

LOGAN SCHOOL

SCHOOL WITHOUT WALLS AT LOGAN

215 G. Street, N.E., Washington, DC



INITIAL YEAR BUILT	1935
BUILDING AREA	47,200 SF
CURRENT PROGRAM CAPACITY	479
ENROLLMENT 2008	418
WARD	6
PROPOSED PROGRAM CAPACITY	450



Site Plan

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PROPOSED PROGRAM PROFILE

GRADE CONFIGURATION	HS 9-12 (Swing)
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SQ. FT. (EXISTING)	47,200
SQ. FT. (ADDITION)	

TYPE	PROPOSED
Academic Classrooms	14
Science	3
Special Education	1
Visual Arts	1
Band/Instrument/Choral	1
Gymnasium	
Auxiliary Gymnasium	
Fitness	

TYPE	PROPOSED
Multi-Purpose	1
Technical Labs	1
Main Office	1
Media Center	1
Administrative/Health Suite	1
Cafeteria	
Kitchen	

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	Poor
Exterior Finish	Poor
HVAC	Fair
Interior Finish	Fair
Plumbing	Fair
Roof	Good
Structure	Poor
Technology	Poor

Comments:

1 Conveying System	There are no elevators, escalators, or lift systems in the building.
2 Electrical	The electrical distribution system in the original building was upgraded relatively recently. The overall quality and functionality of the electrical system installation ranges from fair to poor. The conduit is unsightly. At a number of rooms, surface-mounted conduit and receptacles on the floor are a tripping hazard. There are numerous penetrations through walls and floors that should be fire-rated (as well as smoke partitions). Circuit breakers frequently trip; there is an insufficient number of receptacles. Major components appear to be in good condition, as is most of the electrical distribution system. The existing fire alarm system is obsolete and needs to be replaced. There is an emergency generator, probably installed as part of the upgrade. 2007: Fire alarm system, PA enhancement, electrical, lighting replacement.
3 Exterior Finish	At the main building, wood trim is deteriorating and in unsatisfactory condition due to water damage. The windows are typically in unsatisfactory condition. About 25% of the brick and 100% of the limestone on the main building needs repainting. The exterior of the demountable building is in fair condition. Exterior metal siding was painted over peeling paint, which continues to peel. 2007: Fencing, Fire Alarm system enhancement, PA enhancement. Exterior – paint doors, windows.
4 Structure	Overall, the structure at the main building appears to be sound. The east wing has some settlement cracks in the CMU at both the north and south ends. The stone veneer at the foundation of the main building is in poor condition. Some of the stone is spalling and 100% needs repainting.
5 HVAC	The main building has a steam heating system consisting of a mixture (often all in the same room) of radiators, cabinet unit heaters, and aluminum finned heat convectors. All classrooms are over-heated, particularly at the east wing (some rooms are around 95°F). The excess heat, combined with moisture penetration, is highly conducive to mold growth; a stale odor prevails. The survey team is concerned as to the suitability of these conditions for a learning environment for either children or adults. All heating system piping is old. It appears that only steam boilers are reusable. Window air conditioners and portable air conditioner units are used. 2008: Repairs to boilers and classroom heating units. Installed 46 window A/C units.

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6 Interior Finish	<p>At the main building, the interior condition ranges from poor to unsatisfactory. Water damage at the west wing and auditorium has caused significant damage to the plaster walls and ceilings which in some areas is an immediate life safety issue. Moisture penetration at the east wing has caused extensive peeling paint and mold growth on painted brick walls. Plaster ceilings at the east wing were repaired within the past 2-3 years; however, the leaks causing the plaster damage were reportedly not repaired, as evidenced by paint that is again starting to peel. Classroom carpeting ranges from poor to unsatisfactory condition. 2007: Plaster repair, painting, flooring and whiteboards.</p>
7 Plumbing	<p>Generally speaking, school plumbing fixtures are in poor condition. Some water closets and fountains are not working. Domestic water service is made of galvanized steel in violation of current DC Code requirements. 2007: Plumbing improvements. Repair and replace toilet partitions.</p>
8 Roof	<p>The slate roofs on the main building are in fair condition, with cracked, missing, or broken slates that need to be replaced. The built-in gutters, copper gutter liners, and downspouts at the perimeter of the slate roofs are in unsatisfactory condition, resulting in extensive interior wall leakage and deterioration of the exterior wood cornice and dentils. The flat roofs on the main building are modified bitumen roof membranes applied over built-up membranes. There appear to be a number of active leaks under these roofs in the auditorium and central hallway. The modified bitumen roofs are in poor condition and were poorly flashed. The two cupolas located at the center of each side wing are in urgent need of maintenance and painting. The flat locked and soldered seam copper roofs on the top of the cupolas are in fair condition. The flat locked and soldered seam copper roofs over the entrance porches and bay windows are in fair condition.</p>
9 ADA Compliance	<p>The main building has one accessible entry at the north side; however the majority of the doors and therefore the adjacent spaces do not comply with ADA. The second floor is completely inaccessible.</p>
10 Technology	<p>The telephone and data system needs major renovation at the main building. There is loose cabling and wiring throughout the building, with a number of conduits detached from walls and ceilings. There is no wireless computer network at the main building.</p>
11 Grounds	<p>The grounds are generally in poor condition. Sidewalks, curbs, and paving are deteriorating and should be repaired in the near future. There are no athletic fields and only one small playground. This play structure is in overall good condition; however the padding surface has localized damage.</p>

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RECENT HISTORY OF MODERNIZATION

2008 STABILIZATIONS

✓ AC Window Units Installations & Electrical Upgrades

LEGACY PROJECTS - OTHER STABLIZATIONS

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

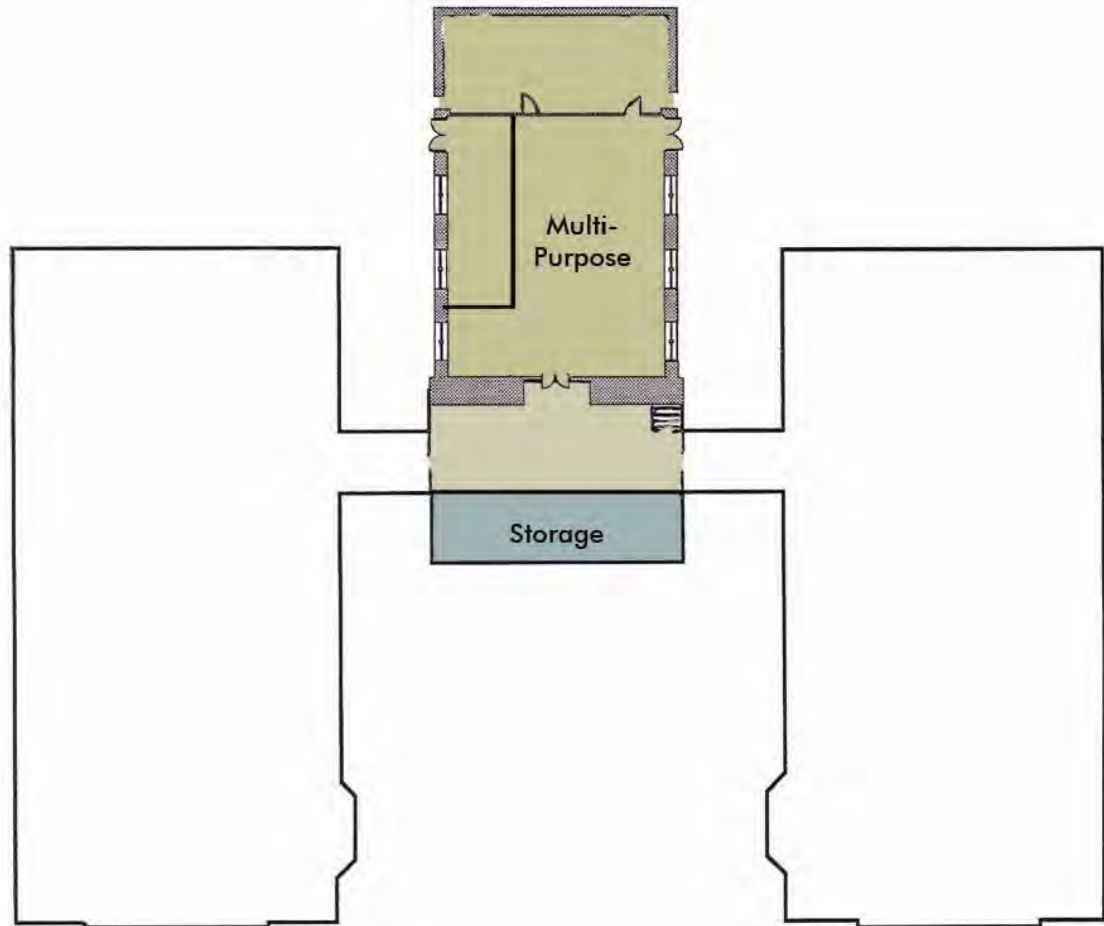
✓ Roof Replacements

◆ 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 |

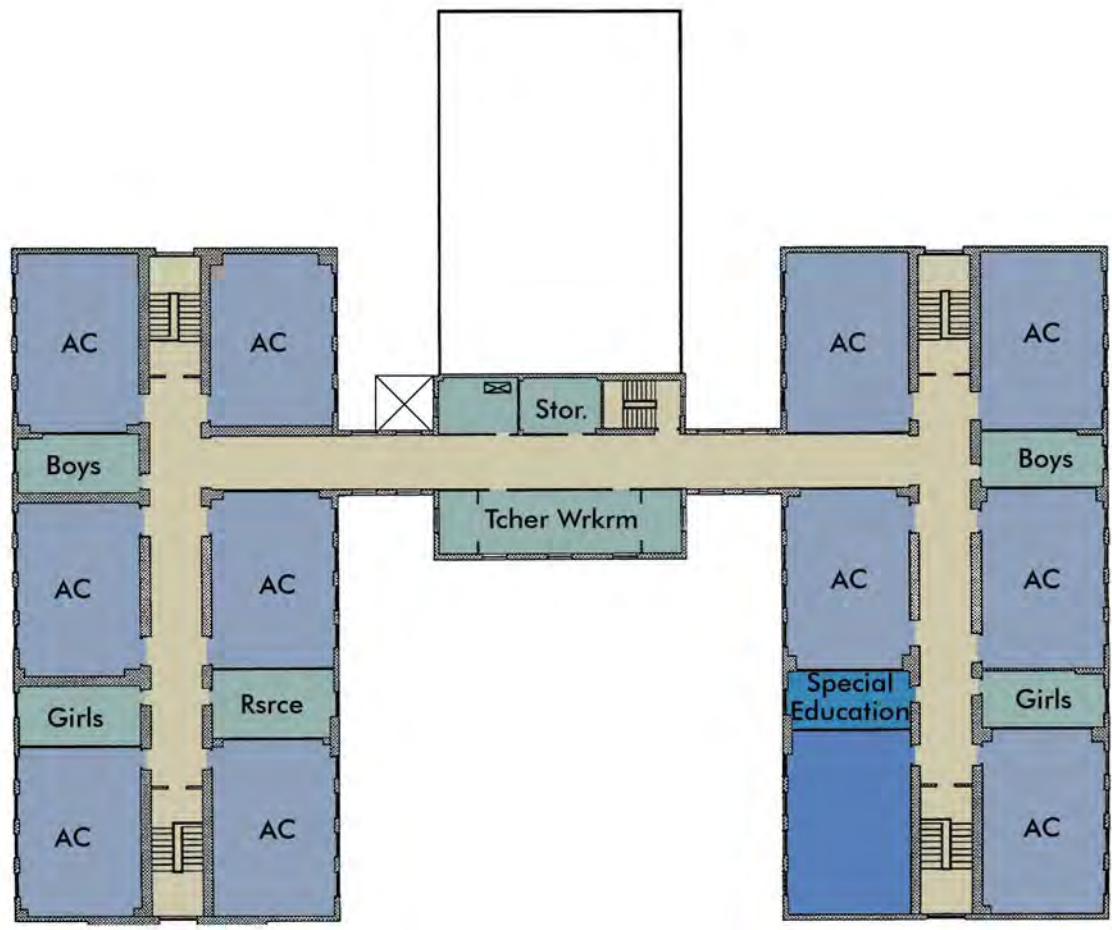
Concept Plans

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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First Floor

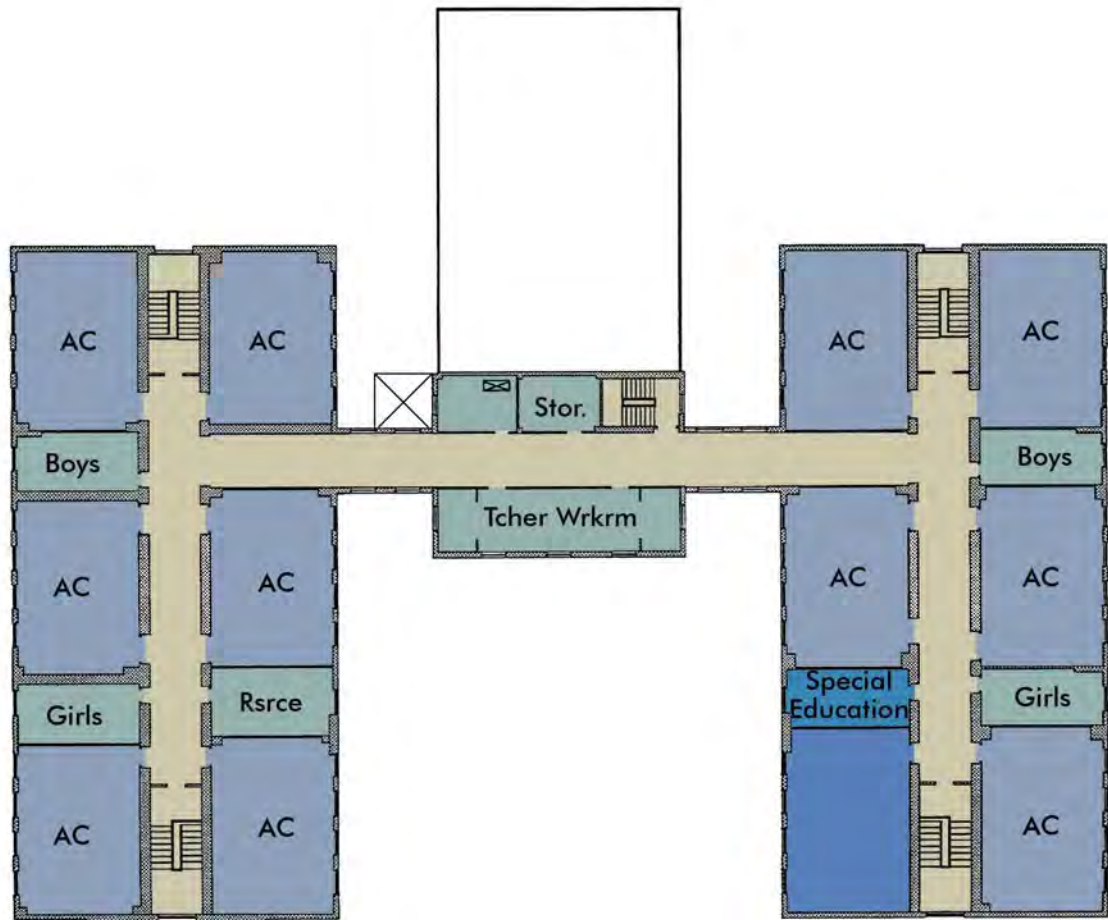
- | | |
|---|---|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
| Music/Art | Special Education |
| Science Lab | Unassigned |
| Lobby | Elevator Addition |

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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 |
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