

# DUNBAR SENIOR HIGH SCHOOL

1301 New Jersey Avenue, N.W., Washington, DC



<b>INITIAL YEAR BUILT</b>	1977
<b>BUILDING AREA</b>	343,400 SF
<b>CURRENT PROGRAM CAPACITY</b>	1095
<b>ENROLLMENT 2008</b>	894
<b>WARD</b>	5
<b>PROPOSED PROGRAM CAPACITY</b>	1600



Site Plan

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## PROPOSED PROGRAM PROFILE

<b>GRADE CONFIGURATION</b>	<b>HS</b>
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**CTE – Engineering & Robotics**

<b>SQ. FT. (EXISTING)</b>	<b>343,400</b>
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<b>SQ. FT. (ADDITION)</b>	
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TYPE	PROPOSED
Academic Classrooms	30
Science	
Special Education	3
Visual Arts	1
Band/Instrument/Choral	2
Gymnasium	1
Auxiliary Gymnasium	
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	Unsatisfactory
	Conveying Systems	Unsatisfactory
	Electrical	Fair
	Exterior Finish	Fair
	HVAC	Ok
	Interior Finish	Poor
	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:**

<b>1 Conveying System</b>	Building elevators does not comply with ADA requirements. Escalators not working. Elevators used for staff only.
<b>2 Electrical</b>	The overall electrical system is in fair shape except building does not have adequate fire alarm. There are no F.A. strobes in classrooms, corridors, boys and girls toilets, stairs, lobbies, armory, gymnasium, etc. and do not comply with ADA code requirements. Defective light fixtures, burned out ballasts and lamps, damaged and missing lens need replacement. Auditorium: Stage lights not working, need replacement. Armory: 4-400W light fixtures defective. Scoreboard does not have receptacle to plug in. Gymnasium: 6-250W light fixtures not working, 12-400W lamps not working, need replacement. F.A. magnet holders (door magnet locks) broken throughout the building, and do not work. Lights on ramps not working. Print shop RM #169 needs additional receptacles 120V-5, 208V-2, needs to replace damaged receptacles 120V-3. Emergency generator is new and was installed last year.
<b>3 Exterior Finish</b>	ADA ramps are long in length without landings at the required intermediate locations. Metal siding on south wall loose and hanging. <b>2007: Replaced Exterior lighting</b>
<b>4 Structure</b>	Cracks in concrete ceiling under cooling tower.
<b>5 HVAC</b>	The original systems were installed on 1977. Most system components are beyond the average service life. The (4) chillers, (1) cooling tower and associated pumps are installed on 1999. Two air handling units were installed in 2003 and most air handling unit's controls were upgrade to direct digital controls on 2003. The original pneumatic control system was disconnected. But the controls at space level (for example through the duct reheat coils) were not upgraded. So there is no way to control space environment except turning on or off the air handling units. Some of the terminal heating units (for example, the hot water cabinet unit heaters) can not be controlled because the original pneumatic valves were not removed and upgraded. <b>2008: Repairs to boilers and classroom units.</b>
<b>6 Interior Finish</b>	Acoustic ceiling tiles are old, damaged and obsolete, VCT floors and carpets are worn out. <b>2007: Interior athletic facilities improved. Carpentry, flooring, plumbing and paint completed.</b>
<b>7 Plumbing</b>	Most of the plumbing fixtures are working. One of the water filtration systems was removed and there is no backup water filtration system now. Only Garage and Auditorium have fire sprinkler systems installed. There are two standpipe systems installed.

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<b>8 Roof</b>	30,000 SF is the estimated built-up roof requiring repair or replacement. Students throw chairs out windows and put holes in roof. Roof under cooling tower leaks. Roof leaks at various other locations as reported by custodian. Standing seam roofing and siding damaged by wind. Some roofing partially missing and in danger of falling to ground. <b>2008: Roof stabilized but not replaced.</b>
<b>9 ADA Compliance</b>	Does not comply with ADA requirements. Building elevators does not comply with ADA requirements. As per information - public address system, security system, telephone system, communication system and internet system were working satisfactory. They have computers but do not have enough receptacles and circuits to feed them. ADA rail extensions not per code. Missing section of handrail on interior ramp.
<b>10 Technology</b>	Building time clock system is unsatisfactory. Telephone system, security system, public address system, and communication system are satisfactory.
<b>11 Grounds</b>	Football field needs graded and seeded. Running track has been condemned because of bubbles in track surface. Trim existing trees. They provide a security problem (trees are next to fence and could be easily climbed to gain access to school property). <b>2007: Athletic filed fully renovated.</b>

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## RECENT HISTORY OF MODERNIZATION

### 2008 STABILIZATIONS

✓	Heating Blitz - Boiler Repairs & Classroom Units
✓	Emergency Security Repair Work (Exterior Lighting Replacements)

### ATHLETIC FIELDS MODERNIZATION

✓	2007 Athletic Fields
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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

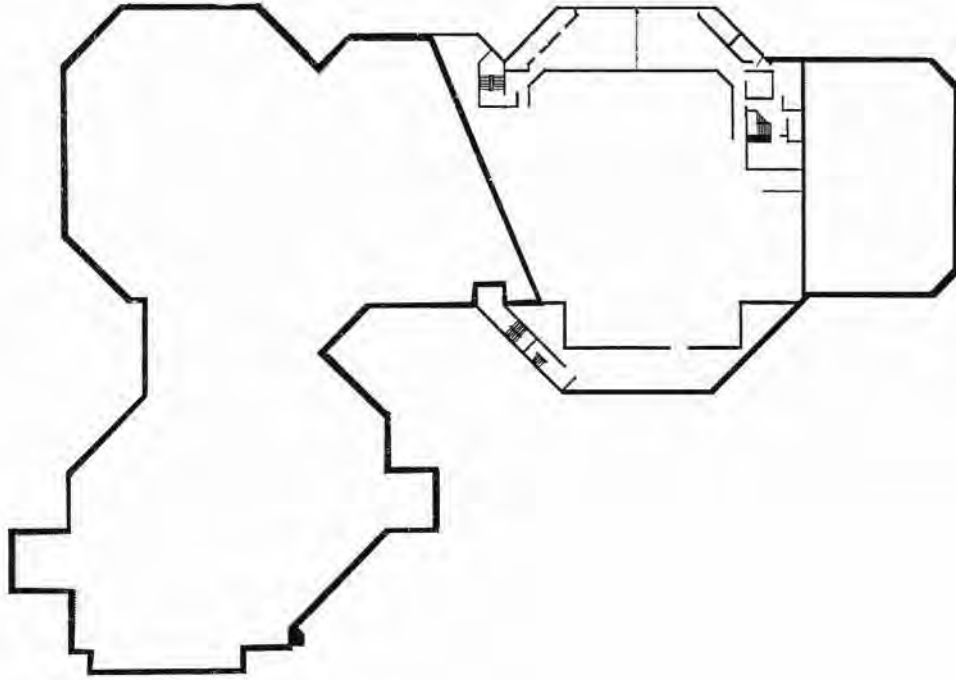
### LEGACY PROJECTS - OTHER STABILIZATIONS

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

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

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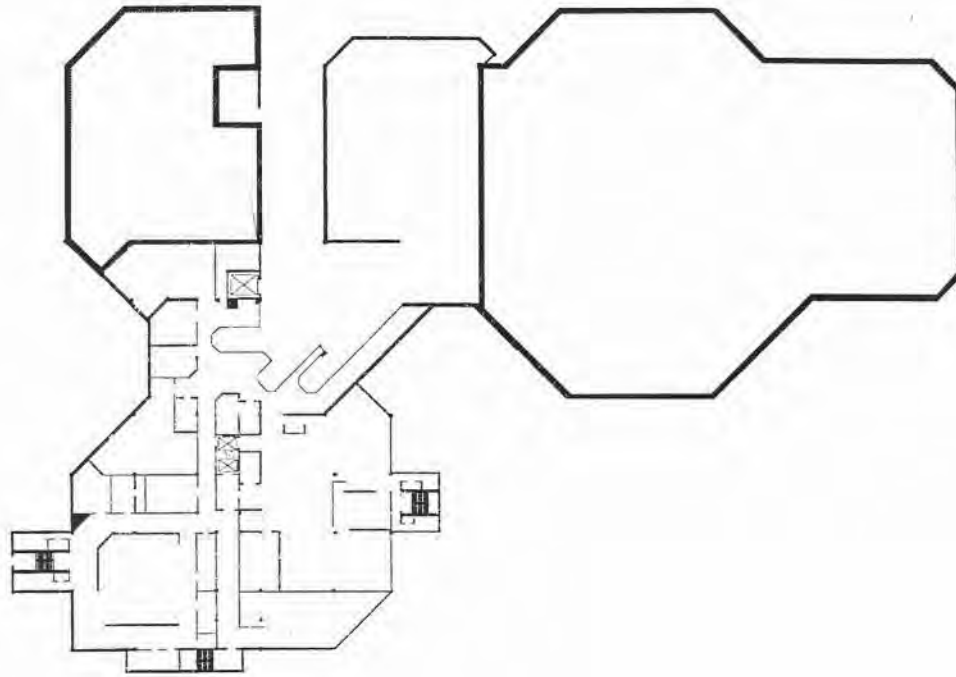
First Basement Floor

### 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 Basement Floor

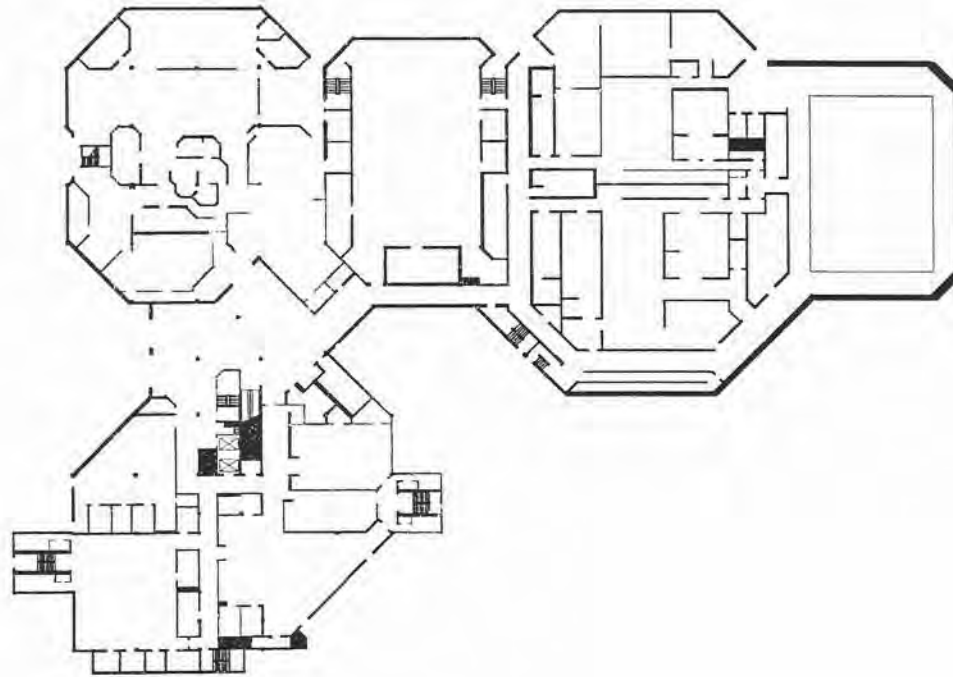
- |   |   |
|---|---|
|  Administration/Health |  Auditorium        |
|  Gymnasium/Cafeteria   |  Other             |
|  Classrooms            |  Media Center      |
|  Kindergarten          |  Computer Lab      |
|  Pre-K/Pre-School      |  OT/PT             |
|  Music/Art             |  Special Education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

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Ground 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 |

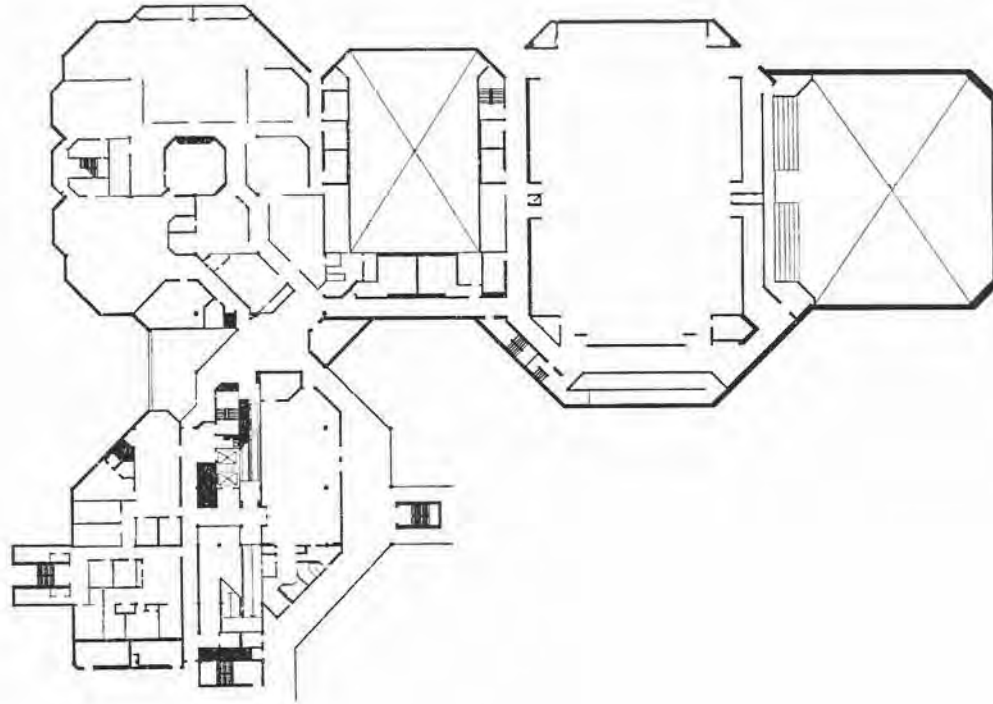
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First Floor

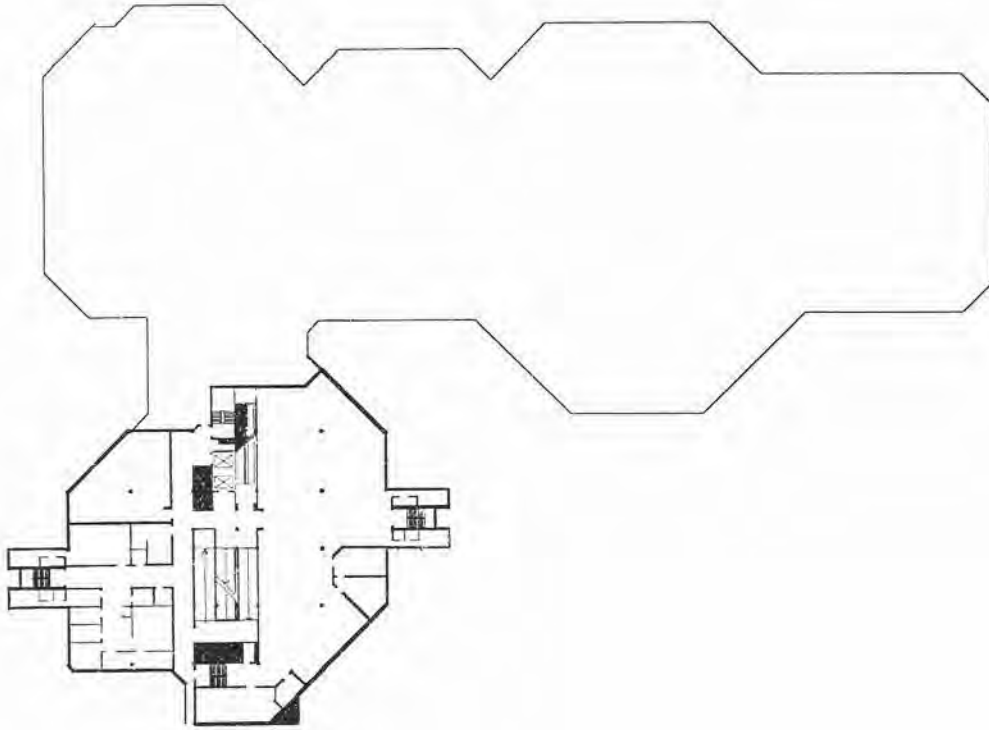
- |                       |                   |
|-----------------------|-------------------|
| Administration/Health | Auditorium        |
| Gymnasium/Cafeteria   | Other             |
| Classrooms            | Media Center      |
| Kindergarten          | Computer Lab      |
| Pre-K/Pre-School    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

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Second Floor

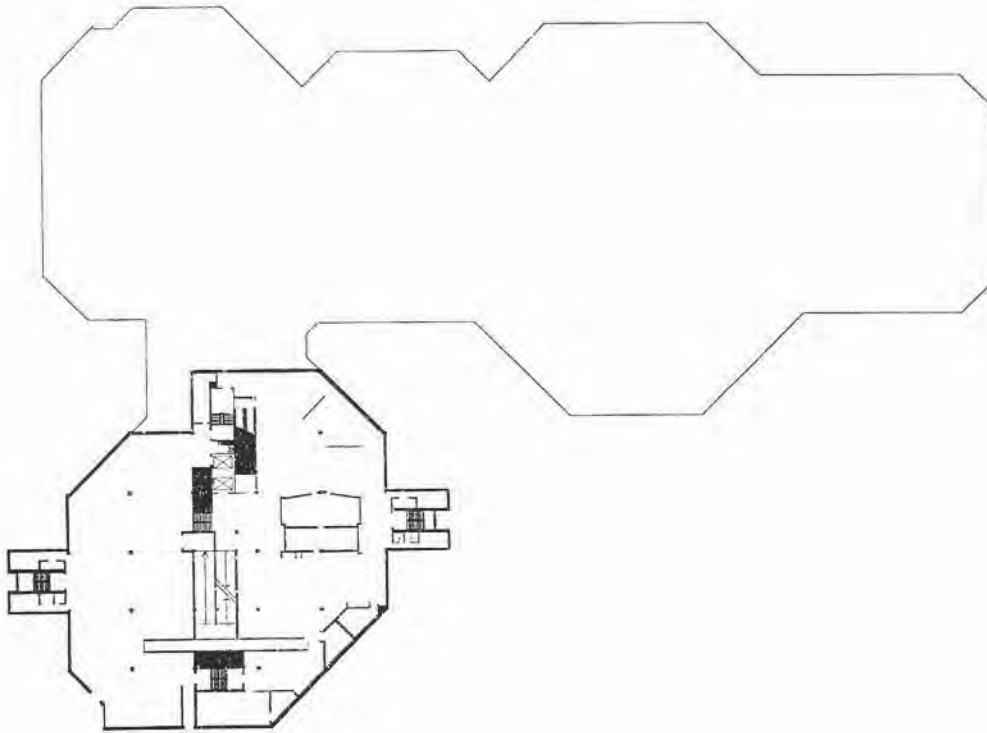
- |                       |                   |
|-----------------------|-------------------|
| Administration/Health | Auditorium        |
| Gymnasium/Cafeteria   | Other             |
| Classrooms            | Media Center      |
| Kindergarten          | Computer Lab      |
| Pre-K/Pre-School    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

**Concept Plans**

















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Third Floor

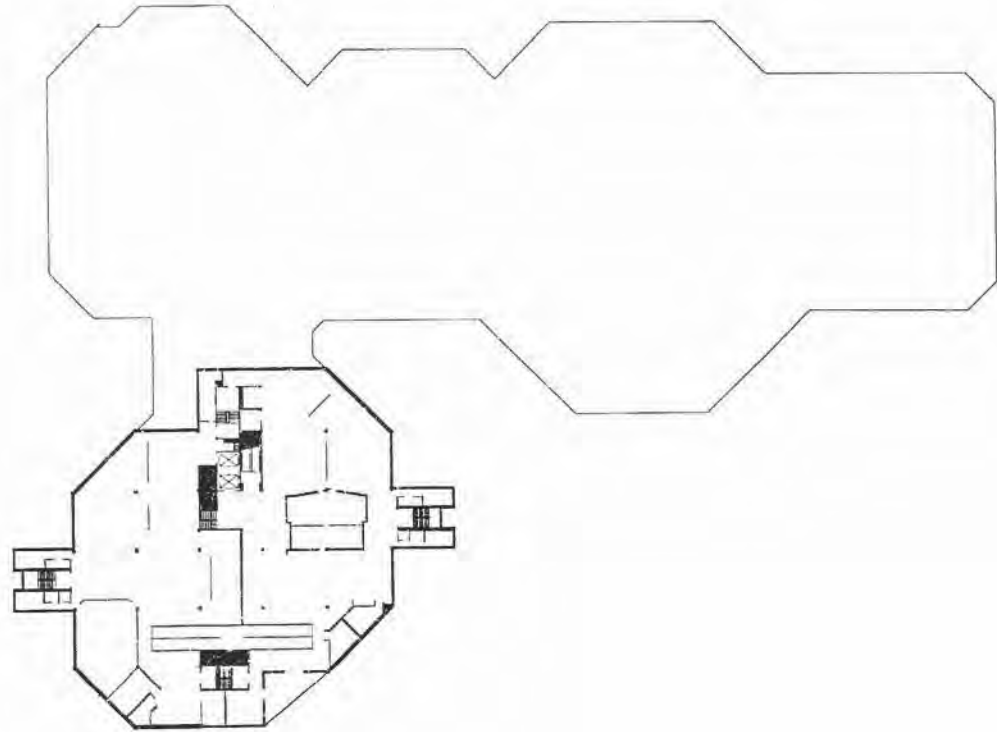
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|---|---|
|  Administration/Health |  Auditorium        |
|  Gymnasium/Cafeteria   |  Other             |
|  Classrooms            |  Media Center      |
|  Kindergarten          |  Computer Lab      |
|  Pre-K/Pre-School      |  OT/PT            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

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Fourth Floor

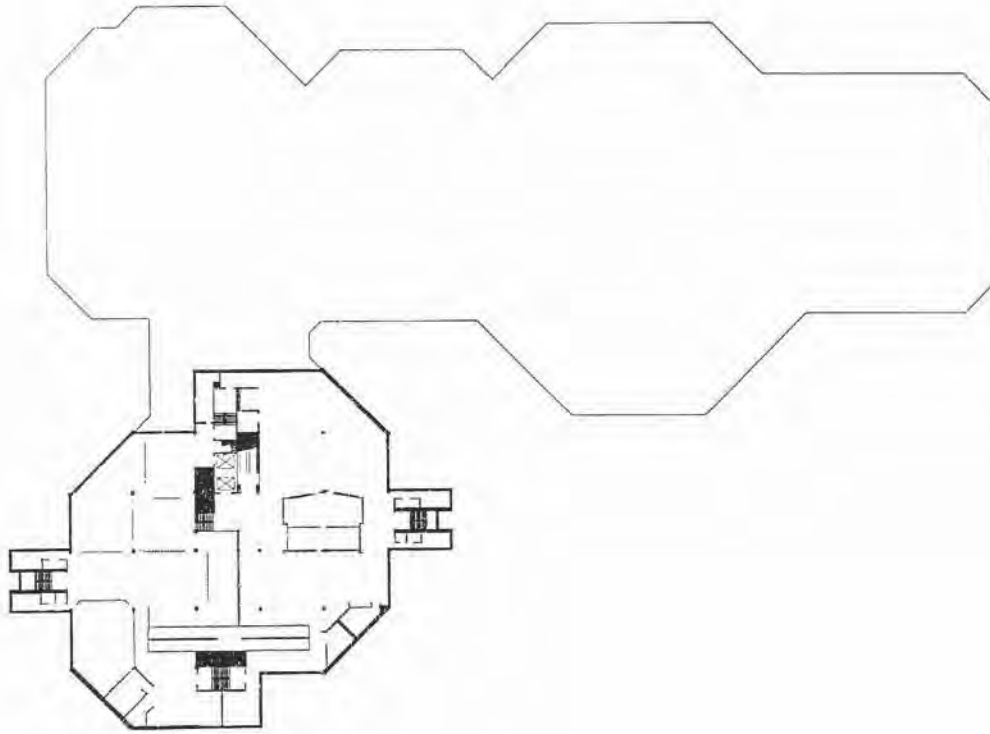
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|-----------------------|-------------------|
| Administration/Health | Auditorium        |
| Gymnasium/Cafeteria   | Other             |
| Classrooms            | Media Center      |
| Kindergarten          | Computer Lab      |
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|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

**Concept Plans**

















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Fifth Floor

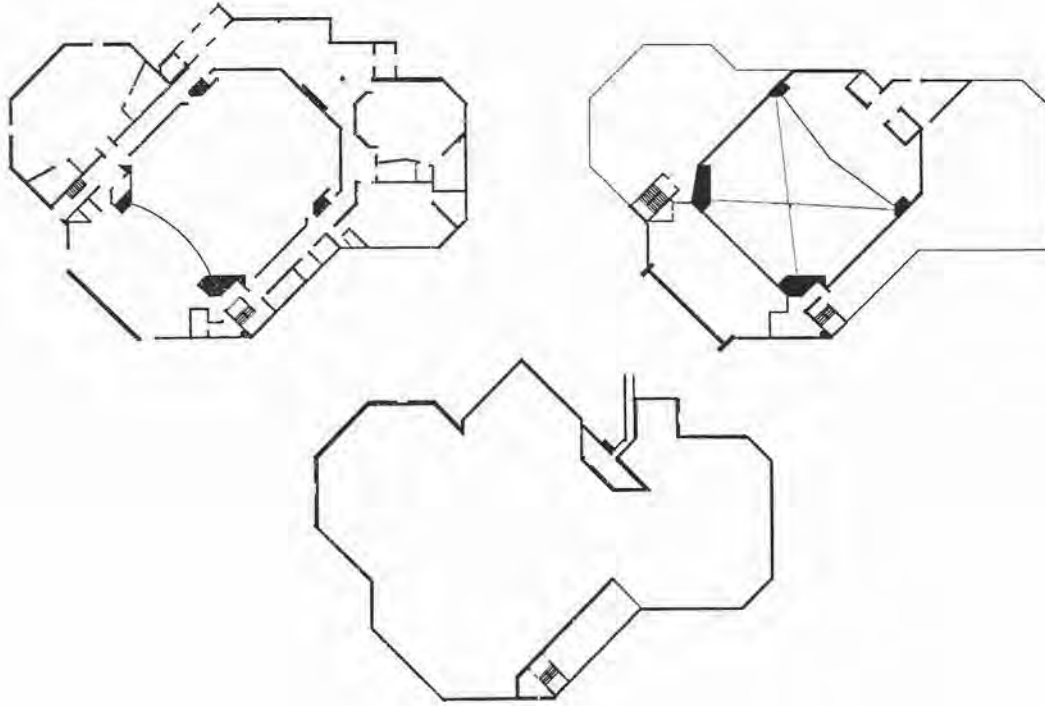
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|---|---|
|  Administration/Health |  Auditorium        |
|  Gymnasium/Cafeteria   |  Other             |
|  Classrooms            |  Media Center      |
|  Kindergarten          |  Computer Lab      |
|  Pre-K/Pre-School      |  OT/PT            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

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Auditorium Basement

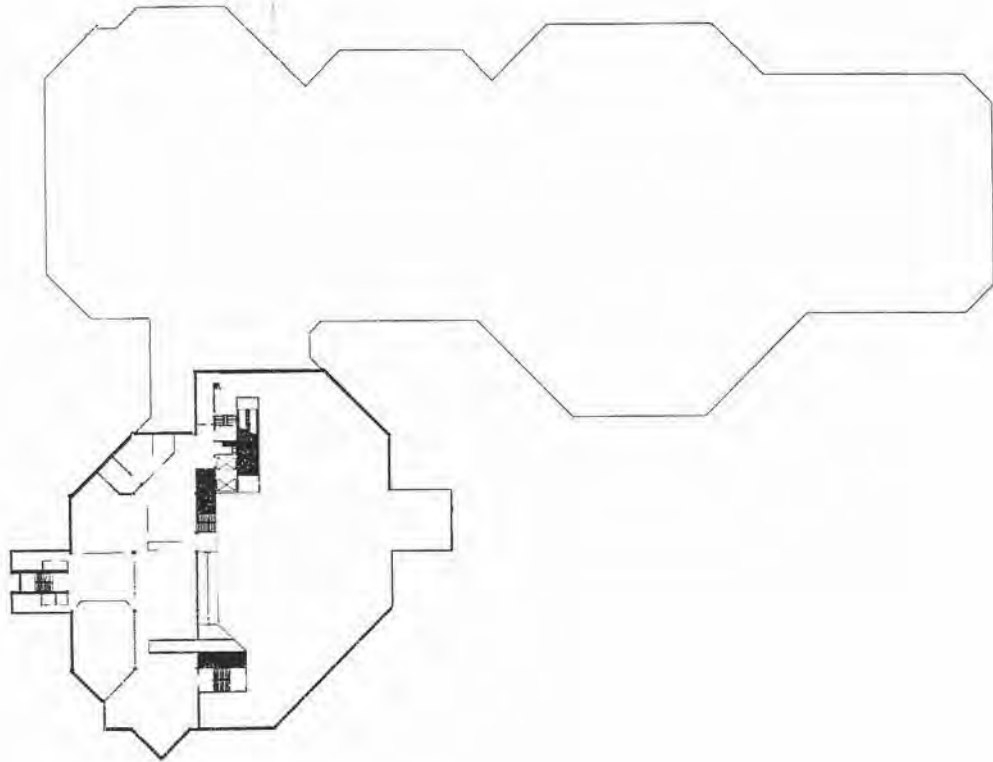
- |                       |                   |
|-----------------------|-------------------|
| Administration/Health | Auditorium        |
| Gymnasium/Cafeteria   | Other             |
| Classrooms            | Media Center      |
| Kindergarten          | Computer Lab      |
| Pre-K/Pre-School    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

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Third Floor Mezzanine-West

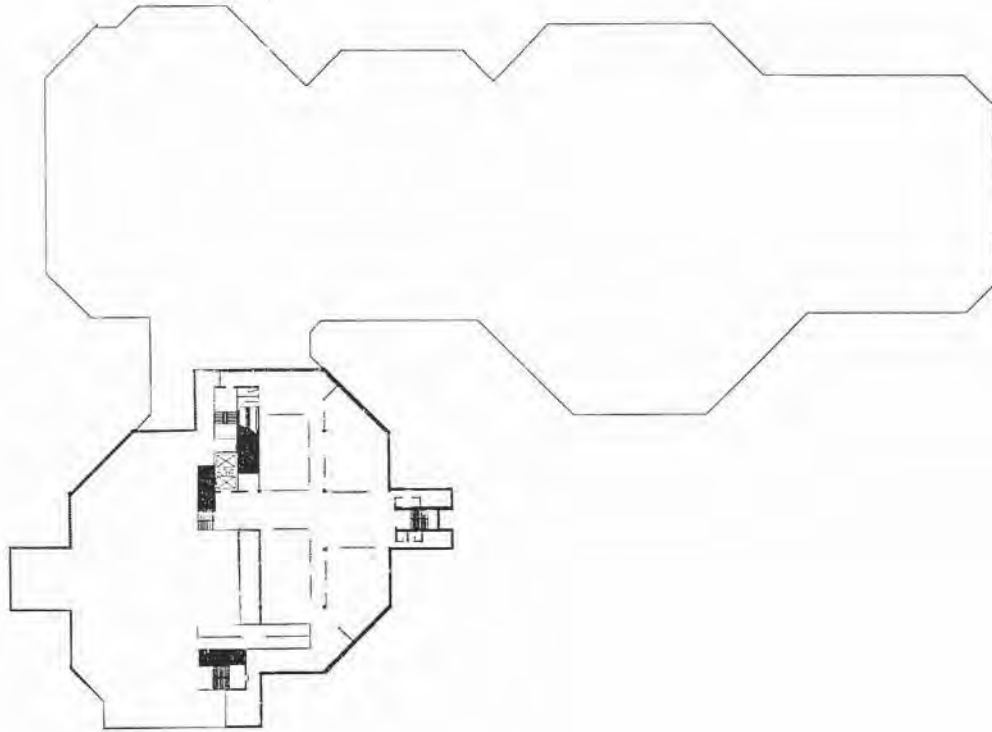
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|---|---|
|  Administration/Health |  Auditorium        |
|  Gymnasium/Cafeteria   |  Other             |
|  Classrooms            |  Media Center      |
|  Kindergarten          |  Computer Lab      |
|  Pre-K/Pre-School      |  OT/PT            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

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

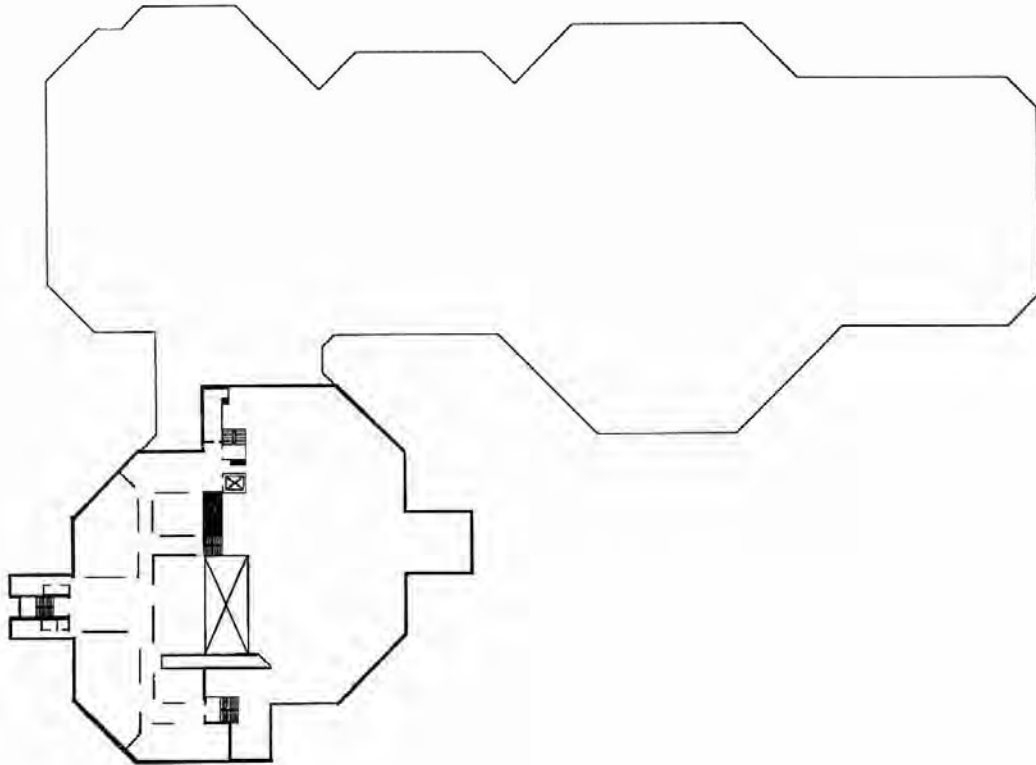
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Fifth Floor Mezzanine-West

- |   |   |
|---|---|
| <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: #A0A040; border: 1px solid black;"></span> Gymnasium/Cafeteria   | <span style="display: inline-block; width: 15px; height: 15px; background-color: #80A0A0; border: 1px solid black;"></span> Other             |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #606080; 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: #A0A0C0; border: 1px solid black;"></span> Kindergarten          | <span style="display: inline-block; width: 15px; height: 15px; background-color: #804040; border: 1px solid black;"></span> Computer Lab      |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #406080; border: 1px solid black;"></span> Pre-K/Pre-School      | <span style="display: inline-block; width: 15px; height: 15px; background-color: #408040; border: 1px solid black;"></span> OT/PT             |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #804040; border: 1px solid black;"></span> Music/Art             | <span style="display: inline-block; width: 15px; height: 15px; background-color: #4060C0; 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: #8080C0; border: 1px solid black;"></span> Unassigned        |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #A0A040; border: 1px solid black;"></span> Lobby                 | <span style="display: inline-block; width: 15px; height: 15px; background-color: #8080C0; border: 1px solid black;"></span> Elevator Addition |

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