

PHELPS SENIOR HIGH SCHOOL

704 26th Street, N.E., Washington, DC



INITIAL YEAR BUILT	1934
BUILDING AREA	147,000 SF
CURRENT PROGRAM CAPACITY	650
ENROLLMENT 2008	(9) - 119
WARD	5
PROPOSED PROGRAM CAPACITY	650



Site Plan

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PROPOSED PROGRAM PROFILE

GRADE CONFIGURATION	HS
A.C.E. Program	
SQ. FT. (EXISTING)	147,000
SQ. FT. (ADDITION)	

TYPE	PROPOSED
Academic Classrooms	22
Science	4
Special Education	1
Visual Arts	1
Band/Instrument/Choral	1
Gymnasium	1
Auxiliary Gym	
Fitness	1

TYPE	PROPOSED
Multi-Purpose	
Technical Labs	6
Technical Classrooms	5
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	Good
Conveying Systems	Good
Electrical	Good
Exterior Finish	Good
HVAC	Good
Interior Finish	Good
Plumbing	Good
Roof	Good
Structure	Fair
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).

Note: No condition assessment is provided for new or recently modernized school facilities.

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RECENT HISTORY OF MODERNIZATION

LEGACY PROJECTS - OTHER STABILIZATIONS

✓ Modernization Projects

◊ Planning

▼ Design

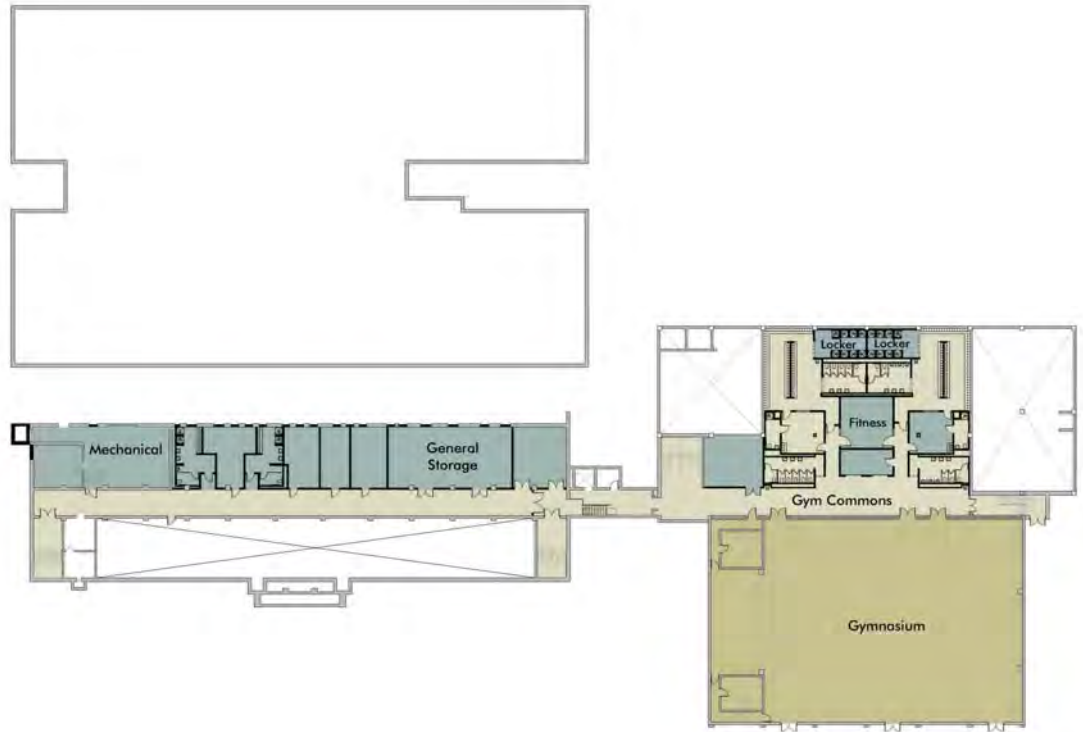
◆ Pre-Construction

◻ In Progress

✓ Completed

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Lower 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

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 |
| 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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