

# SPINGARN SENIOR HIGH SCHOOL

2500 Benning Road, N.E., Washington, DC



<b>INITIAL YEAR BUILT</b>	1952
<b>BUILDING AREA</b>	225,000 SF
<b>CURRENT PROGRAM CAPACITY</b>	905
<b>ENROLLMENT 2008</b>	9 - 12 (593) STAY (248)
<b>WARD</b>	5
<b>PROPOSED PROGRAM CAPACITY</b>	1100



Site Plan

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## PROPOSED PROGRAM PROFILE

<b>GRADE CONFIGURATION</b>	HS
<b>STAY Program</b>	
<b>SQ. FT. (EXISTING)</b>	225,000
<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	

TYPE	PROPOSED
Auditorium	1
Technical Labs	6
Main Office	1
Media Center	1
Administrative/Health Suite	1
Cafeteria	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	
Conveying Systems	
Electrical	
Exterior Finish	
HVAC	
Interior Finish	
Plumbing	
Roof	
Structure	
Technology	

**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>	The elevator is old and in need of upgrading. Elevator controls date from 1951.
<b>2 Electrical</b>	Building does not have any lightning protection system. Most of the panel boards are located recessed in corridors and are bolted, not accessible. The majority of the interior spaces have inadequate lighting. Inadequate emergency lighting is installed. Visible wiring is in poor condition. Public address, fire alarm, security, and telephone systems all require upgrades.
<b>3 Exterior Finish</b>	All exterior windows need to be replaced. Many exterior doors also need repair or replacement. The brick exterior of the building is in fair condition. Some selective repainting is necessary.
<b>4 Structure</b>	The building has concrete frame that is in generally good condition. A few areas are water damaged due to water infiltration through below grade walls in the boiler room, damaging concrete beam/supports.
<b>5 HVAC</b>	Floor drains higher than floor in boiler room, resulting in severe ponding in several areas. Masonry stack is abandoned, unit heaters, combustion dampers, ventilation fan, condensate return and boiler feed unit, all working satisfactorily but approaching the end of useful life. Heating & ventilating units located in tunnel space underneath the Gym. Window units are used for cooling and are in poor to fair condition. Numerous air handling units are in poor condition or malfunctioning. <b>2008: Repairs to boilers and classroom heating units. Installed 59 A/C window units and electrical upgrades.</b>
<b>6 Interior Finish</b>	Gym floor and bleachers in good condition. Asbestos tile is present and should be removed. Plaster finish work should be replaced. Many rooms have damaged ceiling tiles.
<b>7 Plumbing</b>	There is no fire suppression system present. Domestic water piping needs to be replaced. All fixtures are non-code compliant.
<b>8 Roof</b>	The roof is mostly modified bitumen low slope roofing with pitched slate at the perimeter. The modified bitumen was replaced in 2001 and is in good condition. The slate is original and is in poor condition. There is a built-in stone gutter that leaks badly and has damaged most of the perimeter of the third floor on three sides of the building.

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<p><b>9 ADA Compliance</b></p>	<p>There are no ADA compliant toilet rooms throughout the facility. Most doors and hardware are not ADA compliant. Bleachers not ADA accessible. Handrails in all stairwells do not meet ADA.</p>
<p><b>10 Technology</b></p>	<p>In most of the classrooms, the tech wiring is PVC surface mounted raceways, which are falling apart and in bad condition. Each classroom generally has two data drops, out of this one does not work, other one is working but complaints.</p>
<p><b>11 Grounds</b></p>	<p>Parking area needs to be resurfaced. Concrete repairs include curb sections, installing curb cuts, and cracks in sidewalks. ADA access needs to be improved as well. <b>Athletic field fully upgraded.</b></p>

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## RECENT HISTORY OF MODERNIZATION

### 2008 STABILIZATIONS

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

### ATHLETIC FIELDS MODERNIZATION

- 2008 Athletic Fields (Premier)

### 2008 SUMMER BLITZ

- Plumbing Repairs - Restrooms/Fixtures & Flush Valves; Water Fountains
- Other Work Orders

### LEGACY PROJECTS - OTHER STABILIZATIONS

- Interior Renovations - Various (Swing Spaces/Libraries/Asst. Supt. Offices)
- Mechanical - High Pressure Plant Conversions

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: #FF8C00; border: 1px solid black;"></span> Auditorium
<span style="display: inline-block; width: 15px; height: 15px; background-color: #90EE90; border: 1px solid black;"></span> Gymnasium/Cafeteria	<span style="display: inline-block; width: 15px; height: 15px; background-color: #ADD8E6; border: 1px solid black;"></span> Other
<span style="display: inline-block; width: 15px; height: 15px; background-color: #4682B4; border: 1px solid black;"></span> Classrooms	<span style="display: inline-block; width: 15px; height: 15px; background-color: #FF4500; border: 1px solid black;"></span> Media Center
<span style="display: inline-block; width: 15px; height: 15px; background-color: #ADD8E6; border: 1px solid black;"></span> Kindergarten	<span style="display: inline-block; width: 15px; height: 15px; background-color: #8B4513; border: 1px solid black;"></span> Computer Lab
<span style="display: inline-block; width: 15px; height: 15px; background-color: #4169E1; border: 1px solid black;"></span> Pre-K/Pre-School	<span style="display: inline-block; width: 15px; height: 15px; background-color: #3CB371; border: 1px solid black;"></span> OT/PT
<span style="display: inline-block; width: 15px; height: 15px; background-color: #CD5C5C; border: 1px solid black;"></span> Music/Art	<span style="display: inline-block; width: 15px; height: 15px; background-color: #4169E1; border: 1px solid black;"></span> Special Education
<span style="display: inline-block; width: 15px; height: 15px; background-color: #2E8B57; border: 1px solid black;"></span> Science Lab	<span style="display: inline-block; width: 15px; height: 15px; background-color: #9370DB; border: 1px solid black;"></span> Unassigned
<span style="display: inline-block; width: 15px; height: 15px; background-color: #D2B48C; border: 1px solid black;"></span> Lobby	<span style="display: inline-block; width: 15px; height: 15px; background-color: #9370DB; 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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First Floor

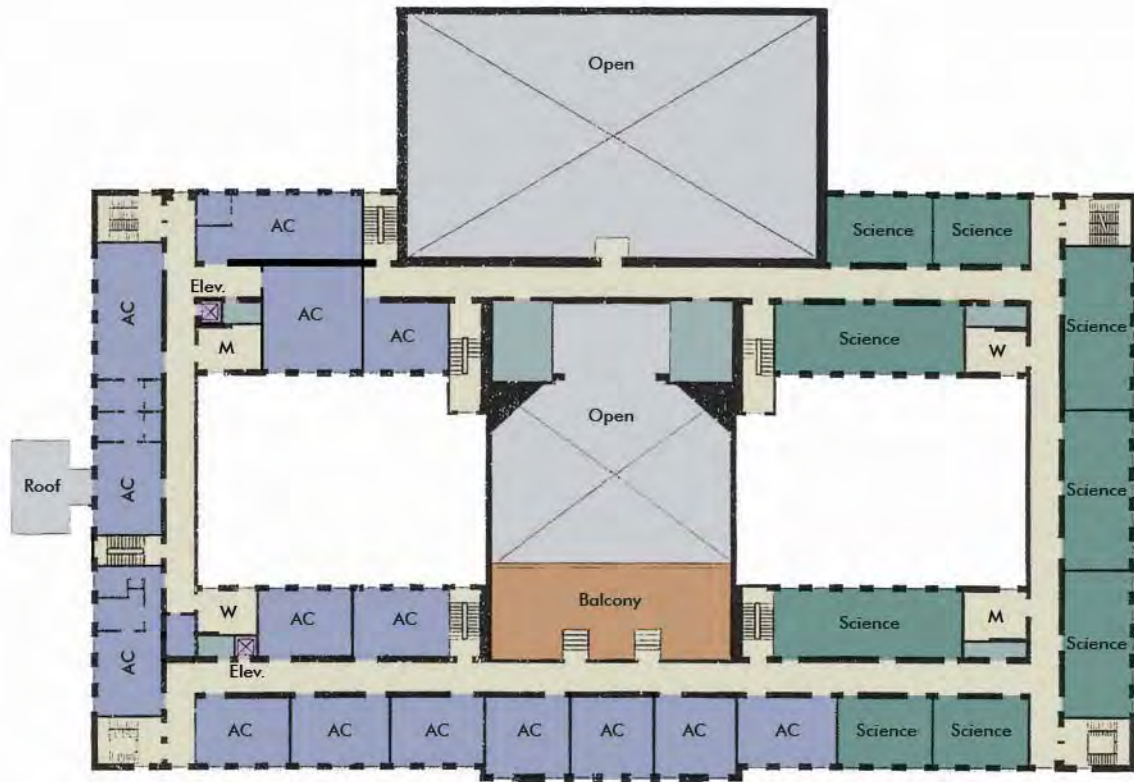
<span style="display: inline-block; width: 15px; height: 15px; background-color: #808080; border: 1px solid black;"></span> Administration/Health	<span style="display: inline-block; width: 15px; height: 15px; background-color: #FF8C00; border: 1px solid black;"></span> Auditorium
<span style="display: inline-block; width: 15px; height: 15px; background-color: #D2B48C; border: 1px solid black;"></span> Gymnasium/Cafeteria	<span style="display: inline-block; width: 15px; height: 15px; background-color: #ADD8E6; border: 1px solid black;"></span> Other
<span style="display: inline-block; width: 15px; height: 15px; background-color: #6A5ACD; border: 1px solid black;"></span> Classrooms	<span style="display: inline-block; width: 15px; height: 15px; background-color: #FF4500; border: 1px solid black;"></span> Media Center
<span style="display: inline-block; width: 15px; height: 15px; background-color: #ADD8E6; border: 1px solid black;"></span> Kindergarten	<span style="display: inline-block; width: 15px; height: 15px; background-color: #8B4513; border: 1px solid black;"></span> Computer Lab
<span style="display: inline-block; width: 15px; height: 15px; background-color: #4169E1; border: 1px solid black;"></span> Pre-K/Pre-School	<span style="display: inline-block; width: 15px; height: 15px; background-color: #3CB371; border: 1px solid black;"></span> OT/PT
<span style="display: inline-block; width: 15px; height: 15px; background-color: #A52A2A; border: 1px solid black;"></span> Music/Art	<span style="display: inline-block; width: 15px; height: 15px; background-color: #4169E1; border: 1px solid black;"></span> Special Education
<span style="display: inline-block; width: 15px; height: 15px; background-color: #2E8B57; border: 1px solid black;"></span> Science Lab	<span style="display: inline-block; width: 15px; height: 15px; background-color: #9370DB; border: 1px solid black;"></span> Unassigned
<span style="display: inline-block; width: 15px; height: 15px; background-color: #D2B48C; border: 1px solid black;"></span> Lobby	<span style="display: inline-block; width: 15px; height: 15px; background-color: #9370DB; border: 1px solid black;"></span> Elevator Addition

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Second Floor

- |   |   |
|---|---|
| <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: #8B4513; border: 1px solid black;"></span> Auditorium        |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #9ACD32; border: 1px solid black;"></span> Gymnasium/Cafeteria   | <span style="display: inline-block; width: 15px; height: 15px; background-color: #66CDAA; border: 1px solid black;"></span> Other             |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #4682B4; border: 1px solid black;"></span> Classrooms            | <span style="display: inline-block; width: 15px; height: 15px; background-color: #FF4500; border: 1px solid black;"></span> Media Center      |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #ADD8E6; border: 1px solid black;"></span> Kindergarten          | <span style="display: inline-block; width: 15px; height: 15px; background-color: #8B4513; border: 1px solid black;"></span> Computer Lab      |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #4169E1; border: 1px solid black;"></span> Pre-K/Pre-School      | <span style="display: inline-block; width: 15px; height: 15px; background-color: #3CB371; border: 1px solid black;"></span> OT/PT             |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #A52A2A; border: 1px solid black;"></span> Music/Art             | <span style="display: inline-block; width: 15px; height: 15px; background-color: #4169E1; border: 1px solid black;"></span> Special Education |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #2E8B57; border: 1px solid black;"></span> Science Lab           | <span style="display: inline-block; width: 15px; height: 15px; background-color: #6A5ACD; border: 1px solid black;"></span> Unassigned        |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #D2B48C; border: 1px solid black;"></span> Lobby                 | <span style="display: inline-block; width: 15px; height: 15px; background-color: #9370DB; border: 1px solid black;"></span> Elevator Addition |

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Third Floor

- |   |   |
|---|---|
| <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: #D2691E; border: 1px solid black;"></span> Auditorium        |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #9ACD32; border: 1px solid black;"></span> Gymnasium/Cafeteria   | <span style="display: inline-block; width: 15px; height: 15px; background-color: #ADD8E6; border: 1px solid black;"></span> Other             |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #6A5ACD; border: 1px solid black;"></span> Classrooms            | <span style="display: inline-block; width: 15px; height: 15px; background-color: #FF4500; border: 1px solid black;"></span> Media Center      |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #ADD8E6; border: 1px solid black;"></span> Kindergarten          | <span style="display: inline-block; width: 15px; height: 15px; background-color: #8B4513; border: 1px solid black;"></span> Computer Lab      |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #4169E1; border: 1px solid black;"></span> Pre-K/Pre-School      | <span style="display: inline-block; width: 15px; height: 15px; background-color: #3CB371; border: 1px solid black;"></span> OT/PT             |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #CD5C5C; border: 1px solid black;"></span> Music/Art             | <span style="display: inline-block; width: 15px; height: 15px; background-color: #4169E1; border: 1px solid black;"></span> Special Education |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #2E8B57; border: 1px solid black;"></span> Science Lab           | <span style="display: inline-block; width: 15px; height: 15px; background-color: #9370DB; border: 1px solid black;"></span> Unassigned        |
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