

DC PUBLIC SCHOOLS MASTER FACILITIES PLAN 2008

6.0 School Mini-Master Plans

OPEFM has produced a mini-master plan for each school that generally summarizes the existing facility conditions, outlines the work completed through the stabilization and summer blitz programs, and provides a conceptual test-fit of the building's capacity to absorb the preferred academic programs and enrollment projections. Each mini-master plan follows a consistent format that includes the same categories of information. The mini-master plans do NOT represent design solutions but rather present a proposal for the academic programs and projected enrollment might be accommodated on the property. Following is a summary of each component of the included mini-master plans.

6.1 Aerial Photo / Site Plan:

Included is the most recent aerial image of the property. For those schools that have been modernized or are in the process of being modernized, the mini-master plans include site plans.

6.2 Proposed Program Profile:

The profiles summarize the relevant data points for the school, including the proposed program, an inventory of spaces, the projected enrollment, and the capacity of the facility.

6.3 Condition Assessment:

The condition assessment represents an amalgam of detailed assessments completed in 2005 and an on-site review by OPEFM staff in 2007, including notations of work completed in 2008. The assessment is divided into eleven major categories with comments for each. The assessment is summarized with a rating system based on the Facility Condition Index (FCI) rating system. This system rates individual building systems on a 0 to 1.00 scale in which 0 represents a new, fully functioning system with a full useful life ahead of it, while 1.00 represents the need for complete system replacement.

Good (FCI less than .25): The facility components are working and appear in good condition, requiring only preventative maintenance or minor repair.

Fair (FCI 0.25 – 0.50): The facility components are working; however, they may require repairs or periodic monitoring of components.

Poor (FCI 0.51 – 0.85): The facility components are not functioning properly or are in such disrepair that they require attention.

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Unsatisfactory (FCI greater than .86): The facility components are in need of immediate attention or replacement due to health or safety risks or failure to meet code.

6.4 Recent History of Modernization

While noted in the condition assessment, recent work completed by OPEFM in 2007 and 2008 is aggregated and summarized in a separate sheet. A majority of the completed OPEFM work was part of the Stabilization initiative, the Summer Blitz program, and the athletic fields modernization effort.

6.5 Concept Plans

Each school includes a series of floor plans that are color coded according to potential space uses. As mentioned earlier, the plans do NOT represent design solutions and are simply illustrative planning exercises that confirm the facility's capacity to support the academic program and projected enrollment. It is expected that these concepts will be used as the starting point for formal design, which will begin in earnest with the cooperation of all constituents once the project moves into implementation. Conceptual space analyses have not been included for those projects being implemented by or with other agencies or private entities.