #C0A0E0; 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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Ground

- |   |   |
|---|---|
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| <span style="display: inline-block; width: 15px; height: 15px; background-color: #C0C080; 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: #8080C0; 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: #C04040; border: 1px solid black;"></span> Computer Lab      |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #4080C0; border: 1px solid black;"></span> Pre-K/Pre-School      | <span style="display: inline-block; width: 15px; height: 15px; background-color: #40C040; 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: #4080C0; 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: #A0A0F0; border: 1px solid black;"></span> Unassigned        |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #C0C080; border: 1px solid black;"></span> Lobby                 | <span style="display: inline-block; width: 15px; height: 15px; background-color: #A0A0F0; border: 1px solid black;"></span> Elevator Addition |

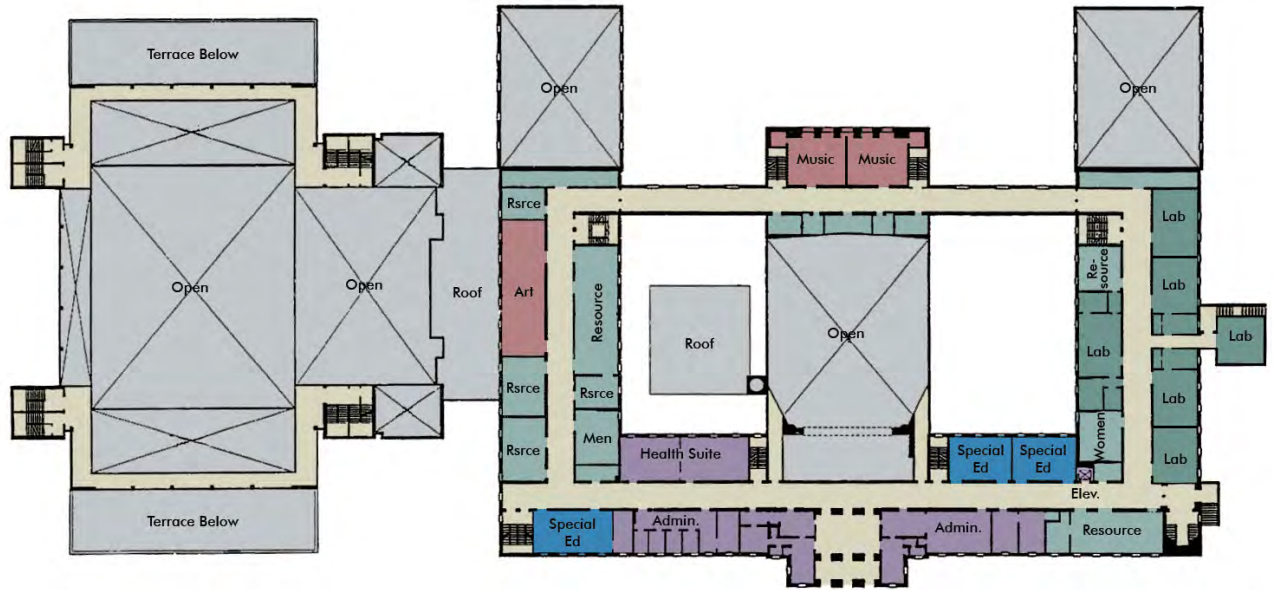
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First Floor

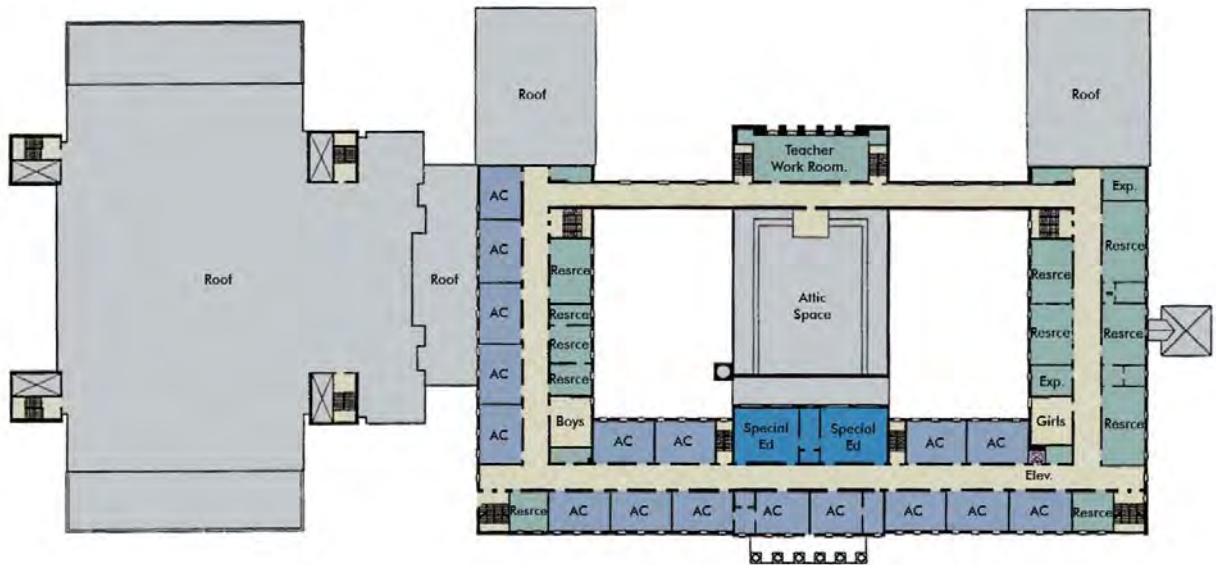
- |                       |                   |
|-----------------------|-------------------|
| Administration/Health | Auditorium        |
| Gymnasium/Cafeteria   | Other             |
| Classrooms            | Media Center      |
| Kindergarten          | Computer Lab      |
| Pre-K/Pre-School    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

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Second Floor

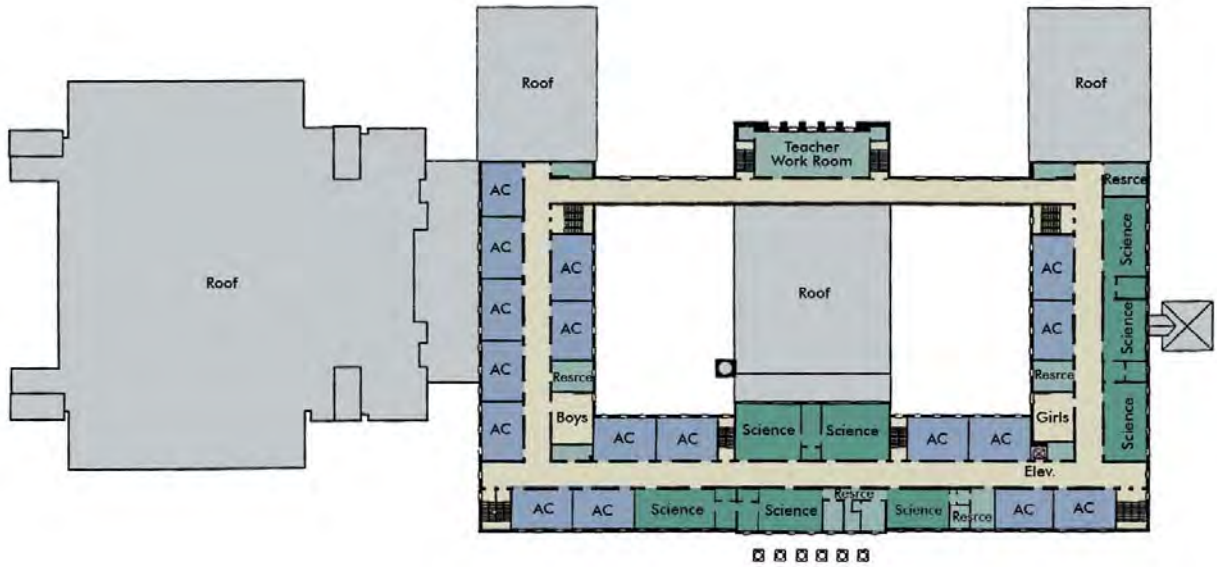
- |                       |                   |
|-----------------------|-------------------|
| Administration/Health | Auditorium        |
| Gymnasium/Cafeteria   | Other             |
| Classrooms            | Media Center      |
| Kindergarten          | Computer Lab      |
| Pre-K/Pre-School    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

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Third Floor

- |   |   |
|---|---|
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| <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: #80C0C0; border: 1px solid black;"></span> Other             |
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| <span style="display: inline-block; width: 15px; height: 15px; background-color: #A0A0E0; border: 1px solid black;"></span> Kindergarten          | <span style="display: inline-block; width: 15px; height: 15px; background-color: #C06060; border: 1px solid black;"></span> Computer Lab      |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #4080C0; border: 1px solid black;"></span> Pre-K/Pre-School      | <span style="display: inline-block; width: 15px; height: 15px; background-color: #40C060; 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: #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 |

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