

ROSS ELEMENTARY SCHOOL

1730 R Street, N.W., Washington, DC



INITIAL YEAR BUILT	1888
BUILDING AREA	22,400 SF
CURRENT PROGRAM CAPACITY	147
ENROLLMENT 2008	143
WARD	2
PROPOSED PROGRAM CAPACITY	150



Site Plan

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PROPOSED PROGRAM PROFILE

GRADE CONFIGURATION	PK-5
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SQ. FT. (EXISTING)	22,400
SQ. FT. (ADDITION)	

TYPE	PROPOSED
Pre-School	
Pre-Kindergarten	1
Kindergarten	1
1	1
2	1
3	1
4	1
5	1
Gym	
Bleachers	
Locker Rooms	
Gym-Cafeteria	
Cafetorium	
Gym-Cafetorium	
Gym-Auditorium	

TYPE	PROPOSED
Auditorium	
Multi-Purpose	1
Cafeteria	
Kitchen Services	1
Special Education	1
Administrative/Health Suite	1
Media Center	1
Computer Lab	1
OT/PT	1
Science Lab	
Art	1
Music	1
Teacher Workroom	1
Parent Resource	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	Unsatisfactory
Electrical	Unsatisfactory
Exterior Finish	Good
HVAC	Poor
Interior Finish	Poor
Plumbing	Fair
Roof	Fair
Structure	Good
Technology	Unsatisfactory

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	No elevator, lift, or escalator is present in the building.
2 Electrical	Main distribution panel board and most other panel boards are beyond useful life. If repairs are needed, patch-ups may pose a safety hazard. Metal conduit raceways, surface mounted, and the concealed wiring should be inspected for changes or upgrading requirements. Some of the original and added receptacles are overloaded and may pose safety hazard. The entire lighting installation is in need of an upgrade to a newer, more energy efficient system. The fire alarm system is beyond useful life.
3 Exterior Finish	All exterior wood trim needs repainting. Brickwork on west side needs extensive repointing, but exterior condition is generally good. Exterior lighting is poor. 2007: Replaced exterior lighting, exterior painting, completed.
4 Structure	No major deficiencies were observed. Minor cracking, typical for concrete framing, can be repaired as part of routine building maintenance.
5 HVAC	The existing steam boilers, even though they are fairly new, are part of an inefficient heating system. It is recommended to install a steam to water heat exchanger and convert the system to a hot water system. Matched with a new central cooling system, it could then be used as a two pipe heating-cooling system for complete climate control. It is also highly recommended to provide DDC control systems which can be controlled from either the school itself or from a central location by the DCPS main offices. 2008: Repairs to boiler(s) and Classroom heating units completed. Installed 27 window A/C units. AC units completed.
6 Interior Finish	While well-maintained, this school is completely antiquated and needs gutting. Interior needs complete modernization. 2007: Plaster repair water fountain, and flooring.
7 Plumbing	The plumbing systems are in fair shape, with the exception of the faucets in the boys and girls toilet rooms. The electric water coolers should be replaced for newer ones, complete with filters. The entire water distribution system should be inspected for the purpose of determining if there is any lead containing solder, and if so replace all piping to insure a lead-solder free system throughout the premises.
8 Roof	Flat locked and soldered metal roof covered with aluminum coating. A few seams need repaired and the coating needs to be reapplied. Replace chimney counter flashing.

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9 ADA Compliance	School is completely inaccessible from exterior. There is no elevator. ADA compliant toilet rooms are in the basement and as such are completely inaccessible. Accessibility at some doors will be difficult to achieve.
10 Technology	Technology in this school is old or none existent. The data system does not meet district standards. Computers are a mix between Apple and PCs. Most computers are three years or older with outdated hardware. Routers and switches are well beyond "End of Sale" notice. Must be replaced with current network equipment. The public address system should be modernized to work with the telephone system. The current telephone system is patched together.
11 Grounds	Side lot is well-maintained by parents. Building fits on the street very nicely.

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RECENT HISTORY OF MODERNIZATION

2007 WHOLE SCHOOL BLITZ

✓	Interior Finishes - Select Carpet Replacements/Flooring Repairs
✓	Interior Finishes - Painting/Plastering
✓	Plumbing Repairs - Restrooms/Fixtures & Flush Valves; Water Fountains
✓	Mechanical Repairs - AHU & Boiler Repairs, HVAC Filter Replacement
✓	Exterior Work & Building Envelope - Lighting, Site Work, Playground, etc.
✓	Other Work Orders

2008 STABILIZATIONS

✓	AC Window Units Installations & Electrical Upgrades
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◻ 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

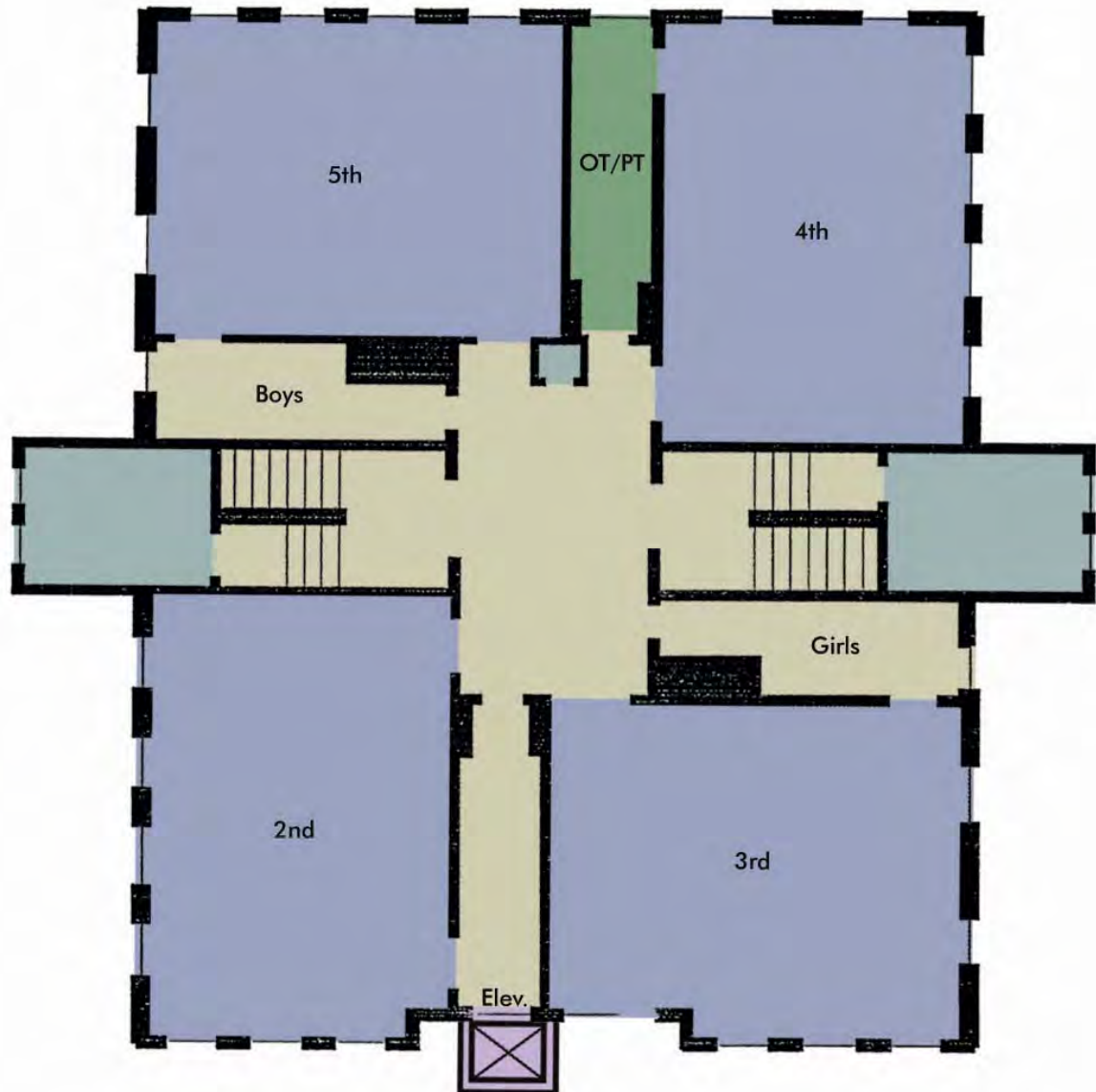
- | | |
|---|---|
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Second Floor

- | | |
|--|--|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
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