

ROOSEVELT SENIOR HIGH SCHOOL

4301 13th Street, N.W., Washington, DC



INITIAL YEAR BUILT	1932
BUILDING AREA	331,900 SF
CURRENT PROGRAM CAPACITY	1055
ENROLLMENT 2008	9 - 12 (795) STAY (275)
WARD	4
PROPOSED PROGRAM CAPACITY	1100



Site Plan

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PROPOSED PROGRAM PROFILE

GRADE CONFIGURATION	HS
CTE & STAY Program	
SQ. FT. (EXISTING)	331,900
SQ. FT. (ADDITION)	

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
Multi-Purpose	
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



Building System	2008 Rating
ADA Compliance	Unsatisfactory
Conveying Systems	Poor
Electrical	Fair
Exterior Finish	Poor
HVAC	Fair
Interior Finish	Fair
Plumbing	Fair
Roof	Fair
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 elevator in the main building is the original freight elevator. There is no passenger elevator. The hoist-way doors are the bi-parting vertical type. It is in unsatisfactory condition. It is reported to have numerous service calls. There is an elevator in the 1960 Addition near the Auditorium that serves the Basement and First floors. It is a passenger elevator. It is also original equipment, but because of less frequent use, is in better condition, but at 40 years old, it needs to be overhauled.
2 Electrical	Both the original building and addition have the original lighting systems. Both the buildings have been using fluorescent fixtures with T-12 lamps. The fixtures are in poor condition. Some areas have been provided with new energy efficient lighting, but that is less than 5 percent of the entire building. 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 and it is recommended that it be replaced with a new addressable fire alarm system. The switchboard, panel boards and feeders are obsolete and have out-lived their useful economic lives. It is recommended that they be replaced to provide adequate spare capacity. It was reported that the power distribution system has problems. 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. It was also reported that whenever equipment is plugged into receptacles, the circuit breakers trips. It appears that most of the branch circuits are over-loaded. 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. Some of the parking lighting luminaries were missing and broken and need to be replaced.
3 Exterior Finish	The brick exterior of the original building is in fair condition. Some selective repointing is necessary. The brick exterior of the 1960 Addition is in good condition. Some very minor repointing is necessary. Exterior windows in the original building are the original wood projecting windows. They are in unsatisfactory condition. Paint is peeling. Many of the windows do not operate. Much of the wood at the sills and jambs is rotted through. The windows are dangerous and should be replaced. In the 1960 Addition, there are very few windows, only in the Third Floor Addition. They are uninsulated, small narrow windows. They do not appear to leak. Replacement could be considered for energy efficiency, but the total SF area is insignificant in relation to the overall project. 2007: replace exterior lighting. Windows need replacements.

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<p>4 Structure</p>	<p>The original 1932 building structure is in good condition. There is little evidence of wall cracking. The structure of the 1960 addition also appears to be in good condition, with the exception of one area of the Basement in the Addition near the Pool Spectator Seating. There is a floor adjacent to a mechanical room where the floor has subsided by at least two inches. There is a gap between the floor and the wall. The SGFT masonry above is bridging it, but the area is 6-8 feet long and will not stay that way indefinitely. It was reported by staff that the floor was undermined by long term water leaks from broken pipes.</p>
<p>5 HVAC</p>	<p>Steam and Chilled water to the Roosevelt facility is supplied from the boiler plant located in MacFarland Middle School, next door. The piping through underground tunnels is in good shape in spite of the age. The cooling tower is located on the roof above the stage area in the Auditorium. The tower is appears to be old and may be required to be replaced. The original 1932 building has baseboard convectors and a few exposed cast iron steam radiators. Heating and ventilation units in the Auditorium and the Gymnasium were replaced during the 60's renovation/additions. Most of the unit ventilators in the old building have also been replaced with the new units but are not yet effectively utilized. The 1960 Addition is all-ducted systems served by several multiple zone air handling units. Window air conditioning units have been installed at different times, on as-and-where-needed basis. Entire old building may be converted to the unit ventilators with hydronic coils for heating and cooling. Most of the toilet exhausts in new buildings are effectively operational. However, all of the toilet exhausts in the original building are non-functional with broken belts and missing motors. 2008: Repairs to boiler and classroom heating units.</p>
<p>6 Interior Finish</p>	<p>Generally, the interior finishes are in poor condition throughout the building. Plaster ceilings throughout have had 2x4 lay-in ceilings installed below them so the condition of the plaster is unknown. The lay-in ceilings are generally in poor condition. Most grids are sound, but discolored from age. Most tiles should be replaced. Most plaster walls are in good condition except some areas located below grade. Ceramic tile wainscoting exists in most areas. It is in fair condition, but has been patched with a non-color-matching tile that has since been painted. Chalk and tack boards are the wood framed type that are mostly functional and in fair condition. Replacement could be considered as a part of modernization or renovation programs. Terrazzo and quarry tile floors are in good condition throughout the building. Most classroom floors were originally constructed as wood strip flooring. It has had VCT and/or carpet installed over it, sometimes with underlayment, sometimes not. 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 underlayment is not stable. It should all be stripped down to the original substrate, install proper structurally sound underlayment and a new VCT finish. Carpet is not appropriate in a high school. There is stone wainscoting in public entrance lobbies and auditorium that is in reasonably good condition. 2008: Paint, lighting, A/C repairs, Ceiling, flooring completed.</p>
<p>7 Plumbing</p>	<p>The water, sanitary and vent piping is old but in reasonably good condition. The 1960 Addition plumbing fixtures are code compliant; however, ADA compliance is a problem in the original building. In some of the older 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. Most of the group toilets and shower rooms are in very good condition but no longer in use. Other shower and toilet areas are being used for storage. Laboratory fixtures are usable but most have either been abandoned or shut off. The 1960 Addition (North side) has a fully automatic wet-pipe fire protection sprinkler system. However, the entire school facility needs to have a full-coverage fire suppression system.</p>

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8 Roof	The main building roof is the original hipped slate roofing that is in fair condition. Few slates are missing. Many have been replaced. Maintenance is reported to be continual. Some gutters/ flashing and downspouts were replaced, probably when the flat roof areas were re-roofed. Some need to be replaced in other areas. The Gymnasium in the original building has large skylights that are not leaking and appear to be in good condition. The flat roofs of the Addition that were re-roofed in 1999 with modified bitumen roll roofing appear to be in good condition.
9 ADA Compliance	There is no ADA accessible main entrance to the building. The building has an elevator that is not ADA compliant, but from a practical standpoint can be used for ADA access to upper levels. The basement through third floor is accessible by elevator except for the team locker room areas of the basement below the gymnasium. The sub basement, below the locker rooms, is also not accessible by elevator. 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. Handrails in all stairwells do not meet ADA.
10 Technology	Entire tech wiring is new, approximately 4 years old. Most of the classrooms have two data drops, and in most of the cases, one data drop does not work or in bad condition and other data drop work, which makes it hard to run all the wires from one data drop. Most of the places, the non metallic surface mounted raceways are used for data wiring. The surface mounted raceways and outlet boxes are falling apart. The surface mounted raceways and outlet boxes need repair work. Security system is new installed in 2001 and is in good working condition.
11 Grounds	The grounds are limited in size. Greenspace is shared by Roosevelt HS and McFarland MS which are both located on the same site. There is a football/ track stadium that is in fair condition at one end of the complex of school buildings. At the other end there are baseball fields, basketball and tennis courts. There does exist trees and some landscaping. More would be better. Concrete sidewalks and curbs are exhibiting cracking and spalling in many areas that require patching and selective replacement. The brick pavers in the courtyard of the original building are in extremely poor condition and should be replaced. Parking on-site is limited. It is shared by both schools. It appears to be somewhat less than adequate for staff, based upon the current enrollment. There is street parking available, but it is some distance from building entrances. 2007: Athletic field fully renovated.

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RECENT HISTORY OF MODERNIZATION

2008 STABILIZATIONS

<input checked="" type="checkbox"/>	Heating Blitz - Boiler Repairs & Classroom Units
<input checked="" type="checkbox"/>	Emergency Security Repair Work (Exterior Lighting Replacements)

ATHLETIC FIELDS MODERNIZATION

<input checked="" type="checkbox"/>	2007 Athletic Fields
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2008 SUMMER BLITZ

<input type="checkbox"/>	Window (Reglazing) Repairs/Replacements
<input type="checkbox"/>	Interior Finishes - Drywall & Ceiling Repairs
<input type="checkbox"/>	Interior Finishes - Select Carpet Replacements/Flooring Repairs
<input type="checkbox"/>	Interior Finishes - Painting/Plastering
<input type="checkbox"/>	Plumbing Repairs- Restrooms/Fixtures & Flush Valves; Water Fountains
<input type="checkbox"/>	Electrical Repairs- Lighting & Power
<input type="checkbox"/>	Roof Repairs/Replacement
<input type="checkbox"/>	Other Work Orders

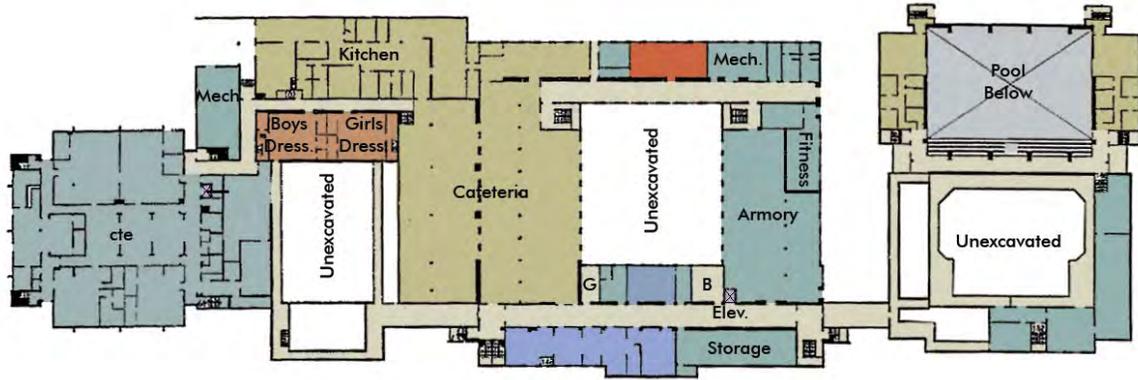
LEGACY PROJECTS - OTHER STABLIZATIONS

<input checked="" type="checkbox"/>	Interior Renovations - Various (Swing Spaces/Libraries/Asst. Supt. Offices)
<input type="checkbox"/>	Mechanical - Chiller Replacements/Plant Upgrade

◆ Planning
 ▼ Design
 ◆ Pre-Construction
 In Progress
 ✔ Completed

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Basement

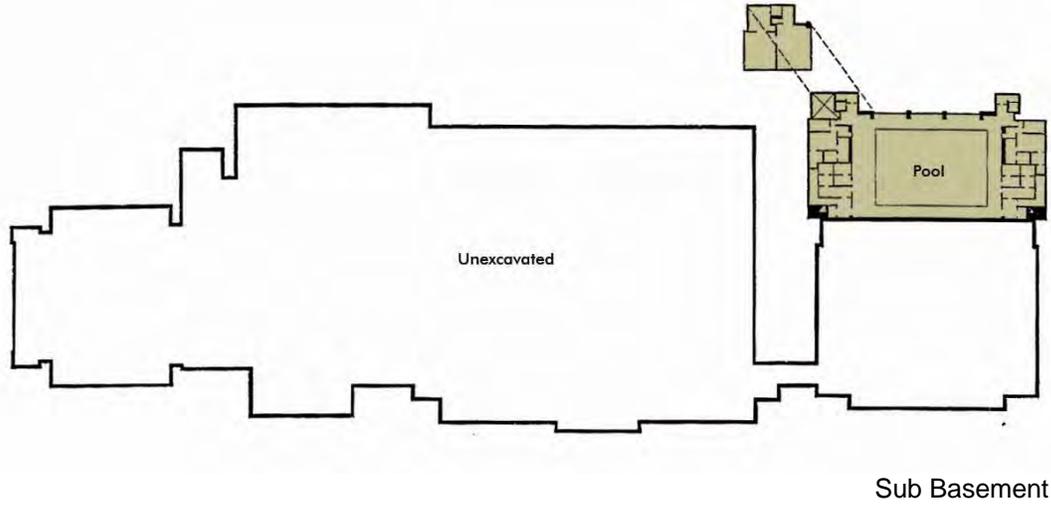
 Administration/Health	 Auditorium
 Gymnasium/Cafeteria	 Other
 Classrooms	 Media Center
 Kindergarten	 Computer Lab
 Pre-K/Pre-School	 OT/PT
 Music/Art	 Special Education
 Science Lab	 Unassigned
 Lobby	 Elevator Addition

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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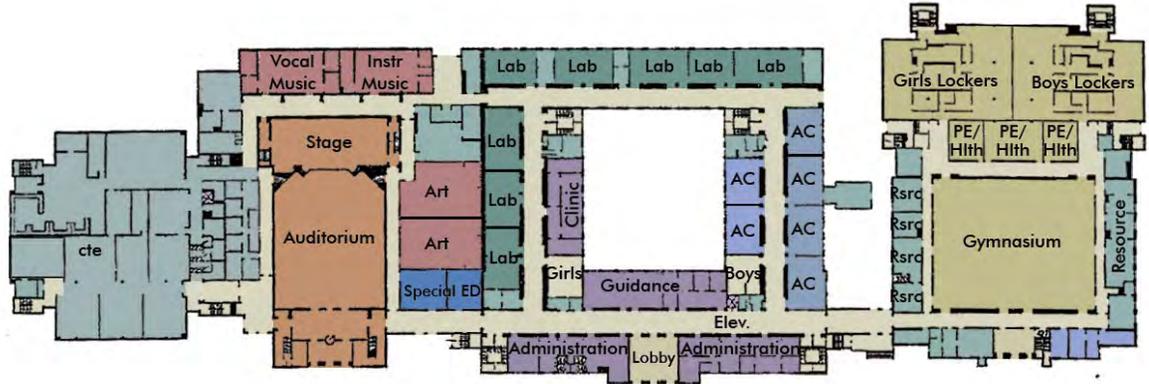
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|---|---|
| Administration/Health | Auditorium |
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First Floor

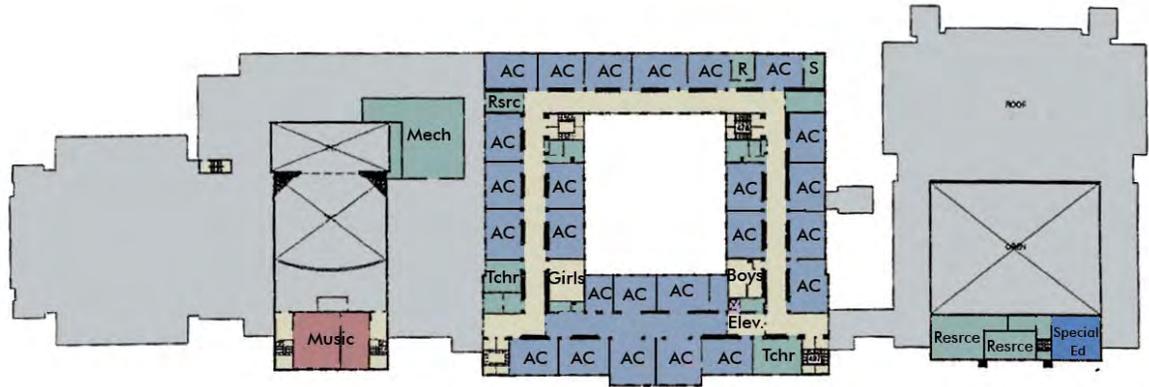
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|---|---|
| Administration/Health | Auditorium |
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Second Floor

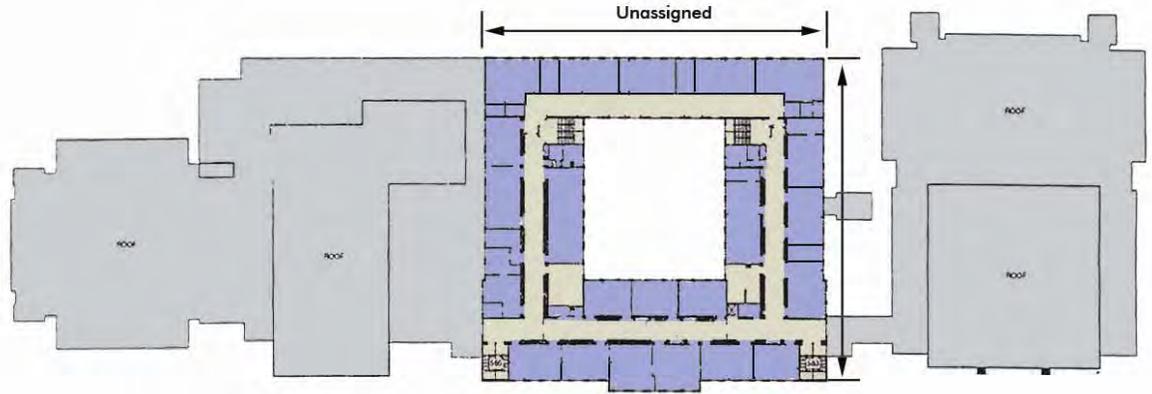
- | | |
|-----------------------|-------------------|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
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Third Floor

 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
 Lobby	 Elevator Addition

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