

ACADEMY OF HOPE - WARD 5 & 8

EDUCATIONAL SPECIFICATION:

FINAL

MARCH 01, 2024

MAGINNISS+
DEL NINNO
ARCHITECTS

IN ASSOCIATION WITH:
AXIAS



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TAB One

OVERVIEW & INTRODUCTION

- A. EXECUTIVE SUMMARY
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- C. WARD 5 AND WARD 8 ZONING OVERVIEW
- D. FEASIBILITY STUDY EDUCATION PROGRAM

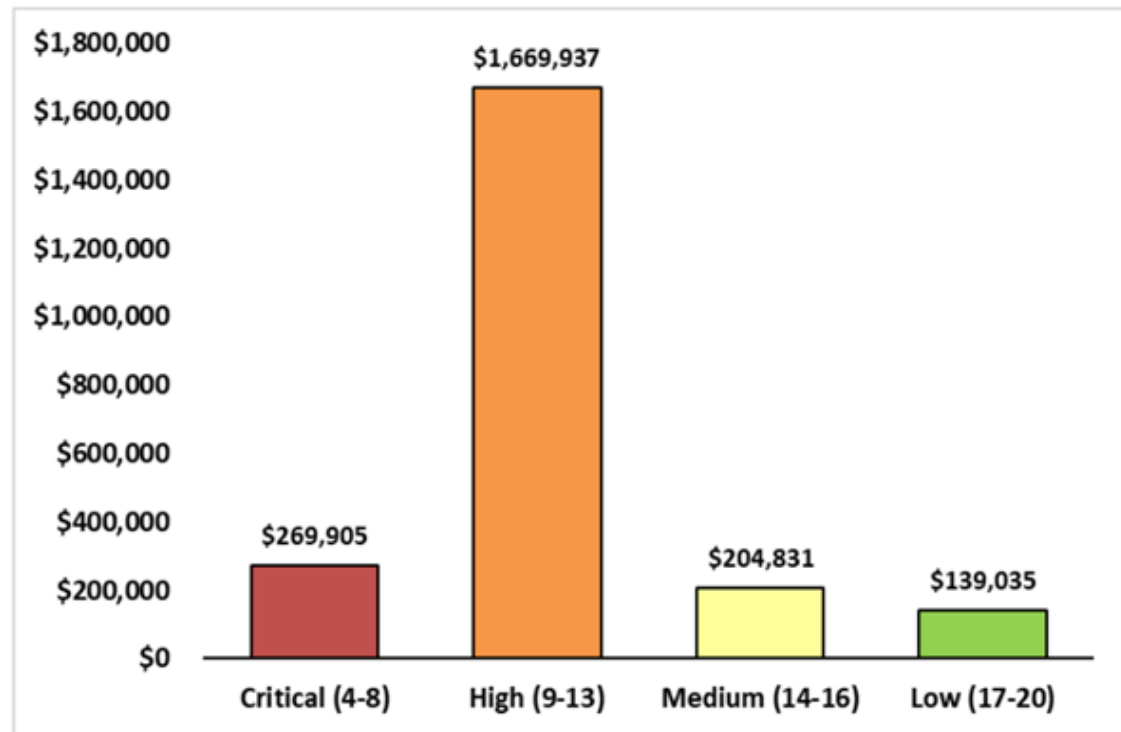


EXECUTIVE SUMMARY

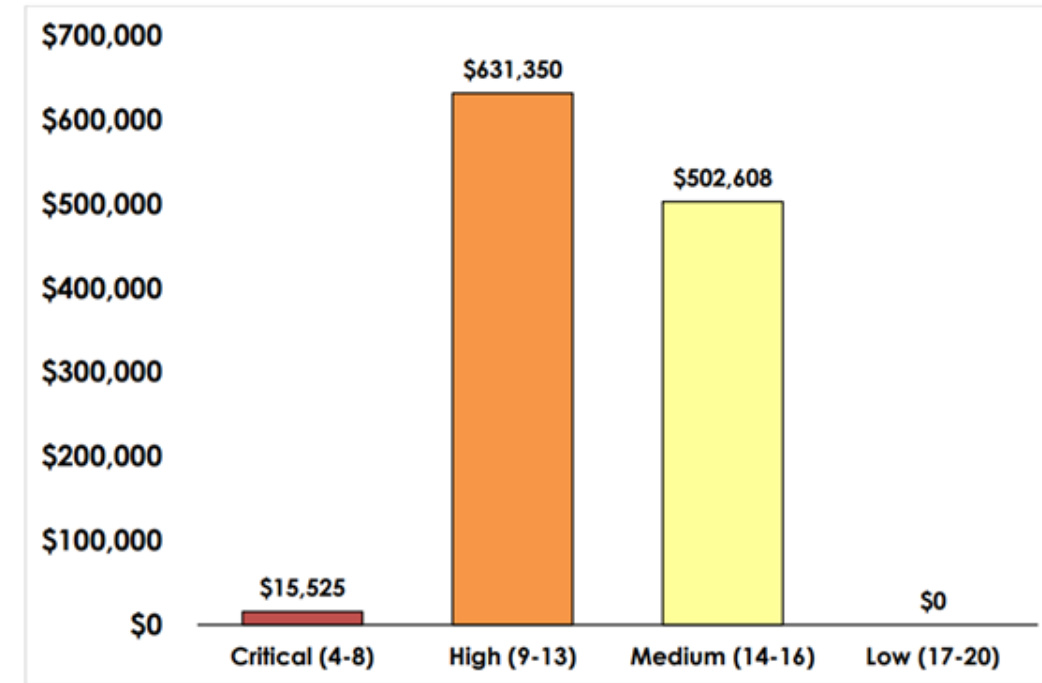
Since 1985, Academy of Hope Adult Public Charter School (AoH) has supported adult learners in changing their lives and transforming their communities by providing them with high-quality adult education and career training that creates direct pathways to economic mobility. Over the years, AoH has grown significantly, expanding into a Ward 8 location in 2010. Currently, the enrollment is projected to top 1,000 students in both Wards by 2025.

To understand the implications of the expanding enrollment and increasing work force training programs, AoH contracted with Maginniss + del Ninno Architects (M+dN) to assist in the understanding of current and future space needs in the existing Ward 5 and Ward 8 locations. To inform this understanding, the Architects, together with Axias, reviewed all previous studies and documents, and completed a facility assessment of the buildings at both Wards, noting areas needing improvement and their associated costs. Based on Axias' assessment, capital repairs of \$2,283,708 should be anticipated for Ward 5 and \$1,150,000 for Ward 8 over the study period. The Ward 8 capital repairs are complicated, due to the AoH's status as a tenant in the space.

Ward 5 Recommended Capital Repairs



Ward 5 Recommended Capital Repairs



As a part of the process to understand the space needs, a questionnaire was distributed to learners and teachers. The results are tabulated in the Appendix. Overall, the respondents were generally satisfied with the associated spaces at both locations. There was a consensus about the need for quiet, private testing spaces, additional classrooms, office space, storage and smaller breakout learning, meeting, and conference spaces. Learners voiced a desire for dedicated social and study spaces. Once the questionnaires were completed, M+dN followed up with department head interviews to review the questionnaire results, current and future occupancy plans of the building, and to receive additional feedback in a conversational group setting.

Based on the interviews, the architects at M+dN developed several program space tabulations. They began by tabulating the existing spaces used in the building based on the floor plans provided by AOH leadership and site visits. Spaces were modified and added based on the departmental interviews. The architects developed spatial diagrams, standardizing spaces for flexible use. Based on the diagrams and program spaces, the architects developed a minimum and maximum development for the two locations. Axias provided budgetary cost estimates for each design.

EXECUTIVE SUMMARY

Based on all the analysis M+dN recommended an overall increase in gross square footage as follows:

	Now	Future
Ward 5		
2315 18th Place, NE	29,324	29,324
Additional Location(s)/ Strategies	N/A	9,823
Total Ward 5	29,324	39,147
Ward 8		
421 Alabama Ave, SE	25,165	25,165
Additional Location(s)/ Strategies	N/A	11,867
Total Ward 8	25,300	36,955
Total SF Both Locations	54,489	75,326

M+dN developed minimum and maximum design scenarios to inform AoH’s continued space management strategies. The minimum designs addressed all the immediate and necessary facility improvements along with minor plan changes to provide additional , interior, program space. For example, many of the classes are hybrid with approximately 15 learners physically present in the classroom. To address immediate needs of added office, and testing spaces, right sizing the existing, larger classroom, would yield more usable space in the existing building footprint.

Phasing for the minimum development at Ward 5 would require temporary spaces for Operations, student support offices including the registrar and two classrooms. The classroom spaces may be scheduled with the existing classrooms and may require additional online learning or may be accommodated in a classroom trailer on the basketball court. The registrar, admissions and operations will need an onsite presence. The temporary offices may be accommodated in a trailer on the basketball court. The critical improvement scope items may be accomplished while the building is occupied

after hours, such as the site improvements, and replacement of the rooftop units. The elevator improvement project is in process. AoH could anticipate approximately \$ 4 M in construction cost. The period of construction is anticipated to be 6-8 months

Phasing for the minimum development at Ward 8 would require temporary spaces for academic leadership, NEDP and GED office and Classroom 201. The classroom space may be scheduled with the existing classrooms and may require additional online learning. Academic Leadership will need an onsite presence. The registrar will need a temporary space while reconfiguration of the registrar’s office into the principal’s office is developed. The critical improvement scope items may be accomplished while the building is occupied after hours, such as the replacement of the rooftop units, roofing, and electrical improvements. A temporary ramp at the entrance will be required as the existing ramp is reconfigured. AoH could anticipate approximately \$ 2 M in construction cost. The period of construction is anticipated to be 6-8 months.

The Ward 8 maximum development would completely renovate all spaces currently under the rental agreement and address all items in the facility assessment report. Expansion to this building is not allowed per current zoning regulations, maximum allowed floor area is currently on site. Phasing for the maximum development at Ward 8 will require either relocating the school to another site for approximately 8-10 months, or the construction on a per floor basis, requiring additional remote learning and shared and temporary spaces over the course of approximately 16-20 months. AoH could anticipate approximately \$ 3.5 M in construction cost.

The maximum program development for Ward 5 proposed additional floors, which would be allowable under the current zoning and the building code. The additional space would meet all current and future program needs as understood currently, along with the possibility of rentable tenant space. Phasing for this maximum develop would require the temporary relocation of the Ward 5 operations for approximately 18 months. The development of Ward 5 would be a capital investment for AoH. AoH could anticipate approximately \$ 31 M in construction cost.

This report is intended to provide a clear summary of data gathered and tabulated by M+dN Architects and provide the AOH with data that will inform future development options.

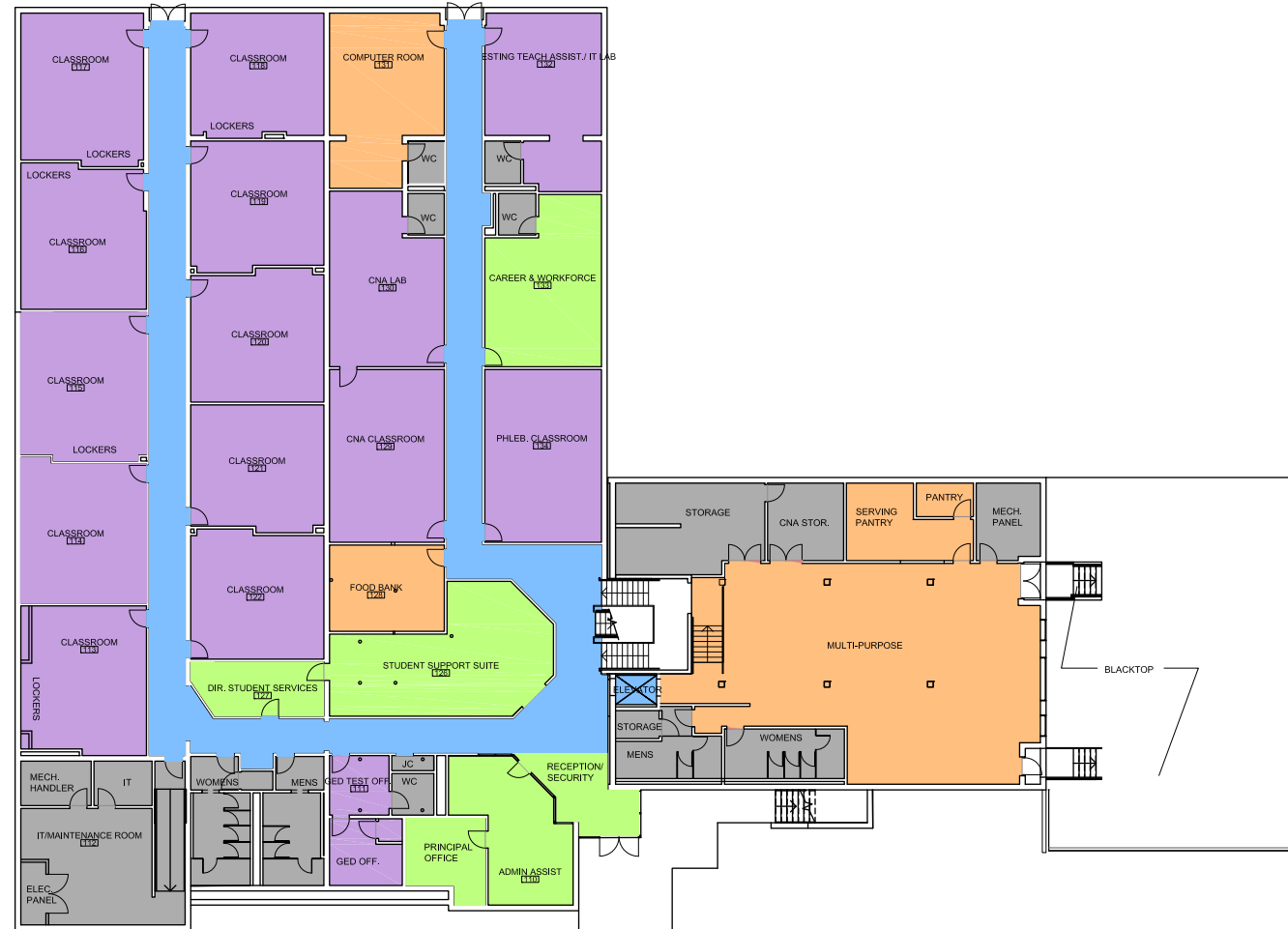
EXISTING BUILDING PROGRAM- WARD 5

LEVEL	DEPARTMENT	SPACE USE	EXISTING AREA (SF)	GENERAL COMMENTS
1ST FLOOR	ACADEMIC LEADERSHIP	RECEPTION/ SECURITY	194	
1ST FLOOR	ACADEMIC LEADERSHIP	PRINCIPAL OFFICE	184	
1ST FLOOR	ACADEMIC LEADERSHIP	ADMIN ASSISTANT	400	FRONT OFFICE W/ SCHOOL ADMINISTRATIVE ASSIST PT
2ND FLOOR	ACADEMIC LEADERSHIP	CHIEF ACADEMIC OFFICER	203	
2ND FLOOR	ADMISSIONS/ REGISTRAR	ADMISSIONS + REG. OFFICE	647	STAFF: Assistant Director of Enrollment Management & Retentions Ops, Enrollment & Registration Manager, Student Retention and Workforce Specialist 2 STRATEGY STAFF WITH INDIVIDUAL DESKS: Director of Development, Chief Strategy & Growth Officer
MEZZANINE	GENERAL & ADMINISTRATIVE	STRATEGY / ADVANCEMENT OFFICE	276	
MEZZANINE	GENERAL & ADMINISTRATIVE	LOUNGE	418	
MEZZANINE	GENERAL & ADMINISTRATIVE	CONFERENCE ROOM	381	
MEZZANINE	GENERAL & ADMINISTRATIVE	CHIEF STRATEGY & GROWTH OFFICER	276	
MEZZANINE	GENERAL & ADMINISTRATIVE	CHIEF EXECUTIVE OFFICER	190	
MEZZANINE	GENERAL & ADMINISTRATIVE	EXECUTIVE ASSISTANT AND BUSINESS MANAGER		CURRENTLY IN OPEN SPACE ADJACENT TO CEO
2ND FLOOR	OPERATIONS & FACILITIES SERVICES	IT WORK SPACE	661	IT REPAIR,SUPPORT, STORAGE, CHARGING STATION
MEZZANINE	OPERATIONS & FACILITIES SERVICES	HUMAN RESOURCES		CURRENTLY WORK STATION NEAR EXEC ASSIST.)
2ND FLOOR	OPERATIONS & FACILITIES SERVICES	OPERATIONS OFFICE	689	OPEN OFFICE SPACE FOR: Operations Manager, Director of Technology & operations, Finance & Compliance Manager, Finance Specialist, Flex Desk
MEZZANINE	OPERATIONS & FACILITIES SERVICES	CHIEF OPERATIONS OFFICER	191	
1ST FLOOR	STUDENT SERVICES	CAREER AND WORKFORCE OFFICE	553	CURRENTLY 1 SPACE: Director of Career & Workforce, Employment specialist, Health Care Programs Manager (1 DAY & 1 EVENING) + 1/2 DAY SOCIAL WORKER: Assistant Director of Student Support Services, (6) Student Support Socialists, Manager of Testing Services and Tutoring
1ST FLOOR	STUDENT SERVICES	STUDENT SUPPORT SUITE	693	
MEZZANINE	STUDENT SERVICES	DEAN OF STUDENT SUPPORT	172	
1ST FLOOR	STUDENT SERVICES	DIR. STUDENT SUPPORT SERVICES	212	SEPARATE OFFICE ATTACHED TO STUDENT SUPPORT SUITE
	TOTAL		6,146	
GROUND FLOOR	INSTRUCTIONAL & SOCIAL SUPPORT	SERVING PANTRY	238	
GROUND FLOOR	INSTRUCTIONAL & SOCIAL SUPPORT	PANTRY	60	
GROUND FLOOR	INSTRUCTIONAL & SOCIAL SUPPORT	MULTI-PURPOSE	2,071	
1ST FLOOR	INSTRUCTIONAL & SOCIAL SUPPORT	FOOD BANK	308	
1ST FLOOR	INSTRUCTIONAL & SOCIAL SUPPORT	COMPUTER LAB	553	PROVIDE LAB AREA FOR COMPUTER REPAIRS, TESTING, (1) Tech
MEZZANINE	INSTRUCTIONAL & SOCIAL SUPPORT	MINDFULNESS ROOM	136	PROVIDE 3 MINDFULNESS / NURSING ROOMS @ 80 EA.
MEZZANINE	INSTRUCTIONAL & SOCIAL SUPPORT	FLEX SPACE	429	
	TOTAL		3,795	
	ADMIN & SUPPORT TOTAL:		9,941	
1ST FLOOR	GENERAL LEARNING	MATH AND READING	573	
1ST FLOOR	GENERAL LEARNING	MATH AND READING	556	
1ST FLOOR	GENERAL LEARNING	MATH AND READING	569	
1ST FLOOR	GENERAL LEARNING	MATH AND READING	556	
1ST FLOOR	GENERAL LEARNING	MATH AND READING	574	
1ST FLOOR	GENERAL LEARNING	MATH AND READING	509	
1ST FLOOR	GENERAL LEARNING	MATH AND READING	529	
1ST FLOOR	GENERAL LEARNING	MATH AND READING	538	
1ST FLOOR	GENERAL LEARNING	MATH AND READING	514	
1ST FLOOR	GENERAL LEARNING	MATH AND READING	524	
2ND FLOOR	NEDP	NEDP CLASS, TUTORING	617	STAFF: (1) Lead NEDP Advisor/Assessor, (4) NEDP Advisor Assessor, (1) Adjunct NEDP Diagnostic Math Teacher
1ST FLOOR	GED OFFICE	GED TESTING OFFICE	110	Director of GED and College Servies
1ST FLOOR	GED OFFICE	GED OFFICE	151	Adjunct GED Prep Match Teacher, GED Services and Testing Specialist
1ST FLOOR	WORKFORCE	CNA CLASSROOM	618	Adjunct CNA Clinical Instructor
1ST FLOOR	WORKFORCE	CNA LAB	567	ADD TWO CHAIRS, Teacher, Certified Nursing Assistant Adjunct Instructor
1ST FLOOR	WORKFORCE	TESTING TEACHER ASSIST/ IT LAB	569	Complia/ IIT Instructor
1ST FLOOR	WORKFORCE	PHLEB. CLASSROOM + LAB	628	ADD STORAGE, CHARGING STATION, + EXPAND LAB AREA, Phlebotomy Technician Adjunct Instructor
	EDUCATION SPACES TOTAL:		8,702	
GROUND FLOOR	FACILITIES	ELECTRICAL ROOM	152	
GROUND FLOOR	FACILITIES	CLOTHES DONATIONS	183	
GROUND FLOOR	FACILITIES	MULTIPURPOSE STORAGE	399	CNA STORAGE IS ADDED TO CNA LAB SPACE
GROUND FLOOR	FACILITIES	WOMENS RESTROOM	185	
GROUND FLOOR	FACILITIES	MENS RESTROOM	205	
1ST FLOOR	FACILITIES	IT/ MAINTANANCE	633	Facilities Engineer

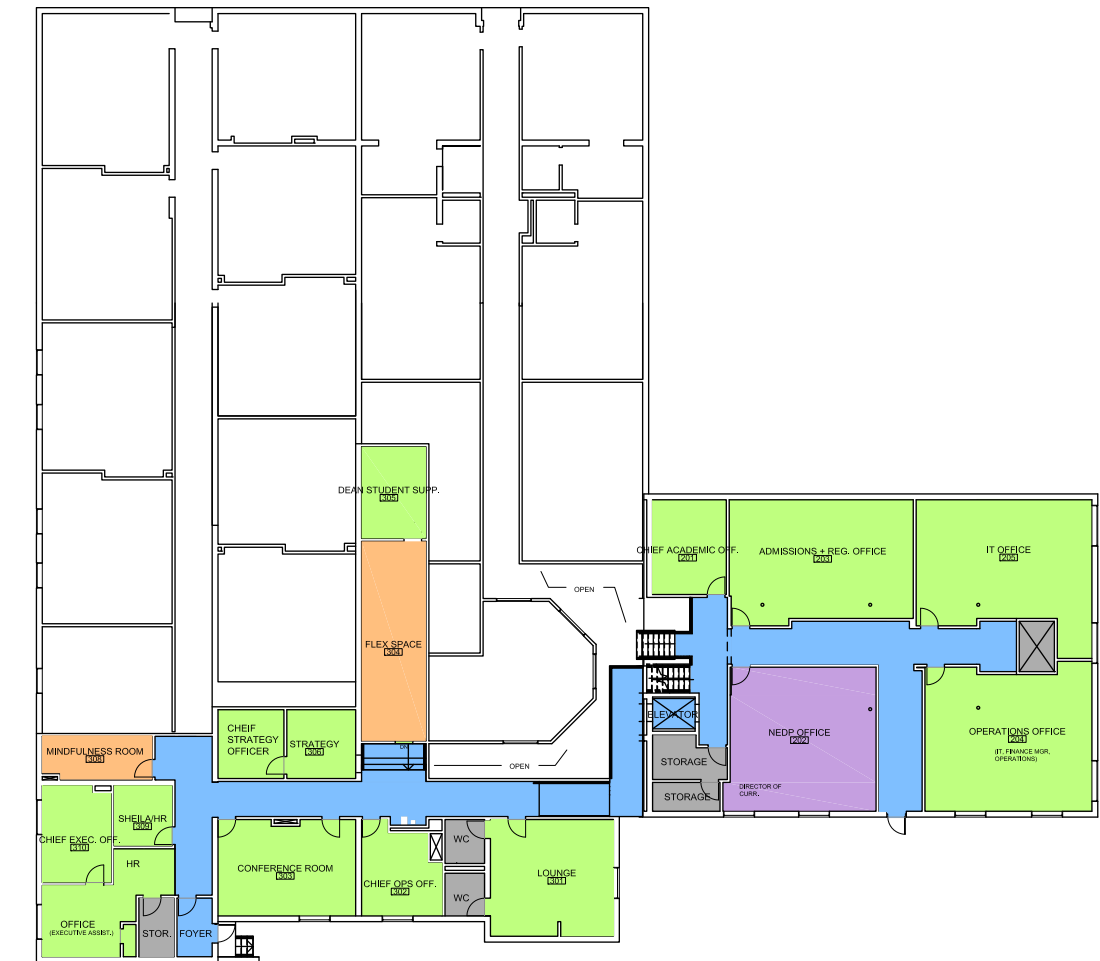
LEVEL	DEPARTMENT	SPACE USE	EXISTING AREA (SF)	GENERAL COMMENTS
1ST FLOOR	FACILITIES	IT/ MAINTANANCE	633	Facilities Engineer
1ST FLOOR	FACILITIES	MECHANICAL HANDLER	97	
1ST FLOOR	FACILITIES	SERVER	80	
1ST FLOOR	FACILITIES	WC CR 130	47	
1ST FLOOR	FACILITIES	WC CR 131	48	
1ST FLOOR	FACILITIES	WC CR 132	48	
1ST FLOOR	FACILITIES	WC CR 133	48	
1ST FLOOR	FACILITIES	WC RM 111	54	
1ST FLOOR	FACILITIES	JC	20	
1ST FLOOR	FACILITIES	WOMENS RESTROOM	241	
1ST FLOOR	FACILITIES	MENS RESTROOM	223	
2ND FLOOR	FACILITIES	STORAGE	85	
2ND FLOOR	FACILITIES	STORAGE	57	
MEZZANINE	FACILITIES	WC RM 301	51	
MEZZANINE	FACILITIES	WC RM 301	49	
MEZZANINE	FACILITIES	STORAGE	60	
	TOTAL		2,965	
GROUND FLOOR	CIRCULATION	ELEVATOR	42	
GROUND FLOOR	CIRCULATION	CENTRAL STAIR	183	
1ST FLOOR	CIRCULATION	CIRCULATION	2,870	
1ST FLOOR	CIRCULATION	CENTRAL STAIR	28	
2ND FLOOR	CIRCULATION	CIRCULATION	690	
2ND FLOOR	CIRCULATION	CENTRAL STAIR	36	
MEZZANINE	CIRCULATION	CIRCULATION	767	
1ST FLOOR	CIRCULATION	MAIN ENTRY FOYER	194	
	TOTAL		4,810	
	SUPPORT SPACES TOTAL:		7,775	

2,658	TOTAL PROGRAM AREA	26,418
TOT. EXISTING OUTDOOR SPACE		EXISTING TOTAL AREA
2,978	GROSS BUILDING AREA	29,324
TOT. NEW OUTDOOR SPACE	includes shafts, wall thicknesses etc. 11%	11% PROGRAM AREA

EXISTING BUILDING PLANS - WARD 5



① EXISTING FIRST FLOOR



② EXISTING SECOND FLOOR

- ROOM LEGEND**
- ADMINISTRATION
 - LEARNING
 - CIRCULATION
 - INSTRUCTIONAL & SOCIAL SUPPORT
 - SUPPORT SERVICES



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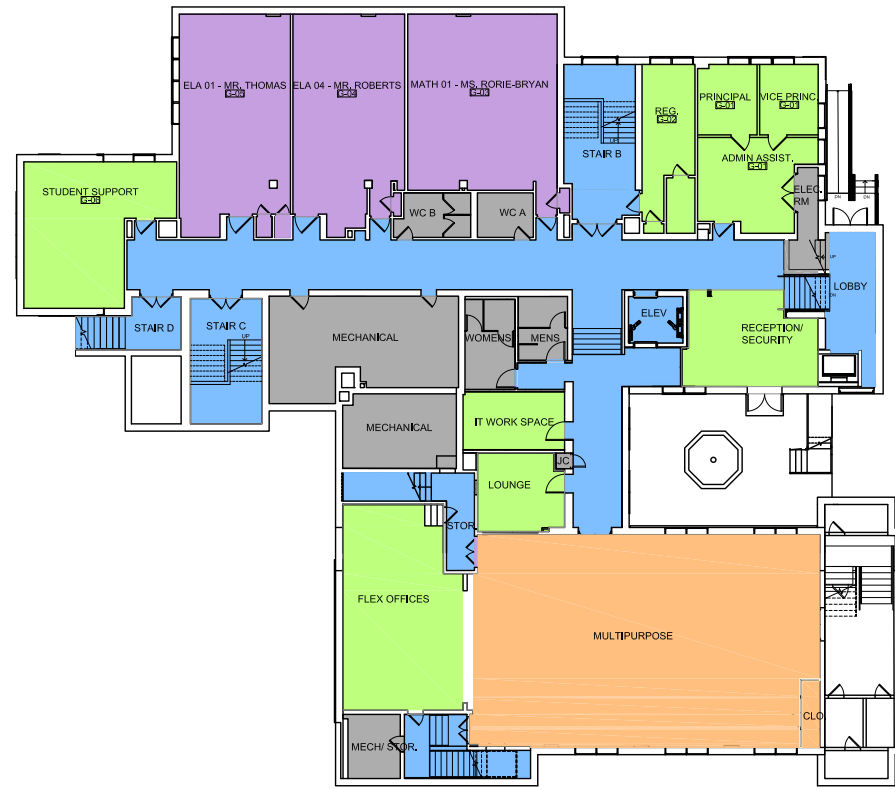
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EXISTING BUILDING PROGRAMS - WARD 8

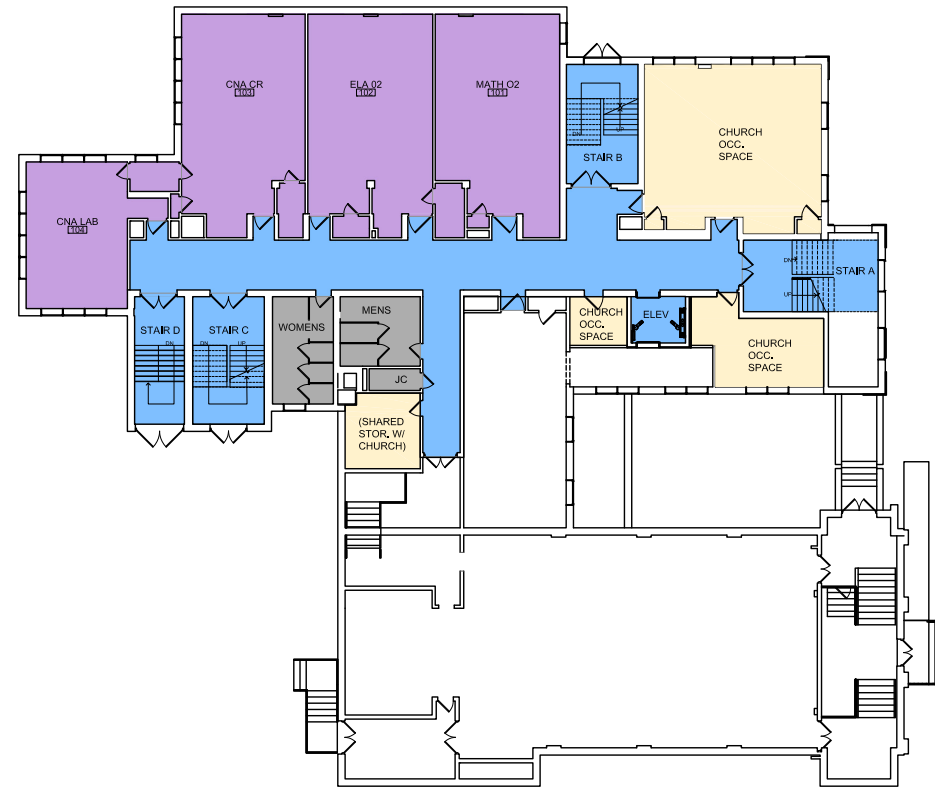
LEVEL	DEPARTMENT	SPACE USE	EXISTING AREA (SF)	GENERAL COMMENTS
GROUND FLOOR	ACADEMIC LEADERSHIP	RECEPTION / SECURITY	306	
GROUND FLOOR	ACADEMIC LEADERSHIP	VICE PRINCIPAL OFFICE	107	SHARE WORKSTATION WITH PRINCIPAL
GROUND FLOOR	ACADEMIC LEADERSHIP	PRINCIPAL OFFICE	107	
GROUND FLOOR	ACADEMIC LEADERSHIP	ADMIN ASSISTANT	243	
GROUND FLOOR	ADMISSIONS / REGISTRAR	ADMISSIONS + REGISTRAR OFFICE	227	STAFF: Director of Enrollment, Dean/Director of Admissions, Enrollment & Registration Manager, Student Retention & Workforce Specialis
GROUND FLOOR	GENERAL & ADMINISTRATIVE	LOUNGE	171	
GROUND FLOOR	STUDENT SERVICES	FLEX OFFICES (STAGE SPACE)	594	480 SF FOR 4 FLEX DESKS.
GROUND FLOOR	STUDENT SERVICES	STUDENT SUPPORT SUITE	458	(1 DAY & 1 EVENING STAFF) + 1/2 DAY SOCIAL WORKER, (6) Student Support Specialists, (5) Assistant Director of Student Support Services.
GROUND FLOOR	OPERATIONS & FACILITIES SERVICES	IT WORK SPACE	151	IT REPAIR,SUPPORT, STORAGE, CHARGING STATION, WORK STATIONS
SECOND FLOOR	OPERATIONS & FACILITIES SERVICES	OPERATIONS OFFICE	218	CURRENTLY SHARING WITH ADMISSIONS + REGISTRAR
SECOND FLOOR	ACADEMIC LEADERSHIP	CHIEF ACADEMIC OFFICER	153	
	TOTAL		2,364	
GROUND FLOOR	INSTRUCTIONAL & SOCIAL SUPPORT	MULTI-PURPOSE	1,902	
SECOND FLOOR	INSTRUCTIONAL & SOCIAL SUPPORT	MINDFULNESS ROOM	85	
SECOND FLOOR	INSTRUCTIONAL & SOCIAL SUPPORT	FLEX SPACE	106	
	TOTAL		2,093	
	ADMIN AND SUPPORT TOTAL:		4,457	
GROUND FLOOR	GENERAL LEARNING	ELA 01 (MR THOMAS)	615	
GROUND FLOOR	GENERAL LEARNING	ELA 04 (MR ROBERTS)	590	
GROUND FLOOR	GENERAL LEARNING	MATH 01 (MS RORIE-BRYAN)	699	
FIRST FLOOR	GENERAL LEARNING	ELA 02 (DR. BROWN)	678	
FIRST FLOOR	GENERAL LEARNING	MATH 02 (MR WILLIAM)	644	
FIRST FLOOR	WORKFORCE	CNA LAB	649	STAFF: Teacher,Certified Nursing Assistant Adjunct Instructor
FIRST FLOOR	WORKFORCE	CNA CLASSROOM	446	STAFF: Adjunct CNA Clinical Instructor
SECOND FLOOR	GENERAL LEARNING	ELA 03 (MS ELIZABETH)	522	
SECOND FLOOR	GENERAL LEARNING	ELA 05 (MS BATES)	736	
SECOND FLOOR	GENERAL LEARNING	MATH 03 (MS ASARE)	612	SHARED W/ IT/LAB
SECOND FLOOR	GENERAL LEARNING	MATH 04-05 (MS HENRIQUEZ)	926	
SECOND FLOOR	GED OFFICE	NEDP/GED	586	CURRENTLY SHARING SAME SPACE
SECOND FLOOR	WORKFORCE	PHLEB CLASSROOM + LAB	924	STAFF: (2) adjunct +1 Main Instructor
	EDUCATION SPACES TOTAL:		6,723	
GROUND FLOOR	FACILITIES	STORAGE	81	
GROUND FLOOR	FACILITIES	ELECTRICAL ROOM	117	
GROUND FLOOR	FACILITIES	MECHANICAL ROOM	461	
GROUND FLOOR	FACILITIES	MECHANICAL ROOM	216	BY ASSEMBLY SPACE, Facilities Engineer
GROUND FLOOR	FACILITIES	MECHANICAL/STOR	89	
GROUND FLOOR	FACILITIES	MEN'S RESTROOMS	80	
GROUND FLOOR	FACILITIES	CLOSET (MULTIPURPOSE)	31	

LEVEL	DEPARTMENT	SPACE USE	EXISTING AREA (SF)	GENERAL COMMENTS
GROUND FLOOR	FACILITIES	UNISEX WC A	65	
GROUND FLOOR	FACILITIES	UNISEX WC B	83	
GROUND FLOOR	FACILITIES	WOMEN'S RESTROOMS	115	
FIRST FLOOR	FACILITIES	JC	30	
FIRST FLOOR	FACILITIES	MEN'S RESTROOM	144	
FIRST FLOOR	FACILITIES	WOMEN'S RESTROOM	169	
SECOND FLOOR	FACILITIES	MEN'S RESTROOM	62	
SECOND FLOOR	FACILITIES	WOMEN'S RESTROOM	102	
SECOND FLOOR	FACILITIES	CLOSET	13	
SECOND FLOOR	FACILITIES	JC	9	
	TOTAL		1,867	
GROUND FLOOR	CIRCULATION	LOBBY/ MAIN ENTRY FOYER	157	
GROUND FLOOR	CIRCULATION	ELEVATOR	66	
GROUND FLOOR	CIRCULATION	CORRIDOR	1,425	
GROUND FLOOR	CIRCULATION	STAIR B	281	
GROUND FLOOR	CIRCULATION	STAIR C	232	
GROUND FLOOR	CIRCULATION	STAIR D	116	
GROUND FLOOR	CIRCULATION	STAIR (ASSEMBLY)	145	
GROUND FLOOR	CIRCULATION	STAIR (ASSEMBLY)	150	
FIRST FLOOR	CIRCULATION	ELEVATOR	66	
FIRST FLOOR	CIRCULATION	CORRIDOR	1,158	
FIRST FLOOR	CIRCULATION	STAIR A	249	
FIRST FLOOR	CIRCULATION	STAIR B	220	
FIRST FLOOR	CIRCULATION	STAIR C	236	
FIRST FLOOR	CIRCULATION	STAIR D	164	
SECOND FLOOR	CIRCULATION	ELEVATOR	66	
	GROSS BUILDING AREA		22,526	
	includes shafts, wall thicknesses etc. 16%		16%	PROGRAM AREA

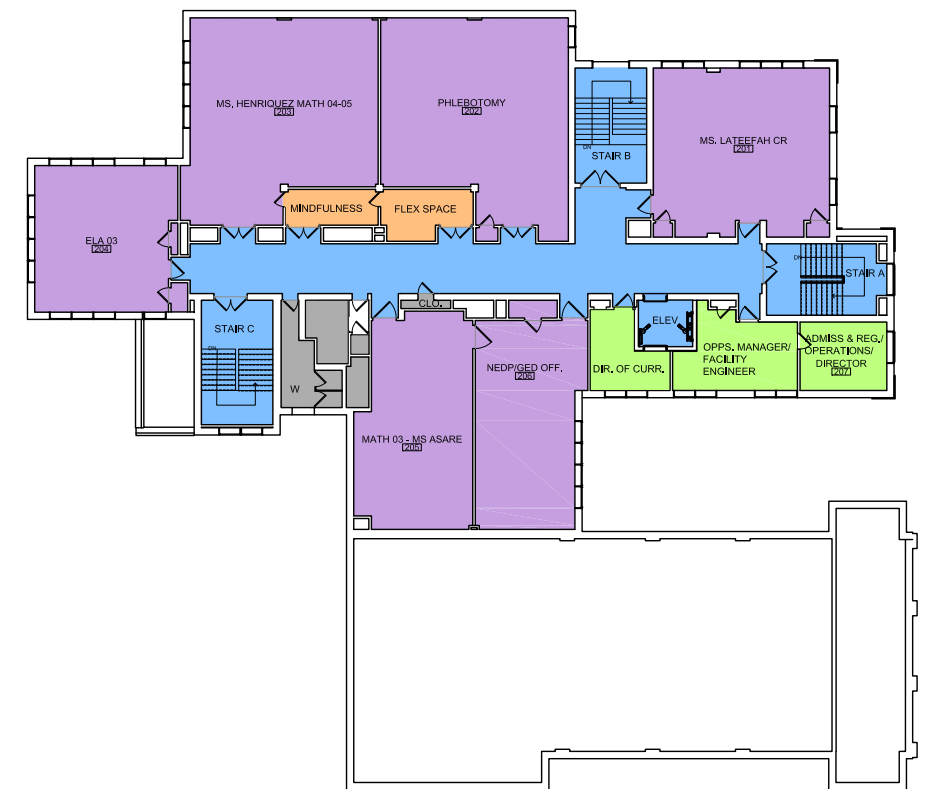
EXISTING BUILDING PLANS - WARD 8



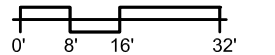
1 EXISTING GROUND FLOOR



2 EXISTING FIRST FLOOR



3 EXISTING SECOND FLOOR



ROOM LEGEND

- ADMINISTRATION
- LEARNING
- CIRCULATION
- INSTRUCTIONAL SUPPORT
- SUPPORT SERVICES
- CHURCH OCCUPIED SPACE

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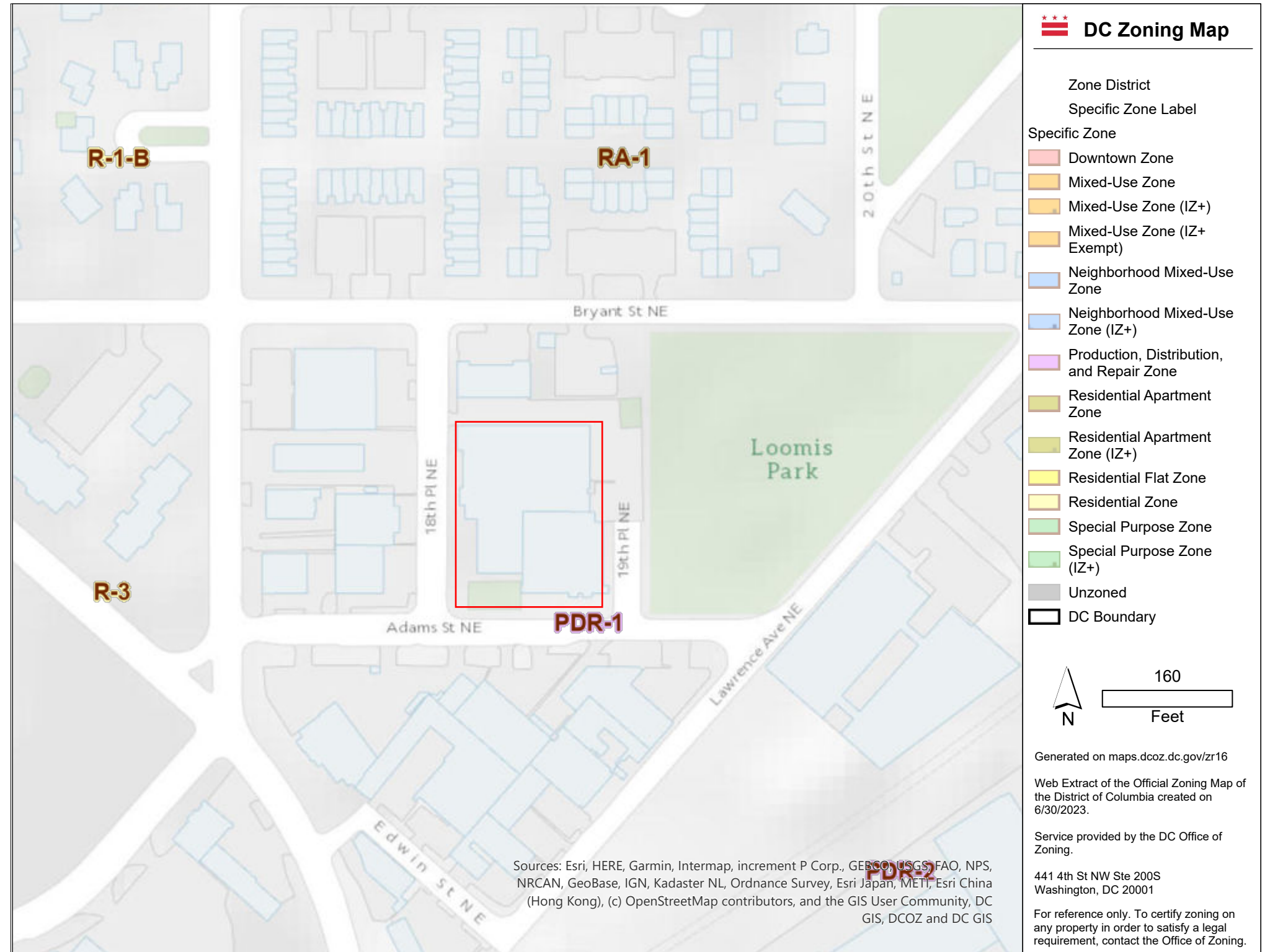
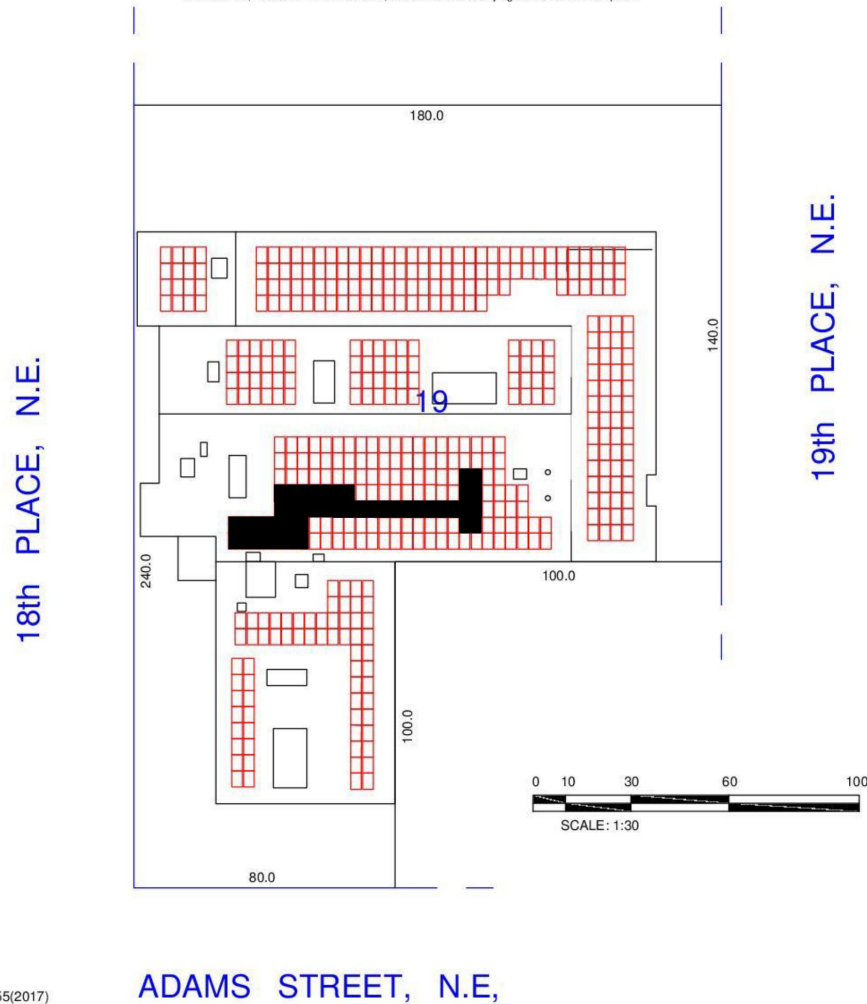
CODE & ZONING OVERVIEW- WARD 5

Zoning Data Summary

Premises Address
2315 18TH PL NE WASHINGTON DC 20018

Square/Suffix/Lot
4113E 0019

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.



FEASIBILITY STUDY EDUCATION PROGRAM - WARD 5

ACADEMY OF HOPE
 Architectural Site Tabulations - 2315 18th Place NE -
 PDR - 1 ZONE
 2/2/2024

Existing Site Area	ACRE	SF of site	FAR *	Total Allowable Area
TOTAL ALLOWABLE				
PDR-1	0.76	33,200	2.00	66,400

PROPOSED BUILDING AREAS (OCM 50)	Note	SF	FAR	Additional SF
Existing School SF		28,296	0.85	
Future Additional Space FAR 2.0 (by right)		38,104	2.00	38,104
Future Add Space FAR 3.5 (arts/industry) NA		0	3.50	

HEIGHT	Allowable	Existing	Additional
Building Height PDR-1	50	25	25

PARKING -	Students or GSF	Zoning	Provided
Proposed Enrollment College (500) + 8	1 per 10 seats	500	58
Proposed Enrollment High School (500) +8	1 per 20 seats	500	33

... building height measuring point (BHMP) shall be established at the level of the curb, opposite the middle of the front of the building, and the building height shall be the vertical distance measured from the BHMP to the highest point of the roof or parapet or to a point designated by a specific zone district

Parking College: For each building: 2 for each 3 teachers; plus either 1 for each 10 classroom seats or 1 for each 12 stadium seats or 1 for each 10 auditorium seats, whichever is greater

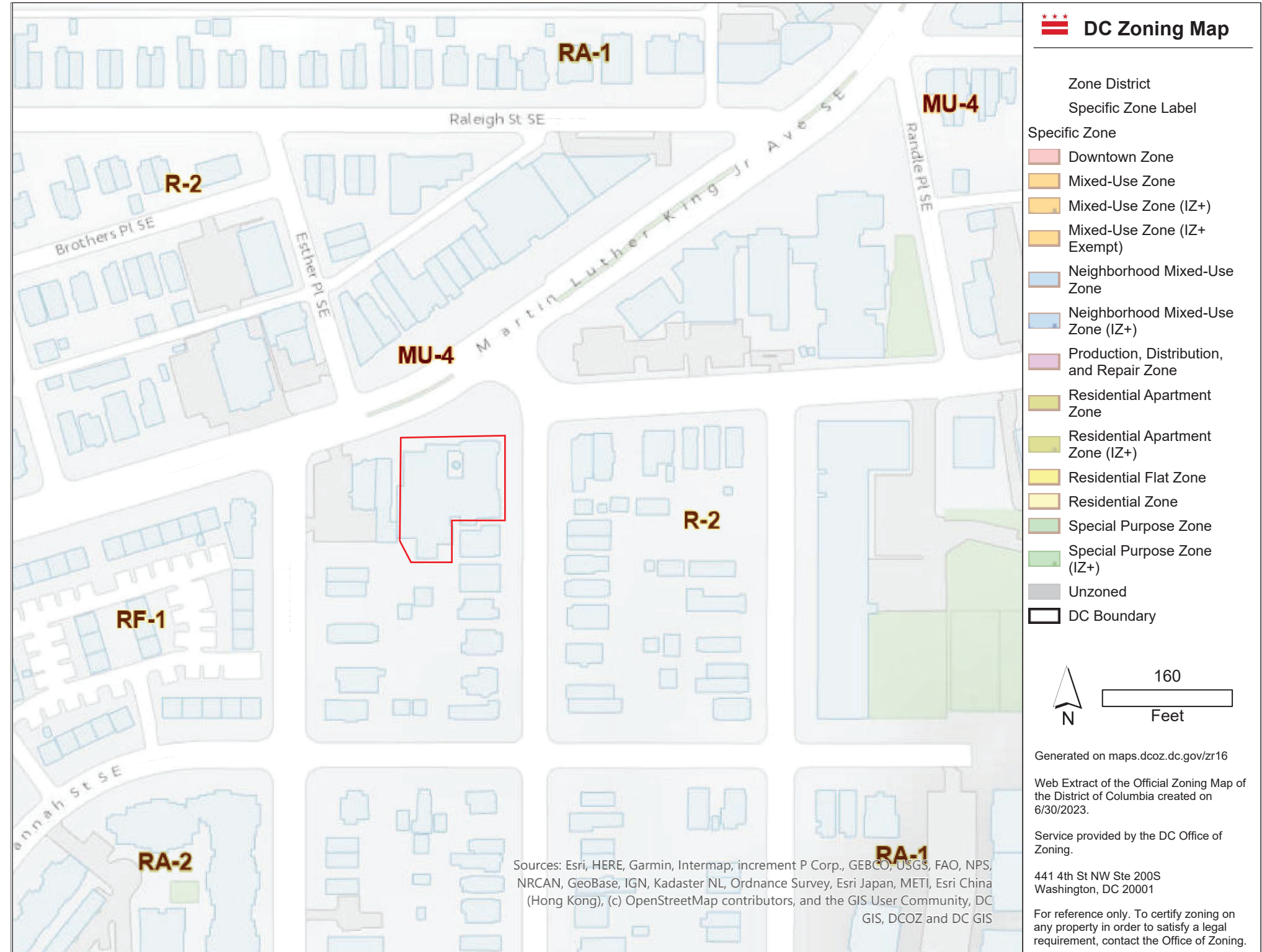
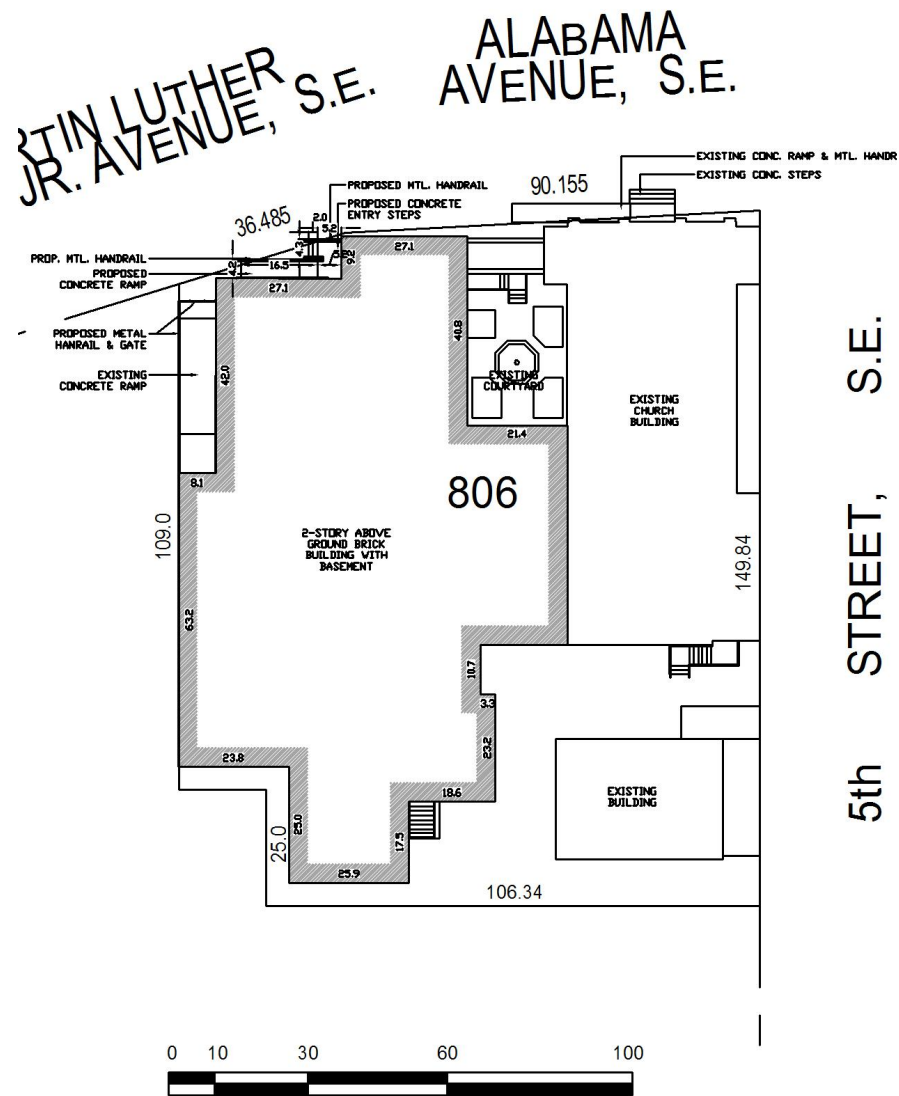
... High school and accessory uses: 2 for each 3 teachers and other employees, plus either 1 for each 20 classroom seats or 1 for each 10 seats in the largest auditorium, gymnasium or area usable for public assembly, whichever is greater.

CODE & ZONING OVERVIEW- WARD 8

Zoning Data Summary

Premises Address
421 ALABAMA AVE SE WASHINGTON DC
20032-1513

Square/Suffix/Lot
5977 0806



FEASIBILITY STUDY EDUCATION PROGRAM - WARD 8

ACADEMY OF HOPE
 Architectural Site Tabulations 421 ALABAMA AVE. SE
 - MU-4 ZONE
 2/2/2024

Existing Site Area	ACRE	SF of site	FAR *	Total Allowable Area
TOTAL ALLOWABLE				
MU-4	0.41	17,649	1.50	26,474

PROPOSED BUILDING AREAS (OCM 50)	Note	SF	FAR	Additional
Existing School and Church SF		31,872	1.81	
Future Additional Space FAR 1.5		-5,399	2.00	-5,399

HEIGHT	Allowable	Existing	Additional
Building Height PDR-1	50	25	25

PARKING -	Students or GSF	Zoning	Provided
Proposed Enrollment College (500) + 8	1 per 10 seats	500	58
Proposed Enrollment High School (500) +8	1 per 20 seats	500	33

... building height measuring point (BHMP) shall be established at the level of the curb, opposite the middle of the front of the building, and the building height shall be the vertical distance measured from the BHMP to the highest point of the roof or parapet or to a point designated by a specific zone district

Parking College: For each building: 2 for each 3 teachers; plus either 1 for each 10 classroom seats or 1 for each 12 stadium seats or 1 for each 10 auditorium seats, whichever is greater

. . . High school and accessory uses: 2 for each 3 teachers and other employees, plus either 1 for each 20 classroom seats or 1 for each 10 seats in the largest auditorium, gymnasium or area usable for public assembly, whichever is greater.

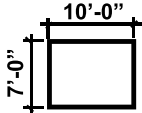
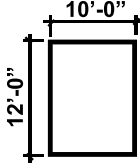
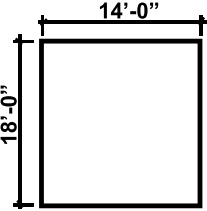
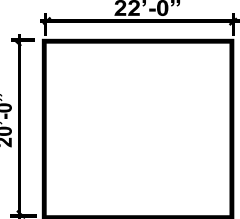
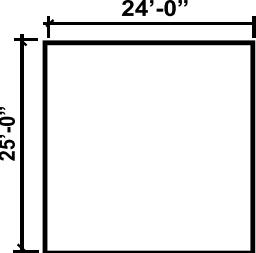
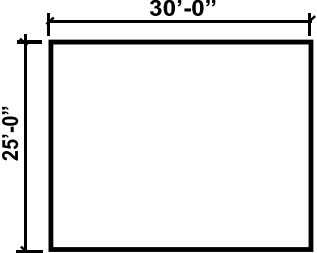
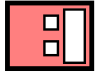
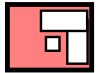
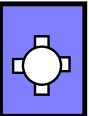
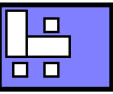
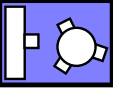
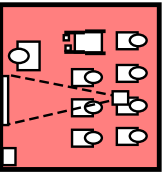
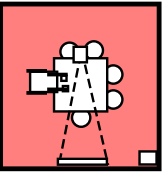
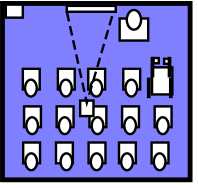
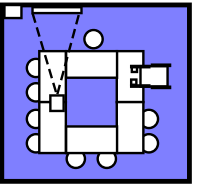
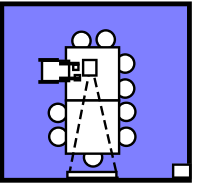
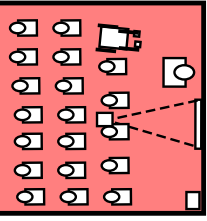
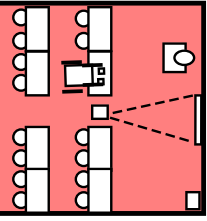
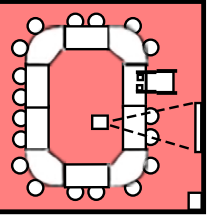
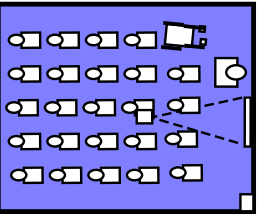
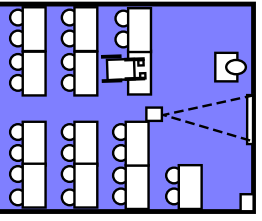
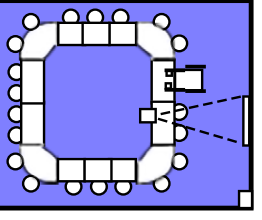
TAB Two:

PROGRAM SPACES

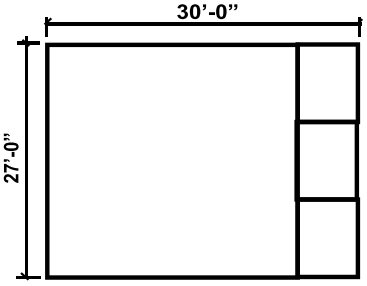
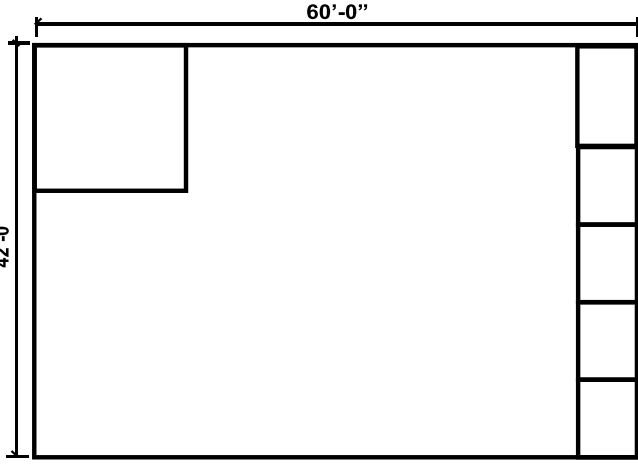
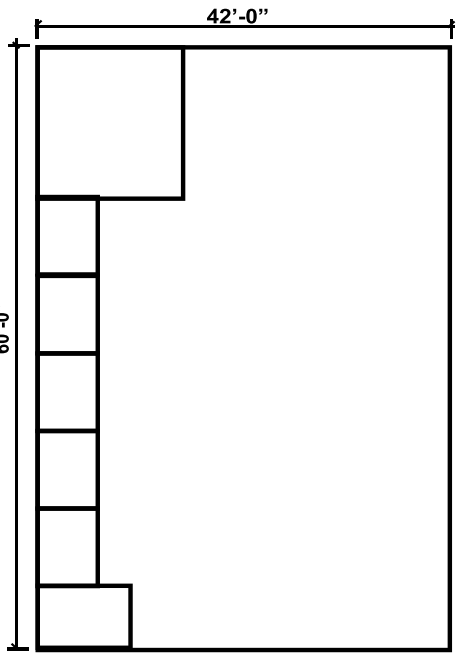
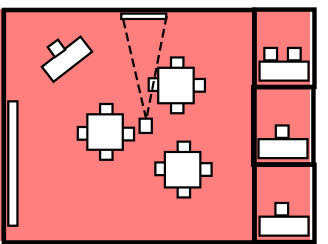
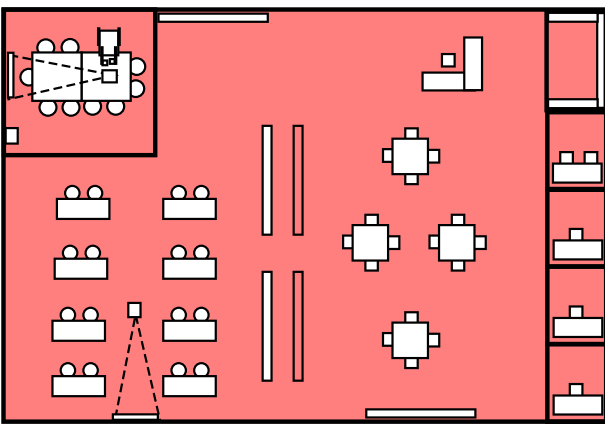
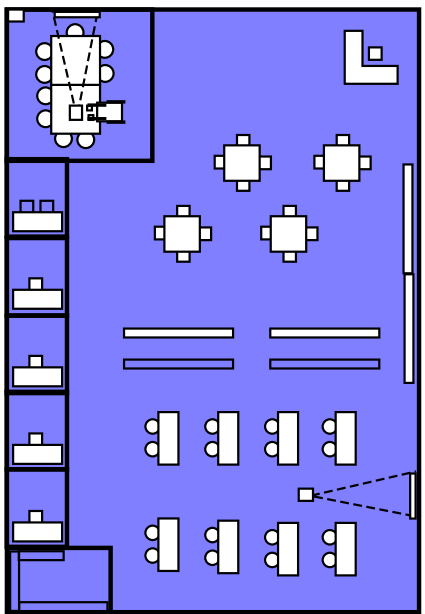
- A. SPACE TEMPLATE
- B. EDUCATIONAL SPECIFICATIONS
 - 1. ADMINISTRATION
 - 2. INSTRUCTIONAL & SOCIAL SUPPORT
 - 3. GENERAL LEARNING AREAS
 - 4. WORKFORCE
- C. PROGRAM AREA SPREADSHEET



SPACE TEMPLATE

TYPE I	TYPE II	TYPE III	TYPE IIII	TYPE V	TYPE VI
 <p>7'-0" 10'-0"</p>	 <p>10'-0" 12'-0"</p>	 <p>14'-0" 18'-0"</p>	 <p>22'-0" 20'-0"</p>	 <p>24'-0" 25'-0"</p>	 <p>30'-0" 25'-0"</p>
<p>70 SQ FT. 1-2 stations</p>	<p>120 SQ FT. 1-4 stations</p>	<p>250 SQ FT. 6-10 stations</p>	<p>450 SQ FT. 10-15 stations</p>	<p>600 SQ FT. 15-20 stations</p>	<p>750 SQ FT. 20-25 stations</p>
 <p>2 stations 32 SF/station</p>  <p>1 station 63 SF/station</p>	 <p>4 stations 30 SF/station</p>  <p>1 station 30 SF/station</p>  <p>1 station 30 SF/station</p>	 <p>8 stations 30 SF/station</p>  <p>6 stations 42 SF/station</p>	 <p>15 stations 30 SF/station</p>  <p>10 stations 45 SF/station</p>  <p>10 stations 45 SF/station</p>	 <p>20 stations 30 SF/station</p>  <p>15 stations 40 SF/station</p>  <p>19 stations 30 SF/station</p>	 <p>25 stations 30 SF/station</p>  <p>25 stations 30 SF/station</p>  <p>22 stations 34 SF/station</p>

SPACE TEMPLATE

NEDP/GED	LIBRARY	
TYPE VII	TYPE VIII	TYPE IX
 <p data-bbox="310 816 435 856">800 SQ FT. 12-16 stations</p>	 <p data-bbox="823 987 963 1038">2500 SQ FT. 45-50 stations</p>	 <p data-bbox="1616 1169 1756 1219">2500 SQ FT. 45-50 stations</p>
		

ACADEMIC LEADERSHIP

SPACES:

- CHIEF ACADEMIC OFFICER
- PRINCIPAL OFFICE
- VICE PRINCIPAL
- ADMIN ASSISTANT
- RECEPTION// SECURITY
- CONFERENCE ROOM
- STORAGE



CHIEF ACADEMIC OFFICER

PROGRAM CONSIDERATIONS

- Private office with table for (2-4 People)
- Additional office to accommodate growth
- Need large storage space
- Larger office

CAPACITY/ USERS

- Persons: 1-3
- Staff: 1

ANCILIARY SPACES

- Flex space
- Conference Room

SPATIAL RELATIONSHIPS

- Near Director of Career and Workforce
- Near Conference room
- Near Director of Operations

ACTIVITIES

- Oversees AoH's programs & growth

ENVIRONMENTAL CONSIDERATIONS

- Improve HVAC
- Currently have low ceilings and a tight space
- Currently no windows - provide natural light
- Improve Wifi connection
- Provide closet/ storage space

FIXED FURNISHINGS

- Office Desk

LOOSE FURNISHINGS

- Round Table (2-4 people)
- 4+ Office chairs
- Shelving

AV/ IT EQUIPMENT

- Wifi
- Laptop
- Monitors

PRINCIPAL OFFICE

PROGRAM CONSIDERATIONS

- Need space for meetings
- Private enclosed space

CAPACITY/ USERS

- Persons: 1-5
- Principal
- On-site Mon.-Fri.

ANCILIARY SPACES

- Storage
- Conference Room

SPATIAL RELATIONSHIPS

- Work closely with Director of Admissions
- W5 Student Support Suite is used for meetings - not private, shared with many people
- Adjacent to a conference room (4-6 people)

ACTIVITIES

- 1:1 Appointments
- ASL learners with case managers/interpreters, larger groups (4-5)
- Private conversations

ENVIRONMENTAL CONSIDERATIONS

- Private space
- Natural light
- Better acoustics
- Visual of the entrance

FIXED FURNISHINGS

- Lockers
- (1) or (2) cabinets

LOOSE FURNISHINGS

- Small round table
- (2) Guest chairs
- (1) Office Chair

AV/ IT EQUIPMENT

- Laptop
- (1) phone with one line

VICE PRINCIPAL

PROGRAM CONSIDERATIONS

- Need space for meetings
- Close communication with Principal

CAPACITY/ USERS

- Persons: 1-3
- (1) for Ward 8 and (1) for Ward 5
- On-site Mon.-Fri.

ANCILIARY SPACES

- Storage
- Conference room

SPATIAL RELATIONSHIPS

- Possible location - Work directly outside of Principal's office
- Close to private space for phone calls

ACTIVITIES

- Assist Principal

ENVIRONMENTAL CONSIDERATIONS

- Open desk near Principal's Office
- Visibility of reception area

FIXED FURNISHINGS

- (1) or (2) cabinets
- Desk

LOOSE FURNISHINGS

- (1) Office chair

AV/ IT EQUIPMENT

- Laptop/ Monitor
- Printer/ Copier
- Phone

ADMIN ASSISTANT

PROGRAM CONSIDERATIONS

- More space
- be able to intercept calls when learners enter space

CAPACITY/ USERS

- Persons: 3
- Daytime Admin Assistant
- Evening Admin Assistant
- Vice Principal
- On-site Monday - Friday

ANCILIARY SPACES

- Waiting space
- Secure package storage

SPATIAL RELATIONSHIPS

- Within reception area
- Near Principal & Vice Principal

ACTIVITIES

- Greet new learners & provide program overview
- First person that people come in and see and interact with
- Accepts packages

ENVIRONMENTAL CONSIDERATIONS

- Secure storage for packages.
- Needs an office that can be locked

FIXED FURNISHINGS

- (1) Desk - Evening and daytime AA will share

LOOSE FURNISHINGS

- Chair with castors
- File cabinet
- (2) shelves

AV/ IT EQUIPMENT

- Headsets for more privacy
- (1) phone with one line
- Computer Monitor/ Laptop

RECEPTION / SECURITY

PROGRAM CONSIDERATIONS

- More inviting and welcoming
- More security

CAPACITY/ USERS

- Persons:
- Security Ward 5: (1) full time Day and (1) full time Evening
- Security Ward 8: (1) Security

ANCILIARY SPACES

- Secure Vestibule

SPATIAL RELATIONSHIPS

- Near Entrance

ACTIVITIES

- Monitor security of building
- Greet guests and learners

ENVIRONMENTAL CONSIDERATIONS

- Visibility of Entrance
- Good wifi reception for Security monitors
- No glare

FIXED FURNISHINGS

- Reception desk
- Lockers/ cupboard for coats etc.

LOOSE FURNISHINGS

- Security desk
- Office chairs
- Shelving

AV/ IT EQUIPMENT

- Security Monitors
- Phone
- Walkie-talkie charging station

CONFERENCE ROOM

PROGRAM CONSIDERATIONS

- Meeting space
- Flexible: can be small size and larger size

CAPACITY/ USERS

- Used by Staff
- (6-8) people

ANCILIARY SPACES

- Closet/ Storage

SPATIAL RELATIONSHIPS

- Adjacent to principal's office

ACTIVITIES

- Meetings, ranging from 1:1 to large groups

ENVIRONMENTAL CONSIDERATIONS

- Good HVAC
- Good acoustics
- Natural light
- Provide folding acoustic partition for flexibility

FIXED FURNISHINGS

- Counter with cabinets

LOOSE FURNISHINGS

- Table for (6)
- (6) office chairs on castors

AV/ IT EQUIPMENT

- Wifi
- Computers
- Monitor/ Projection Screen

STORAGE

PROGRAM CONSIDERATIONS

- Need more space
- Store files

CAPACITY/ USERS

- Staff

ANCILIARY SPACES

- Academic Leadership Suite
- Admin Assistant

SPATIAL RELATIONSHIPS

- Near Admin Assistant

ACTIVITIES

- Stores merchandise for recruitment events
- Store in coming packages

ENVIRONMENTAL CONSIDERATIONS

- Small, need separate space
- Secure for packages
- Controlled temperature

FIXED FURNISHINGS

- Shelves
- Hanger bar

LOOSE FURNISHINGS

- N/A

AV/ IT EQUIPMENT

- N/A

ADMISSIONS / REGISTRAR

SPACES:

- ADMISSIONS & REGISTRAR OFFICE
- REGISTRAR WAITING
- REGISTRAR STORAGE
- REGISTRAR CONFERENCE ROOM



ADMISSIONS + REGISTRAR OFFICE

PROGRAM CONSIDERATIONS

- Need a welcoming waiting area
- Bigger room, more spread out for work stations

CAPACITY/ USERS

- Persons: 4 staff per campus
- W5/8: Enrollment & Registration Manager, Student Retention & Workforce Specialist
- W5: Assistant Director of Enrollment Management & Retentions Operations
- W8: Director of Enrollment, Dean/ Director of Admissions
- [Student enrollment increase: Add \(1\) registrar & Recruitment Associate in Ward 5 & 8](#)

ANCILIARY SPACES

- Registrar Storage

SPATIAL RELATIONSHIPS

- Adjacent to Waiting Area & Conference Room

ACTIVITIES

- Interviewing walk-ins
- 1:1 Meetings with learners
- Virtual Meetings with prospective learners

ENVIRONMENTAL CONSIDERATIONS

- W8 Registrar - repair HVAC
- W5 Admiss + Reg Off : repaint current walls
- Closer to the front, more visible
- Acoustic privacy

FIXED FURNISHINGS

- (5+) Filing Cabinets in Ward 5

LOOSE FURNISHINGS

- (3) Desks in Registrar Ward 8
- Small table
- Refrigerator in W5 Admiss + Reg Off
- Shredder, small scanner in Registrar W8
- Printer

AV/ IT EQUIPMENT

- (5) laptops

REGISTRAR WAITING

PROGRAM CONSIDERATIONS

- An inviting space for waiting, parents should be able to bring their kids here
- Waiting Area needs - coffee/ tea service, seating, play area

CAPACITY/ USERS

- Persons: 10
- Staff: 1

ANCILIARY SPACES

- Registrar Storage

SPATIAL RELATIONSHIPS

- Visual of Admission & Registrar Office
- Visible to AoH Entry

ACTIVITIES

- Greet learners
- Guiding learners to the appropriate office and testing
- Waiting to be met

ENVIRONMENTAL CONSIDERATIONS

- Better acoustics
- Better HVAC
- Provide natural light
- Dedicated child friendly space

FIXED FURNISHINGS

- Counter with lockable cabinets

LOOSE FURNISHINGS

- Coffee maker/ tea service, seating, play area
- Currently have a small scanner & shredder
- Guest chairs

AV/ IT EQUIPMENT

- Wifi
- Phone

REGISTRAR STORAGE

PROGRAM CONSIDERATIONS

- More space
- Currently merchandise is stored in office due to size of closet
- Store files

CAPACITY/ USERS

- N/A

ANCILIARY SPACES

- Registrar Office

SPATIAL RELATIONSHIPS

- In Admissions & Registrar Office

ACTIVITIES

- Stores merchandise for recruitment events

ENVIRONMENTAL CONSIDERATIONS

- Small,
- Secure space

FIXED FURNISHINGS

- Shelves
- Bar for hangers

LOOSE FURNISHINGS

- N/A

AV/ IT EQUIPMENT

- N/A

REGISTRAR CONFERENCE ROOM

PROGRAM CONSIDERATIONS

- Large enough to fit families
- Suitable for children to be in the space

CAPACITY/ USERS

- Persons: 2-6

ANCILIARY SPACES

- Registrar Waiting

SPATIAL RELATIONSHIPS

- Near Admissions & Registrar Office
- Visible to waiting area
- In Admissions and Registrar suite

ACTIVITIES

- Meetings
- Testing

ENVIRONMENTAL CONSIDERATIONS

- Sound quality & acoustically private
- Natural light
- Hold families and children

FIXED FURNISHINGS

- Counter w/ cabinets

LOOSE FURNISHINGS

- Conference table (4-6 people)
- Office Chairs

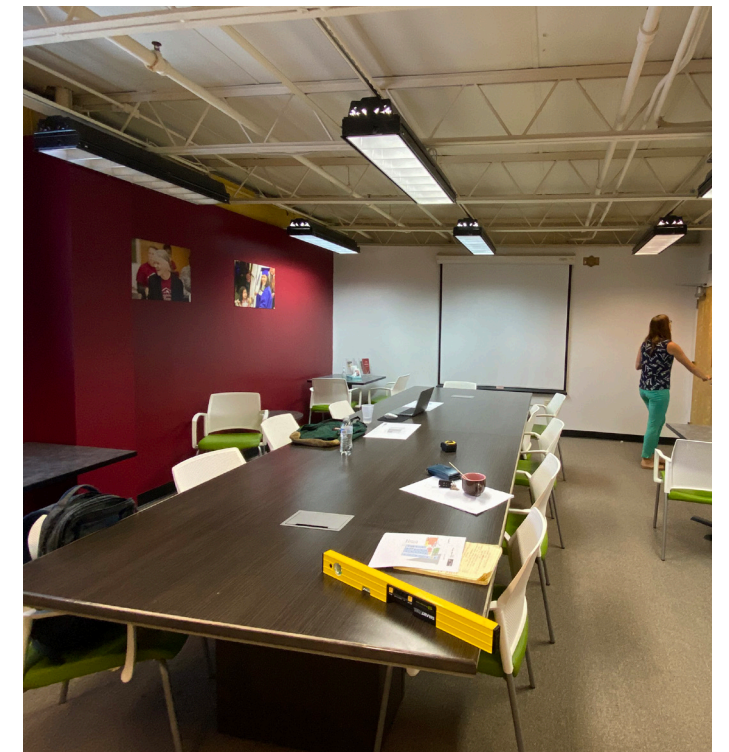
AV/ IT EQUIPMENT

- Monitor/ Projector
- Wifi
- Scanner/ printer

GENERAL & ADMINISTRATIVE

SPACES:

- STRATEGY/ADVANCEMENT OFFICE
- CHIEF EXECUTIVE OFFICER
- EXECUTIVE ASSISTANT & BUSINESS MANAGER
- FLEX OFFICE
- LOUNGE
- CONFERENCE ROOM



STRATEGY/ ADVANCEMENT OFFICE

PROGRAM CONSIDERATIONS

- Open space for Strategy Team
- High expected growth on the team, need space
- Separate call room for phone calls
- Chief Strategy & Growth Officer requires a private office

CAPACITY/ USERS

- Persons: (2) Staff, (1-2) Guests
- W5: Director of Development
- W5/8: (1 per campus) Chief Strategy & Growth Officer
- [Student enrollment increase: \(1\) Advocacy Manager at W8](#)

ANCILIARY SPACES

- Flex
- Conference Room
- Chief Strategy & Growth Officer Office

SPATIAL RELATIONSHIPS

- Easily accessible to staff
- Near CEO & Executive Assistant and Business Manager

ACTIVITIES

- Develop corporate vision and strategy
- Overseeing strategic planning & leading strategic initiatives
- Reports to CEO

ENVIRONMENTAL CONSIDERATIONS

- W5 - No windows - Provide natural light
- Better lighting
- Soundproofing the room
- Improve HVAC

FIXED FURNISHINGS

- Shelving
- (2) Office Desks

LOOSE FURNISHINGS

- (2) Office Chairs
- Re purpose furniture
- Table (1-3 people)

AV/ IT EQUIPMENT

- Printer/Copier
- Laptops
- Computer monitors
- Wifi

CHIEF EXECUTIVE OFFICER (CEO)

PROGRAM CONSIDERATIONS

- Confidential/private space - enclosed
- Separate room for printing and copying
- Add more area for guest seating
- Space to conduct confidential phone calls & meetings

CAPACITY/ USERS

- Persons: (1)
- CEO only at W5

ANCILIARY SPACES

- Storage Room
- Printing/Copier Room
- Executive Assistant and Business Manager

SPATIAL RELATIONSHIPS

- Adjacent to Executive Assistant and Business Manager
- Visual of staff & learners
- Near Strategy/ Advancement Office
- Near a conference room and/or flex space

ACTIVITIES

- Confidential phone calls & meetings

ENVIRONMENTAL CONSIDERATIONS

- Has a window
- Copier is used by many people - needs private access
- Improve HVAC

FIXED FURNISHINGS

- Shelving
- Office Desk w/ lockable drawers

LOOSE FURNISHINGS

- Re purpose furniture

AV/ IT EQUIPMENT

- Computer
- Wifi

EXECUTIVE ASSISTANT AND BUSINESS MANAGER

PROGRAM CONSIDERATIONS

- Work station outside of CEO
- Separate room for printing and copying
- Add area for guest seating
- W5- Doesn't necessarily have to have an office - at least a space with a window
- Space to conduct confidential phone calls

CAPACITY/ USERS

- Persons: (2) 1 per campus
- W5: Executive Assistant and Business Manager
- [Student enrollment increase: \(1\) Executive Assistant to CEO at W8](#)

ANCILIARY SPACES

- Storage Room
- Printing/Copier Room

SPATIAL RELATIONSHIPS

- Adjacent to CEO
- Visual of CEO office
- Near Chief Strategy Office & Strategy Office
- W8 - sharing Flex space with Student support team

ACTIVITIES

- Confidential phone calls
- Collaboration with Chief Strategy and Growth Officer

ENVIRONMENTAL CONSIDERATIONS

- Has a window
- Drawers don't lock - have confidential files
- Can be a little noisy when people meet in conf room and don't close doors at W5
- Can hear learners going down the hallway
- Copier is used by many people - needs private access
- W8 - Can hear everything - Needs to be fully enclosed/ soundproofed

FIXED FURNISHINGS

- Shelving
- Office Desk w/ lockable drawers

LOOSE FURNISHINGS

- Re purpose furniture in W5
- (1) Office Chair

AV/ IT EQUIPMENT

- Copier - used locally (needs own space)
- Computer Monitor
- Wifi
- Phone

FLEX OFFICE

PROGRAM CONSIDERATIONS

- Additional spaces
- Flexibility
- Use for testing and small meetings
- (4) small conference rooms shared in building

CAPACITY/ USERS

- Persons:1-3
- Staff
- Learners
- Volunteer Tutors

ANCILIARY SPACES

- N/A

SPATIAL RELATIONSHIPS

- Near Operations

ACTIVITIES

- Private phone calls
- Meeting spaces and private office
- Flex Executive office
- Remote teaching
- Tutoring

ENVIRONMENTAL CONSIDERATIONS

- Good Acoustics
- Closed off from natural light for testing purposes
- Open to natural light for meeting & learning spaces

FIXED FURNISHINGS

- Office Desk
- Wall mounted monitor

LOOSE FURNISHINGS

- (1) small round table
- (1-3) office chairs on casters

AV/ IT EQUIPMENT

- Computers + Monitors
- Personal laptop
- Wifi

LOUNGE

PROGRAM CONSIDERATIONS

- Space for staff and teachers to gather
- Space for preparing food and eating
- W8: There is no lounge - meeting spaces are needed
- Centrally located for staff use

CAPACITY/ USERS

- Persons: 20
- Used by staff

ANCILIARY SPACES

- Extra supply storage kept in W5 lounge
- Currently private toilet rooms at W5

SPATIAL RELATIONSHIPS

- No lounge in W8 - Eat in Multipurpose Room
- Easily accessible by staff
- Near / Adjacent to toilet rooms

ACTIVITIES

- Occasionally used for faculty to eat in
- Used to prepare food
- Space for downtime/prep for teachers

ENVIRONMENTAL CONSIDERATIONS

- Currently bad temp regulation - Improve HVAC
- Natural Light
- Acoustics

FIXED FURNISHINGS

- Counter with cabinets
- Dishwasher
- Microwave

LOOSE FURNISHINGS

- Vending machine
- Coffee machine

AV/ IT EQUIPMENT

- Wifi

CONFERENCE ROOM

PROGRAM CONSIDERATIONS

- Meeting space
- Flexible: can be small size and larger size
- Provide folding acoustic partition

CAPACITY/ USERS

- Used by Career & Workforce
- Registrar Conference Room - (6-8) people

ANCILIARY SPACES

- Closet/ Storage

SPATIAL RELATIONSHIPS

- No conference room in W8
- Easily accessible by staff
- Centrally located in building

ACTIVITIES

- Meetings, ranging from 1:1 to large groups

ENVIRONMENTAL CONSIDERATIONS

- W5 Conference Room - Freezing, temperature issues, improve HVAC
- Large Conference room with flexibility
- Good acoustics
- Natural light
- Provide folding acoustic partition in W5 for flexibility

FIXED FURNISHINGS

- Millwork - Counter space w/ lockable cabinets

LOOSE FURNISHINGS

- Table for (6-8)
- (6-8) office chairs on castors

AV/ IT EQUIPMENT

- Wifi
- Computers
- Monitor/ Projection Screen

OPERATIONS & FACILITIES SERVICES

SPACES:

- IT WORK SPACE
- FACILITIES ENGINEER
- OPERATIONS OFFICE
- CHIEF OPERATIONS OFFICER
- HUMAN RESOURCES



IT WORK SPACE

PROGRAM CONSIDERATIONS

- Need adequate space
- Flexibility is critical
- Use of phone room to conduct calls in quiet space
- Open space with workstations

CAPACITY/ USERS

- (2) IT Vendors (offset days at each campus)
- W5: (1) IT Specialist (Mon.-Thurs), (1) IT Manager (teleworks on Fridays)
- Student enrollment increase: Add (1) IT Manager & (1) IT Specialist at W8

ANCILIARY SPACES

- Lockable Material closet
- Phone room

SPATIAL RELATIONSHIPS

- Currently Share space, (205) W8 - don't have flexibility to turn it into an IT space
- Easily accessible to learners and staff

ACTIVITIES

- Taking apart computers and putting it back together
- Tutor/ teaching Level 1 GED
- Provide on site support for staff/learners
- Hub for fixing computers
- Receive tickets for work orders
- IT Manager will assist with testing setups

ENVIRONMENTAL CONSIDERATIONS

- Not used 100% of time
- Currently loud: provide a quiet space for phone calls
- Lockable storage
- IT Manager would prefer to not be interrupted

FIXED FURNISHINGS

- (3) Office desks
- Lockable cabinets and counter space

LOOSE FURNISHINGS

- (2) Large tables
- (3-4) Office Chairs

AV/ IT EQUIPMENT

- Wifi
- (1) Charging station
- (2) Computer monitors
- Laptop

FACILITIES ENGINEER

PROGRAM CONSIDERATIONS

- Adequate space
- Personal space
- Currently work out of W5 near server room
- Storage for supplies & stock items separately from space
- By Assembly space in W8

CAPACITY/ USERS

- Persons: 1-4
- (1) per campus
- [Student enrollment increase: Add \(1\) at W5](#)

ANCILIARY SPACES

- Lockable material closet
- Server Room
- Electrical & Mechanical Room

SPATIAL RELATIONSHIPS

- Near Server & IT Maintenance

ACTIVITIES

- Maintaining & assessing building health

ENVIRONMENTAL CONSIDERATIONS

- Not used 100% of time
- Lockable storage
- use of direct access to roof through roof hatch vs. exterior ladder

FIXED FURNISHINGS

- Office Desk

LOOSE FURNISHINGS

- Round table(2-4 people)
- Currently 3 office chairs

AV/ IT EQUIPMENT

- Wifi
- Laptop
- Computer monitor
- Phone

OPERATIONS OFFICE

PROGRAM CONSIDERATIONS

- Open work space
- Flexibility
- Space for new hires
- W5 shares storage space with food pantry

CAPACITY/ USERS

- Persons: 4
- W5: Dir of Technology & Operations, Finance & Compliance Manager, Finance Specialist, Flex desk
- W5/8: Operations Manager

ANCILIARY SPACES

- Meeting space is needed
- W8 multipurpose room - comparable to W5

SPATIAL RELATIONSHIPS

- SE location shared with everyone - supply hub
- In vicinity to flex space

ACTIVITIES

- Building systems management
- Phone calls
- Meetings

ENVIRONMENTAL CONSIDERATIONS

- W5 location quieter and in the back, not much traffic
- Issues with open office for phone calls and noise - improve acoustics & use of Flex space
- Bad cell service - Improved cell service
- W8 office functions as supply room and material room

FIXED FURNISHINGS

- Desks

LOOSE FURNISHINGS

- Conference table
- (3) Tables w/ (3) chairs
- Shelving

AV/ IT EQUIPMENT

- Hots spots provided for learners
- Phones
- Wifi
- Computers
- Laptops
- Printer/Scanner

CHIEF OPERATIONS OFFICER

PROGRAM CONSIDERATIONS

- Individual private office
- Use of conference room for meetings

CAPACITY/ USERS

- Persons: 1-3
- Chief Operations officer at W5

ANCILIARY SPACES

- Conference Room

SPATIAL RELATIONSHIPS

- Accessible to staff
- Adjacent to conference room

ACTIVITIES

- Building systems management
- Phone calls
- Meetings

ENVIRONMENTAL CONSIDERATIONS

- W5 location quieter and in the back
- Natural Light
- Good HVAC
- Improve acoustics at W5

FIXED FURNISHINGS

- Desk

LOOSE FURNISHINGS

- (2) guest chairs
- Shelving
- (1) office chair

AV/ IT EQUIPMENT

- Phone
- Wifi
- Computers
- Laptop

HUMAN RESOURCES

PROGRAM CONSIDERATIONS

- Confidential/private space for Chief HR Officer
- Workstation for Human Resource Generalist
- Add area for guest seating
- High expected growth on the team, need space
- HR is on site 3 days/ week

CAPACITY/ USERS

- Persons: 1-3 staff/ teachers per campus
- W5/8: (2) HR staff - 1 at each site alternating each week - Director of HR and HR Generalist
- W8: Chief HR Officer

ANCILIARY SPACES

- W5 conference room
- W8 Flex Space

SPATIAL RELATIONSHIPS

- Doesn't need to be near Entrance
- Easily accessible to staff
- HR Generalist is adjacent to the Director of HR

ACTIVITIES

- Confidential conversations with employees/staff members

ENVIRONMENTAL CONSIDERATIONS

- W5 - dark lighting in HR & HR Generalist office spaces
- no windows - provide natural light and better lighting in W5
- Well insulated for meetings
- Enclosed office space
- Soundproofing the rooms
- Good lighting

FIXED FURNISHINGS

- Shelving
- (2) Office Desks

LOOSE FURNISHINGS

- Re purpose furniture
- Table (2-4 people)
- More Office Chairs

AV/ IT EQUIPMENT

- Copier - used locally (needs own space)
- Monitor
- Laptop

STUDENT SERVICES

SPACES:

- STUDENT SUPPORT SUITE
- DIRECTOR OF STUDENT SUPPORT SERVICES
- STUDENT SERVICES STORAGE
- DIRECTOR OF CURRICULUM
- CAREER AND WORKFORCE OFFICE
- COLLEGE NAVIGATOR
- DEAN OF STUDENT SUPPORT



STUDENT SUPPORT SUITE

PROGRAM CONSIDERATIONS

- Increase privacy and space
- (2) Offices + work space
- W8 Flex Space, is shared with HR
- W5 Student Support Suite used by W5 Principal for meetings
- Filing cabinets are unused

CAPACITY/ USERS

- Persons: 5-8
- W 5/8: 1/2 day Social Worker per campus, (1 ea.) Assistant Director of Student Support Services, (6 ea) Student Support Specialists,
- W5: Manager of Testing Services and Tutoring
- Interns in the suite: Sept.-May
- [Student enrollment increase: Add \(1\) Student Support Specialist for each campus](#)

ANCILIARY SPACES

- Multipurpose room or Library for meeting with larger groups
- Flex Space

SPATIAL RELATIONSHIPS

- Near Flex Space/ Small Conference Room

ACTIVITIES

- Orientation
- 1:1 Meetings with learners
- Group meetings with learners
- Acclimate incoming/returning learners
- Directly support learners virtually/ in-person

ENVIRONMENTAL CONSIDERATIONS

- Issues with echoing + privacy
- Good HVAC
- Improve cellphone connection at W5
- Work space requires an emergency call button

FIXED FURNISHINGS

- (2) bookshelves

LOOSE FURNISHINGS

- Need new furniture on casters - washable
- (4) cubicles
- (8) office chairs
- (2) tables

AV/ IT EQUIPMENT

- Laptops
- Printer
- Wifi

DIRECTOR OF STUDENT SUPPORT SERVICES

PROGRAM CONSIDERATIONS

- Space for private conversations
- More storage space
- Most meetings are virtual
- The Director primarily uses space, Assistant Director uses when visiting

CAPACITY/ USERS

- Persons: 2 staff at Ward 5
- Assistant Director of Student Support Services works half time on both campuses

ANCILIARY SPACES

- Student Support Suite
- Student Services storage
- Closet

SPATIAL RELATIONSHIPS

- Directly connected to Student Support Suite

ACTIVITIES

- Meetings
- Personal phone calls
- Advises student specialists

ENVIRONMENTAL CONSIDERATIONS

- Currently no windows - Would prefer natural light
- Better phone service
- Better Acoustics - Currently can hear meetings from the floor above
- Privacy is needed

FIXED FURNISHINGS

- Whiteboard
- Tack board

LOOSE FURNISHINGS

- (1) Desk
- Office chair
- Guest chair

AV/ IT EQUIPMENT

- Wifi
- Laptop
- Computer monitor

STUDENT SERVICES STORAGE

PROGRAM CONSIDERATIONS

- Stores Toys and dry snacks
- Currently not enough space to store materials/ food

CAPACITY/ USERS

- Persons: N/A

ANCILIARY SPACES

- Director of Student Services

SPATIAL RELATIONSHIPS

- Direct access with Director of Student Support Services Office
- Within the Student Services Suite

ACTIVITIES

- Storage of Toys and dry food
- Large boxes of materials

ENVIRONMENTAL CONSIDERATIONS

- Lockable space
- Kept dry

FIXED FURNISHINGS

- Shelving

LOOSE FURNISHINGS

- N/A

AV/ IT EQUIPMENT

- N/A

DIRECTOR OF CURRICULUM

PROGRAM CONSIDERATIONS

- Private office with table for (2-4 People)
- Primarily in Ward 5, currently using NEDP Office Space
- Use of Stage / Flex office in W8

CAPACITY/ USERS

- Persons: 1-3
- Director of Curriculum
- [Student enrollment increase: Add \(1\) to Ward 8 in a Flex Office](#)

ANCILIARY SPACES

- Flex space
- Conference Room

SPATIAL RELATIONSHIPS

- Near Chief Academic Officer
- Near Conference room
- Near Director of Operations

ACTIVITIES

- Manages the school curriculum
- Works with Chief Academic Officer

ENVIRONMENTAL CONSIDERATIONS

- Improve HVAC
- Currently in the corner of the NEDP office - Needs private office
- Currently no windows - provide natural light
- Improve Wifi connection
- Provide closet/ storage space

FIXED FURNISHINGS

- Office Desk

LOOSE FURNISHINGS

- Round Table (2-4 people)
- 4 Office chairs
- Shelving

AV/ IT EQUIPMENT

- Wifi
- Laptop
- Computer monitors

COLLEGE NAVIGATOR

PROGRAM CONSIDERATIONS

- Primarily in Ward 8
- Need individual office, currently using corner in NEDP (Ward 5)
- Dean of Student Support & Senior Employment Specialist refers learners to the College Navigator

CAPACITY/ USERS

- Persons: 1-4
- College Navigator is primarily at Ward 5
- [Student enrollment increase: Add \(1\) to Ward 8 in Career & Workforce Office](#)

ANCILIARY SPACES

- Conference Room

SPATIAL RELATIONSHIPS

- Works with GED Office
- In vicinity of Student Support & Senior Employment Specialist

ACTIVITIES

- Assists learners with applications & resumes

ENVIRONMENTAL CONSIDERATIONS

- Needs own office that has space for families
- Preferably natural light
- Improved HVAC

FIXED FURNISHINGS

- Desk

LOOSE FURNISHINGS

- Shelving
- (3) Guest chairs
- (1) Office chair on casters
- Small conference table

AV/ IT EQUIPMENT

- Wifi
- Monitors/Laptops

CAREER & WORKFORCE OFFICE

PROGRAM CONSIDERATIONS

- More space
- Quiet space for meetings
- Currently cubbies are not being used in W5
- Filing is digital
- (3) Private offices

CAPACITY/ USERS

- Persons: 4-8
- W5: Director of Career & Workforce, Employment specialist,
- W 5/8: Health Care Programs Managers
- [Student enrollment increase: \(1\) Senior employment specialist Office, \(1\) college Navigator at W8](#)

ANCILIARY SPACES

- Use stage in W8 Assembly Space to meet with learners 1:1
- Storage space

SPATIAL RELATIONSHIPS

- Near workforce classrooms
- In vicinity of 1:1 space
- College Navigator uses space at W8

ACTIVITIES

- Attend Career & Workforce classes or joins on Zoom
- GED 1:1 Meetings with learners
- Outreach

ENVIRONMENTAL CONSIDERATIONS

- Currently Internet is considered to be sufficient
- Carpet underneath to avoid rolling of furnishings
- Improve acoustics
- Privacy
- Good HVAC

FIXED FURNISHINGS

- Bulletin board

LOOSE FURNISHINGS

- 1 Conference table (4 guest chairs),
- (3) flex desks
- (3) Office Chairs

AV/ IT EQUIPMENT

- Wifi
- Computers
- Ample amount of outlets

DEAN OF STUDENT SUPPORT

PROGRAM CONSIDERATIONS

- Storage space
- Privacy, own office - Currently sharing space with Career & Workforce in Ward 5

CAPACITY/ USERS

- Persons: 1-4
- Staff: (1) per campus

ANCILIARY SPACES

- Storage closet in W5 office

SPATIAL RELATIONSHIPS

- Works closely with College Navigator

ACTIVITIES

- Works with learners to find jobs outside of classes

ENVIRONMENTAL CONSIDERATIONS

- Improve acoustics
- Provide cellphone service
- Good HVAC

FIXED FURNISHINGS

- Desk

LOOSE FURNISHINGS

- Shelving
- (3) Guest chairs
- (1) Office chair on casters
- Small conference table

AV/ IT EQUIPMENT

- Wifi
- Monitors
- Laptops

GENERAL LEARNING

SPACES:

- MATH & ELA (Ward 5 & 8 - 5 classes each)



MATH & ELA (Ward 5 & 8 - 5 classes each)

PROGRAM CONSIDERATIONS

- To provide a flexible learning environment
- Provide a study space
- Testing separate from classroom space
- Day - 3 classes 1.5hr long
- Evening - 2 classes 6-9

CAPACITY/ USERS

- Learners:
- In Person: 20
- Remote: 25
- Teachers: 10
- 10 instructors all together
- 2-3 interpreters (if you have 1 deaf student you have to account for total 3 people)
- [Student enrollment increase: \(2\) classrooms per campus - \(2\) Evening Teachers \(2\) Adjunct Teachers](#)

ANCILIARY SPACES

- Storage
- Flex 1:1 spaces

SPATIAL RELATIONSHIPS

- Would like a dedicated student multipurpose room
- Would like a learning hub - space for learners to join class online
- Near a lounge dedicated to learners & (1) for instructors & staff

ACTIVITIES

- Tutoring
- Computer fundamentals 1 & 2, dual enrollment
- learning different math & ELA skills

ENVIRONMENTAL CONSIDERATIONS

- Acoustics
- Climate control
- Space to store learner's extra belongings
- Lockers aren't used much
- HVAC improvements

FIXED FURNISHINGS

- Podium teaching stand

LOOSE FURNISHINGS

- Teacher desk
- New board on casters - 2 coming per classroom
- (10) Individual white tables on casters - (2) at a table
- Hooks
- Adjustable podium near white board
- Electric whiteboard
- Movable white boards - flexible furniture

AV/ IT EQUIPMENT

- Learners need power strips to charge laptops
- Wifi

WORKFORCE

SPACES:

- MEDICAL BILLING/ CODING & PROJECT MANAGEMENT
- CNA LAB & CLASSROOM
- CNA STORAGE
- PHLEBOTOMY CLASSROOM + LAB
- TESTING TEACHER ASSIST/ INFORMATION TECHNOLOGY LAB
 - COMP TIA (ITF)
 - COMP TIA IT (A+)
 - CASAS TESTING



MEDICAL BILLING/ CODING & PROJECT MANAGEMENT

PROGRAM CONSIDERATIONS

- Can be run in a regular ABE Classroom
- New Programs, not yet developed
- Can be run remotely
- Use of papers and work towards software and books to use
- Use of material storage space

CAPACITY/ USERS

- Learners: 10 (in-person)
- Staff - 1 instructor

ANCILIARY SPACES

- Storage
- Classrooms

SPATIAL RELATIONSHIPS

- Near CNA and Phlebotomy
- Can be instructed in a regular classroom
- Near workforce IT classrooms for support in programs

ACTIVITIES

- Demonstrating new skills with management and medical billing
- Hands-on lab
- Classroom Instruction
- Learn and develop project management skills

ENVIRONMENTAL CONSIDERATIONS

- Flexible space
- HVAC improvements
- Natural light

FIXED FURNISHINGS

- Teacher's desk
- Peninsulas
- Lockers
- Storage for bookbags/coats
- Projector & projector screen

LOOSE FURNISHINGS

- Individual desks
- Shelves
- File cabinets
- Office chair
- Learner chairs

AV/ IT EQUIPMENT

- Wifi
- Printer/ Scanner
- Learner's individual laptops

CNA LAB + CLASSROOM

PROGRAM CONSIDERATIONS

- More storage space - lockable cabinets
- Roll-in storage (if there is space)
- Ceiling Curtains
- Simulation mannequin
- Need recliner for mannequin while using live volunteer
- Need Storage for another wheelchair

CAPACITY/ USERS

- Learners: 10-12
- Staff - come in for skills portion, mainly at home for class
- Teachers: (1) main instructor, (5) adjunct, (4) CNA
- Assistants: (4) CNA adjunct
- (3) classrooms, 12 learners each (36 total)
- [Student enrollment increase: \(1\) per campus - Certified Nursing Assistant Adjunct Instructor](#)

ANCILIARY SPACES

- Handicap bathroom - strictly for classroom practice
- CNA storage - Currently near Multipurpose in W5

SPATIAL RELATIONSHIPS

- Multipurpose room - eating
- Do CPR together in multipurpose room
- 3 classes, 24 in day, 20 (12) in evening at W5

ACTIVITIES

- Online lectures
- Hands-on learning in the lab - adjuncts walking around
- In person class lectures
- Dressing
- Nail care
- Hair combing
- Shaving
- How to use restraints

ENVIRONMENTAL CONSIDERATIONS

- W8 - hot
- W5 - AC is cold
- Not enough lighting with some learners online- Require appropriate lighting
- Washable floors, walls & furniture

FIXED FURNISHINGS

- Counter with lockable cabinets
- Storage for bookbags
- Ceiling curtain

LOOSE FURNISHINGS & EQUIPMENT

- CNA Instructor desk
- Individual desks
- Equipment: Wheelchairs, crutches, walkers, canes, blood pressure cuffs, bed pans, basins, shirts, pajamas, toilet paper, dressings, (3) mannequins, medical waste bin
- (4) Beds
- Laptop storage

AV/ IT EQUIPMENT

- Double monitors
- Call button on all beds

CNA STORAGE

PROGRAM CONSIDERATIONS

- Be able to store materials for CNA Lab & Classroom
- Currently not enough space to store materials/ equipment

CAPACITY/ USERS

- N/A

ANCILIARY SPACES

- CNA Lab & Classroom

SPATIAL RELATIONSHIPS

- Direct access with CNA

ACTIVITIES

- N/A

ENVIRONMENTAL CONSIDERATIONS

- Lockable space
- Kept dry

FIXED FURNISHINGS

- Shelving
- Hooks

LOOSE FURNISHINGS

- Holds the follow additional equipment: Wheelchairs, crutches, walkers, canes, blood pressure cuffs, bed pans, basins, shirts, pajamas, toilet paper, dressings, mannequins

AV/ IT EQUIPMENT

- Washer + dryer

PHLEBOTOMY CLASSROOM & LAB

PROGRAM CONSIDERATIONS

- Separate lab space from classroom space
- Currently learners eat in evening class
- W8 - Only in evening
- W5 - (1) day & (1) evening
- Add Storage, Charging Station, and expand lab area at W5

CAPACITY/ USERS

- Learners: 12-15
- In Person, adjunct full time
- Teachers:
- W8: (2) Adjuncts, (1) Main instructor
- W5: Phlebotomy Technician Adjunct Instructor
- (3) classrooms, 15 learners each (45 total)

ANCILIARY SPACES

- Closet/ storage space

SPATIAL RELATIONSHIPS

- Near Multipurpose/ /Student Break Room: Evening class eat in classroom when Multipurpose is occupied

ACTIVITIES

- Draw each others blood and use mannequins
- Group studies
- Hands-on lab
- Demonstrating new skills with mannequins

ENVIRONMENTAL CONSIDERATIONS

- W8 - hot
- W5 - AC is cold
- Not enough lighting with some learners online
- Some instructors at home
- Overflow

FIXED FURNISHINGS

- One big closet & a file cabinet
- Large wardrobe
- Counter with lockable cabinets
- Storage for bookbags
- Projector

LOOSE FURNISHINGS

- Full time needs desk
- (1) centrifuge per phlebotomy. class - regular
- (2) Phlebotomy chairs (4 would be best)
- Equipment: hand sanitizer, wipes, gloves, sheets, towels, pillow cases, syringes, blood tubes, tourniquets, needles, medical waste bin
- Cot
- File Cabinet
- Shelves

AV/ IT EQUIPMENT

- Learners bring laptop with them and leave the laptops stored at school
- Can connect with projector to share images

TESTING TEACHER ASSISTANT/ INFORMATION TECHNOLOGY LAB

SPACES:

- COMP TIA (ITF)
- COMP TIA IT (A+)
- CASAS TESTING



INFORMATION TECHNOLOGY: COMP TIA (ITF)

PROGRAM CONSIDERATIONS

- Regular classroom with laptop and monitor
- Separate testing area from computer labs
- More space
- Monitors are permanent in the room

CAPACITY/ USERS

- Learners: 15-20 at W5
- W8: Evening only (1) teacher, no assistant teacher
- W5: Daytime teacher all remote, Daytime (1) teaching assistant for both classrooms (ideally per classroom), (3) IT teachers in the evening
- [Student enrollment increase: \(1\) per campus - Comptia/ ITF Instructor](#)

ANCILIARY SPACES

- Computer Lab
- Tech storage

SPATIAL RELATIONSHIPS

- Sometimes use shared areas - W5 Multipurpose Room + Kitchen
- Needs designated lab space at W8

ACTIVITIES

- Take apart computers and putting it back together
- Tutor Level 1 GED with use of laptops
- Hands on work in class

ENVIRONMENTAL CONSIDERATIONS

- HVAC improvements
- Remove bathrooms for more lab space in W5
- W8: Evening classes only

FIXED FURNISHINGS

- Peninsulas
- Lockers
- Shelves for equipment
- Storage for bookbags/coats

LOOSE FURNISHINGS

- Stand up tables - 4 or 5 areas
- Stools
- book shelf

AV/ IT EQUIPMENT

- Monitors
- Wifi
- Laptops
- Peninsulas to run power

INFORMATION TECHNOLOGY: COMP TIA IT (A+)

PROGRAM CONSIDERATIONS

- Regular classroom with laptop and monitor
- Separate testing area from computer labs
- More space
- Monitors are permanent in the room

CAPACITY/ USERS

- Learners: 10
- W8: Evening only (1) teacher, no assistant teacher
- W5: Daytime teacher all remote, Daytime (1) teaching assistant for both classrooms (ideally per classroom), (3) IT teachers in the evening

ANCILIARY SPACES

- Computer Lab
- Tech storage

SPATIAL RELATIONSHIPS

- Sometimes use shared areas - W5 Multipurpose Room + Kitchen
- Needs designated lab space

ACTIVITIES

- Take apart computers and putting it back together
- Tutor Level 1 GED with use of laptops
- Hands on work in class

ENVIRONMENTAL CONSIDERATIONS

- HVAC improvements
- Remove bathrooms for more lab space in W5
- W8: Evening classes only

FIXED FURNISHINGS

- Peninsulas
- Lockers
- Shelves for equipment
- Storage for bookbags/coats

LOOSE FURNISHINGS

- Stand up tables - 4 or 5 areas
- Stools
- Book shelf

AV/ IT EQUIPMENT

- Monitors
- Wifi
- Laptops
- Peninsulas to run power

CASAS TESTING

PROGRAM CONSIDERATIONS

- Entrance into the Workforce Program, initial eligibility requirements.
- Need a storage to store materials
- Testing period: 5-6 weeks
- Labs - separate testing space from computer labs
- 1 or 2 dedicated rooms

CAPACITY/ USERS

- Staff: (1) Tech
- Learners: 15-20/room

ANCILIARY SPACES

- Computer/Library
- Lab space
- Storage space/ Closet

SPATIAL RELATIONSHIPS

- In vicinity of Multipurpose Room - Sometimes use shared areas for large group testing

ACTIVITIES

- Testing over 5-6 weeks
- Testing for entrance into workforce
- Used for tutoring + do extra work

ENVIRONMENTAL CONSIDERATIONS

- Fall + winter is biggest wave
- Ongoing testing throughout the year: Quarterly and end of term
- HVAC improvements

FIXED FURNISHINGS

- Need shelf for equipment
- Storage for bookbags/coats
- Peninsulas to run power

LOOSE FURNISHINGS

- Stand up tables - 4 or 5 areas
- File cabinets

AV/ IT EQUIPMENT

- Wifi
- Laptops preferred
- Monitors
- Charging station

GED TESTING & OFFICE

PROGRAM CONSIDERATIONS

- Separate computer rooms + testing rooms - use of computer lab
- Space utilization - improve storage space
- Testing: computer based for 2-3 hours
- On boarding testing in the beginning can take weeks & use a lot of space
- Level 3 & 1 are large groups
- Instructors work in groups
- Remote learning, digital divide impacts content

CAPACITY/ USERS

- In-person or online proctor
- Need to be in the building
- W5: GED Services and Testing Specialist
- W5/8: (1) per campus - Director of GED & College Services, Adjunct GED Prep Math Teacher
- Online - 40 learners
- [Student enrollment increase: \(1\) GED Services and Testing Specialist at W8](#)

ANCILIARY SPACES

- Computer Lab
- Storage

SPATIAL RELATIONSHIPS

- Near flex/ small conference rooms
- Near Multipurpose room
- Near Computer lab

ACTIVITIES

- Evaluating test results
- Placement testing
- Meeting with learners
- Testing between the levels during the semester

ENVIRONMENTAL CONSIDERATIONS

- Acoustics
- Improve HVAC system
- High internet connectivity

FIXED FURNISHINGS

- Counter space with lockable cabinets

LOOSE FURNISHINGS

- (3) desks - strong system (technological)

AV/ IT EQUIPMENT

- Desktop computer
- Wifi
- Phone for emergencies

NEDP CLASS, TUTORING

PROGRAM CONSIDERATIONS

- Have larger space for multi group learning and orientation
- Places for intake/meetings vs. places for food/eating
- (3) Enclosed 1-1 space for virtual and personal learning space
- During the daytime learners work in person
- visibility of all testing rooms from staff location

CAPACITY/ USERS

- Staff - remote schedule, much more on site this year
- Adjunct in evening, on site -W5 in evening
- Orientation - 40-50 learners
- Accommodate 10-12 learners
- NEDP Lab - 7-8 learners (hybrid)
- (4) Full time team members
- Staff/ volunteers per campus: (1) Lead NEDP Advisor/ Assessor, (4) NEDP Advisor Assessor, (1) Adjunct NEDP Diagnostic Math Teacher

ANCILIARY SPACES

- NEDP 1:1 Rooms

SPATIAL RELATIONSHIPS

- Use multipurpose W5 - for orientation
- Use Student Support Suite - meeting with student support staff

ACTIVITIES

- Orientation
- Group learning
- Presentations

ENVIRONMENTAL CONSIDERATIONS

- Natural Light
- Acoustics
- improved HVAC

FIXED FURNISHINGS

- Cubbies/ lockers

LOOSE FURNISHINGS

- White board
- Hooks
- Flexible furniture
- Refrigerator
- Microwave
- Round tables for collaboration
- Seating w/ wired baskets

AV/ IT EQUIPMENT

- Student laptop
- Dedicated printer
- Charging station
- Multiple outlets
- Wifi connection
- Projector that can be checked out

LEAD NEDP ADVISOR/ ASSESSOR & NEDP ADVISOR/ASSESSOR

PROGRAM CONSIDERATIONS

- More space
- Quiet space for meetings
- Currently shares space with GED and uses flex space for meetings
- Will need own space, separate from GED
- Use of large main space in NEDP Class, Tutoring
- Learners can be remote

CAPACITY/ USERS

- Lead NEDP: at W8 in daytime
- (4 per campus) NEDP Advisor/ Assessor

ANCILIARY SPACES

- Use stage in W8 Assembly Space to meet with learners 1:1
- Storage space

SPATIAL RELATIONSHIPS

- Near GED Office
- Use of Flex space/ 1:1 space
- In vicinity of College Navigator

ACTIVITIES

- Go into classrooms or on Zoom
- Oversee NEDP & Work with GED
- Outreach

ENVIRONMENTAL CONSIDERATIONS

- Internet is considered to be ok
- Visibility of learners and 1:1 spaces in NEDP Class
- Acoustics
- Privacy

FIXED FURNISHINGS

- Bulletin board
- TV Monitor
- Office desk

LOOSE FURNISHINGS

- (1) Flex desk

AV/ IT EQUIPMENT

- Wifi
- Computers
- Laptops

INSTRUCTIONAL & SOCIAL SUPPORT

SPACES:

- MINDFULNESS ROOM
- COMPUTER/ LIBRARY
- COMPUTER LAB
- SERVING PANTRY
- PANTRY
- MULTIPURPOSE
- STUDENT BREAK ROOM W/ PANTRY
- FOOD BANK
- FLEX OFFICE/ SMALL CONFERENCE ROOMS



MINDFULNESS ROOM

PROGRAM CONSIDERATIONS

- More spaces - (3) per campus
- Privacy

CAPACITY/ USERS

- Persons: 1
- Used mainly by 1 person
- Learners
- Staff

ANCILIARY SPACES

- N/A

SPATIAL RELATIONSHIPS

- Used as flex for Student Support
- Near classroom spaces

ACTIVITIES

- Areas for staff to go and clear their mind
- For learners to decompress
- Maternal Routines
- Prayer

ENVIRONMENTAL CONSIDERATIONS

- Quiet space - Improved acoustics
- Well ventilated
- Privacy - not visible to others

FIXED FURNISHINGS

- Counter w/ cabinets

LOOSE FURNISHINGS

- Nursing chair
- Side table

AV/ IT EQUIPMENT

- Wifi

COMPUTER/LIBRARY

PROGRAM CONSIDERATIONS

- Additional learner dedicated testing space
- Easily accessible
- Space for mass testing
- Flexibility

CAPACITY/ USERS

- Persons: 50+
- Staff
- Public/ Volunteer tutors
- Learners

ANCILIARY SPACES

- main circulation
- 1:1 rooms
- Conference room

SPATIAL RELATIONSHIPS

- Designated lab space for COMP TIA
- Near student Support Suite
- Additional space for NEDP
- Near group toilet rooms

ACTIVITIES

- Area for testing, tutoring, studying
- Hold community meetings
- Hold large staff meetings
- instructional classes
- 1:1 meetings

ENVIRONMENTAL CONSIDERATIONS

- Space dedicated for learners
- Open to exterior - outdoor patio
- Natural light
- Quiet HVAC
- Access to Wifi

FIXED FURNISHINGS

- Bookshelves
- Pull- down Screen

LOOSE FURNISHINGS

- Lounge seating
- Large rectangular Tables: fit 1-4 guest chairs
- Conference table w/ (6-8) Office Chairs

AV/ IT EQUIPMENT

- Computers + Monitors
- Overhead Projector
- Wifi

COMPUTER LAB

PROGRAM CONSIDERATIONS

- Use for classroom space
- Use for testing large groups
- No Computer Lab in Ward 8
- Easily accessible to entry for testing

CAPACITY/ USERS

- Staff: (1) Tech
- Learners: 15-20

ANCILIARY SPACES

- Classrooms
- Testing Teacher Assistant/ Information Technology Lab

SPATIAL RELATIONSHIPS

- Near GED
- In vicinity of the General Learning Classrooms
- Near Entrance

ACTIVITIES

- Testing
- Used for tutoring
- Computer work

ENVIRONMENTAL CONSIDERATIONS

- Fall + winter is biggest wave for testing
- Ongoing testing throughout the year: Quarterly and end of term
- HVAC improvements - W5
- Lighting that reduces glare

FIXED FURNISHINGS

- Storage for bookbags/coats

LOOSE FURNISHINGS

- (5) Tables - 4-6 learners on each
- (2) Guest chairs

AV/ IT EQUIPMENT

- Wifi
- Laptops
- Monitors
- Charging stations

SERVING PANTRY

PROGRAM CONSIDERATIONS

- Larger warming Kitchen/ Cafe
- Possible commercial kitchen with appropriate appliances and finishes

CAPACITY/ USERS

- Persons:1-3
- Staff
- Learners

ANCILIARY SPACES

- Pantry
- Multipurpose Room

SPATIAL RELATIONSHIPS

- Directly connected to the Multipurpose room
- Directly connected to Pantry

ACTIVITIES

- Used as a Kitchen space
- Place to gather
- Prepare food
- Store food for events

ENVIRONMENTAL CONSIDERATIONS

- Improve HVAC
- Exhaust fan
- Lockable cabinets

FIXED FURNISHINGS

- Counter with Cabinets
- Oven
- Microwave
- Sink
- Dishwasher

LOOSE FURNISHINGS

- Vending machine(s)

AV/ IT EQUIPMENT

- N/A

PANTRY

PROGRAM CONSIDERATIONS

- Dry food storage
- Currently being shared with other departments- need to be dedicated space for Serving Pantry
- Space to fit catering carts

CAPACITY/ USERS

- Persons: Staff & learners

ANCILIARY SPACES

- Serving Pantry

SPATIAL RELATIONSHIPS

- Adjacent to the Multipurpose room
- Directly connected to Serving Pantry

ACTIVITIES

- Store dry foods
- Store food for events

ENVIRONMENTAL CONSIDERATIONS

- HVAC
- Exhaust fan
- Enclosed space that can be lockable

FIXED FURNISHINGS

- Shelving

LOOSE FURNISHINGS

- N/A

AV/ IT EQUIPMENT

- N/A

MULTIPURPOSE

PROGRAM CONSIDERATIONS

- To be a communal space for learners to eat and gather
- Dedicated space for learners
- Space for library and clothing drives for learners
- W8: Would like a dedicated library space

CAPACITY/ USERS

- Learners + staff
- Orientation - 40-50 W5 learners

ANCILIARY SPACES

- Would like (2) closets - better way to store materials
- Serving Pantry (W5)
- Shaded outdoor space

SPATIAL RELATIONSHIPS

- W8 Multipurpose Room used for testing - no designated testing room
- W8 and W5 multipurpose rooms comparable
- Access to outside blacktop area

ACTIVITIES

- Meeting with larger groups of learners
- Testing + Orientations
- Flex space for those traveling between W5/W8
- Learners coming during break time, eat lunch
- Space to entertain and cultivate/fund raise events
- Learn CPR

ENVIRONMENTAL CONSIDERATIONS

- Need to be monitored with security cameras & increase security measures
- Needs better heating/cooling systems, air unit is very loud - need to be yelling to be heard
- W8 Stage - repair the partition to close off the stage area, wooden collapsible doors
- Flexibility - Needs to store different types of spaces depending on usage

FIXED FURNISHINGS

- Stage

LOOSE FURNISHINGS

- Reuse existing furniture
- 4 flex desks on W8 Stage
- (2) flex desks

AV/ IT EQUIPMENT

- Computers for testing
- Security Cameras
- Would like projector from ceiling
- Wifi

STUDENT BREAK ROOM W/ PANTRY

PROGRAM CONSIDERATIONS

- Designated space for learners
- Space for learners to interact outside of classes
- Space to use when Multipurpose room is reserved

CAPACITY/ USERS

- Learners:60+

ANCILIARY SPACES

- Pantry
- Closet/ Dry food storage

SPATIAL RELATIONSHIPS

- Easily accessed by learners
- Near group toilet Rooms

ACTIVITIES

- Learners can hold meetings
- Socialize with others
- Eat
- Collaborate

ENVIRONMENTAL CONSIDERATIONS

- Enclosed space
- Acoustics
- Natural Light
- Visibility to circulation

FIXED FURNISHINGS

- Counter with Cabinets
- Fridge
- Lockers

LOOSE FURNISHINGS

- Table seating for (60) Round tables
- Lounge seating

AV/ IT EQUIPMENT

- Wifi

FOOD BANK

PROGRAM CONSIDERATIONS

- More open to learners
- Marketing
- Increased security measures are required for public to enter building
- Direct access to outside.
- Available access to the public without walking through halls
- Managed by a separate vendor

CAPACITY/ USERS

- Outside partner that comes in Tuesdays and Wednesdays
- Public
- Learners

ANCILIARY SPACES

- Multipurpose room
- Exterior entrance/ vestibule
- Security

SPATIAL RELATIONSHIPS

- W5 Rm 128 shares wall with student support
- No food bank at W8
- Near entry of school
- Near Security

ACTIVITIES

- W8 mobile market once a month
- Provide food to public
- Provide food to learners

ENVIRONMENTAL CONSIDERATIONS

- Repair drywall & mice prevention - Mice eat through drywall
- Isn't open every day, learners don't always have access
- Table that extends into the hallway limits corridor width - Fire Marshall has noted this issue: provide communal space that doesn't interfere with circulation.
- Provide security measures, lockable space.

FIXED FURNISHINGS

- Shelves

LOOSE FURNISHINGS

- Tables
- Refrigerator

AV/ IT EQUIPMENT

- N/A

FLEX OFFICE/ SMALL CONFERENCE ROOMS

PROGRAM CONSIDERATIONS

- Additional spaces for programs
- Flexibility
- Use for testing
- Meeting spaces and private offices
- (4) small conference rooms shared in building
- Flex Executive office

CAPACITY/ USERS

- Persons:1-3
- Staff
- Learners
- Volunteer Tutors

ANCILIARY SPACES

- N/A

SPATIAL RELATIONSHIPS

- Near GED Testing Office
- In vicinity of Career and Workforce Office

ACTIVITIES

- Testing
- Remote teaching
- Hold meetings
- Tutoring: available Monday-Friday, (2) sessions/week

ENVIRONMENTAL CONSIDERATIONS

- Good Acoustics
- Closed off from natural light for testing purposes
- Open to natural light for meeting & learning spaces

FIXED FURNISHINGS

- Wall mounted monitor

LOOSE FURNISHINGS

- (1) small round table
- (1-3) office chairs on casters

AV/ IT EQUIPMENT

- Computers + Monitors
- Personal laptop
- Wifi

PROGRAM AREA SPREADSHEET - WARD 5

LEVEL	DEPARTMENT	SPACE USE	EXISTING AREA (SF)	REQUIRED AREA (SF)	DIFFERENCE	GENERAL COMMENTS
BLUE TEXT = ADD STAFF AND/ OR SF WITH 1,000 LEARNER ENROLLEMENT INCREASE						
FIRST FLOOR	ACADEMIC LEADERSHIP	RECEPTION/ SECURITY	194	300		
FIRST FLOOR	ACADEMIC LEADERSHIP	STORAGE		100	100	
FIRST FLOOR	ACADEMIC LEADERSHIP	MANAGER OF TECH FLUENCY & DIGITAL LITERACY		70	70	
FIRST FLOOR	ACADEMIC LEADERSHIP	CONFERENCE ROOM		150	150	CONF. TABLE FOR 6
FIRST FLOOR	ACADEMIC LEADERSHIP	VICE PRINCIPAL OFFICE		0	0	SHARE WORKSTATION WITH PRINCIPAL
FIRST FLOOR	ACADEMIC LEADERSHIP	PRINCIPAL OFFICE	184	120	-64	
FIRST FLOOR	ACADEMIC LEADERSHIP	ADMIN ASSISTANT	400	400	0	FRONT OFFICE W/ SCHOOL ADMINISTRATIVE ASSIST PT
SECOND FLOOR	ACADEMIC LEADERSHIP	CHIEF ACADEMIC OFFICER	203	120	-83	SENIOR LEADER - ACADEMIC LEADERSHIP
FIRST FLOOR	ADMISSIONS/ REGISTRAR	ADMISSIONS + REG. OFFICE	647	480	-167	4 PRIVATE OFFICES W/ SPACE FOR 2 CHAIR @ 120 SF: Assistant Director of Enrollment Management & Retentions Ops., Enrollment & Registration Manager, Student Retention and Workforce Specialist, (1) Registrar & Recruitment Associate
FIRST FLOOR	ADMISSIONS/ REGISTRAR	REGISTRAR WAITING		100	100	COFFEE/TEA SERVICE + SEATING
FIRST FLOOR	ADMISSIONS/ REGISTRAR	REGISTRAR STORAGE		100	100	
FIRST FLOOR	ADMISSIONS/ REGISTRAR	REGISTRAR CONFERENCE ROOM		150	150	6-8 PEOPLE
SECOND FLOOR	GENERAL & ADMINISTRATIVE	STRATEGY / ADVANCEMENT OFFICE	276	200	-76	2 STRATEGY STAFF WITH INDIVIDUAL DESKS: Director of Development, Chief Strategy & Growth Officer
SECOND FLOOR	GENERAL & ADMINISTRATIVE	LOUNGE	418	0	-418	
SECOND FLOOR	GENERAL & ADMINISTRATIVE	CONFERENCE ROOM	381	381	0	PROVIDE FOLDING ACOUSTIC PARTITION
	GENERAL & ADMINISTRATIVE	CHIEF STRATEGY & GROWTH OFFICER	276	0	-276	
SECOND FLOOR	GENERAL & ADMINISTRATIVE	CHIEF EXECUTIVE OFFICER	190	250	60	
THIRD FLOOR	GENERAL & ADMINISTRATIVE	FLEX OFFICE		120	120	
SECOND FLOOR	GENERAL & ADMINISTRATIVE	EXECUTIVE ASSISTANT AND BUSINESS MANAGER		70	70	CURRENTLY IN OPEN SPACE ADJACENT TO CEO
SECOND FLOOR	OPERATIONS & FACILITIES SERVICES	IT WORK SPACE	661	400	-261	IT REPAIR,SUPPORT, STORAGE, CHARGING STATION, INVENTORY @ 80 SF, WORK STATIONS FOR: Information Technology Specialist, Information Technology Manager
SECOND FLOOR	OPERATIONS & FACILITIES SERVICES	HUMAN RESOURCES		200	200	SPACE FOR (1) OFFICE, + WORK STATION @70SF - Director of Human Resources, Human Resource Generalist (CURRENTLY WORK STATION NEAR EXEC ASSIST.)
THIRD FLOOR	OPERATIONS & FACILITIES SERVICES	OPERATIONS OFFICE	689	600	-89	OPEN OFFICE SPACE FOR: Operations Manager, Director of Technology & operations, Finance & Compliance Manager, Finance Specialist, Flex Desk
SECOND FLOOR	OPERATIONS & FACILITIES SERVICES	CHIEF OPERATIONS OFFICER	191	191	0	
FIRST FLOOR	STUDENT SERVICES	CAREER AND WORKFORCE OFFICE	553	480	-73	3 PRIVATE OFFICES (CURRENTLY 1 SPACE: Director of Career & Workforce, Employment specialist, Health Care Programs Manager
SECOND FLOOR	STUDENT SERVICES	COLLEGE NAVIGATOR		120	120	CURRENTLY USING NEDP OFFICE SPACE
SECOND FLOOR	STUDENT SERVICES	DIRECTOR OF CURRICULUM		120	120	CURRENTLY USING NEDP OFFICE SPACE

PROGRAM AREA SPREADSHEET - WARD 5

LEVEL	DEPARTMENT	SPACE USE	EXISTING AREA (SF)	REQUIRED AREA (SF)	DIFFERENCE	GENERAL COMMENTS
BLUE TEXT = ADD STAFF AND/ OR SF WITH 1,000 LEARNER ENROLLEMENT INCREASE						
THIRD FLOOR	STUDENT SERVICES	STUDENT SUPPORT SUITE	693	700	7	(1 DAY & 1 EVENING) + 1/2 DAY SOCIAL WORKER: Assistant Director of Student Support Services, (6) Student Support Socialists (Add 1 per campus), Manager of Testing Services and Tutoring
THIRD FLOOR	STUDENT SERVICES	DEAN OF STUDENT SUPPORT	172	120	-52	
THIRD FLOOR	STUDENT SERVICES	STUDENT SERVICES STORAGE		120	120	
THIRD FLOOR	STUDENT SERVICES	DIR. STUDENT SUPPORT SERVICES	212	120	-92	SEPARATE OFFICE ATTACHED TO STUDENT SUPPORT SUITE
	TOTAL		6,146	5,812	-334	
GROUND FLOOR	INSTRUCTIONAL & SOCIAL SUPPORT	SERVING PANTRY	238	300	62	
GROUND FLOOR	INSTRUCTIONAL & SOCIAL SUPPORT	PANTRY	60	100	40	
GROUND FLOOR	INSTRUCTIONAL & SOCIAL SUPPORT	MULTI-PURPOSE	2,071	2,100	29	
FIRST FLOOR	INSTRUCTIONAL & SOCIAL SUPPORT	STUDENT BREAKROOM W/ PANTRY		1,000	1,000	TABLE SEATING FOR 60 WITH PANTRY
FIRST FLOOR	INSTRUCTIONAL & SOCIAL SUPPORT	FOOD BANK	308	300	-8	
FIRST FLOOR	INSTRUCTIONAL & SOCIAL SUPPORT	COMPUTER LAB	553	800	247	PROVIDE LAB AREA FOR COMPUTER REPAIRS, TESTING, (1) Tech
EA. FLOOR	INSTRUCTIONAL & SOCIAL SUPPORT	MINDFULNESS ROOM	136	240	104	PROVIDE 3 MINDFULNESS / NURSING ROOMS @ 80 EA.
FIRST FLOOR	INSTRUCTIONAL & SOCIAL SUPPORT	FLEX OFFICE/ SMALL CONFERENCE ROOMS		600	600	4 SMALL CONFERENCE ROOMS SHARED IN BUILDING), Adult Learning Support Coordinator
THIRD FLOOR	INSTRUCTIONAL & SOCIAL SUPPORT	COMPUTER/ LIBRARY		2,500	2,500	800 SF STUDY TABLES 4-5 INDEPENDENT ROOMS 1 LG CONFERENCE RM, LIBRARY
FIRST & THIRD FLOOR	INSTRUCTIONAL & SOCIAL SUPPORT	FLEX SPACE	429	450	21	3 PRIVATE OFFICES X 120 SF (CURRENTLY 1 SPACE)
	TOTAL		3,795	8,390	4,595	
	ADMIN & SUPPORT TOTAL:		9,941	14,202	4,261	
FIRST FLOOR	GENERAL LEARNING	MATH AND READING	573	600	27	
FIRST FLOOR	GENERAL LEARNING	MATH AND READING	556	600	44	
FIRST FLOOR	GENERAL LEARNING	MATH AND READING	569	600	31	
FIRST FLOOR	GENERAL LEARNING	MATH AND READING	556	600	44	
FIRST FLOOR	GENERAL LEARNING	MATH AND READING	574	600	26	
SECOND FLOOR	GENERAL LEARNING	MATH AND READING	509	600	91	
SECOND FLOOR	GENERAL LEARNING	MATH AND READING	529	600	71	
THIRD FLOOR	GENERAL LEARNING	MATH AND READING	538	600	62	
THIRD FLOOR	GENERAL LEARNING	MATH AND READING	514	600	86	
THIRD FLOOR	GENERAL LEARNING	MATH AND READING	524	600	76	
SECOND FLOOR	GENERAL LEARNING	GENERAL LEARNING CLASSROOM		600	600	(1) Teacher, Evening, (1) Adjunct Teacher

PROGRAM AREA SPREADSHEET - WARD 5

LEVEL	DEPARTMENT	SPACE USE	EXISTING AREA (SF)	REQUIRED AREA (SF)	DIFFERENCE	GENERAL COMMENTS
BLUE TEXT = ADD STAFF AND/ OR SF WITH 1,000 LEARNER ENROLLEMENT INCREASE						
THIRD FLOOR	GENERAL LEARNING	GENERAL LEARNING CLASSROOM		600	600	(1) Teacher, Evening, (1) Adjunct Teacher
SECOND FLOOR	NEDP	NEDP CLASS, TUTORING	617	800	183	(3) ACOUSTIC ROOMS 2 PEOPLE MAX. 200 SF, TABLES AND CHAIRS 600 SF: (1) Lead NEDP Advisor/Assessor, (4) NEDP Advisor Assessor, (1) Adjunct NEDP Diagnostic Math Teacher
FIRST FLOOR	GED OFFICE	GED TESTING OFFICE	110	120	10	Director of GED and College Servies
FIRST FLOOR	GED OFFICE	GED OFFICE	151	120	-31	Adjunct GED Prep Match Teacher, GED Services and Testing Specialist
SECOND FLOOR	WORKFORCE/ GENERAL LEARNING	MEDICAL BILLING/ CODING & PROJECT MANAGEMENT		600	600	Medical Billing Adjunct Instructor, Adjunct Project Management Instructor
FIRST FLOOR	WORKFORCE	CNA CLASSROOM	618	450	-168	Adjunct CNA Clinical Instructor
FIRST FLOOR	WORKFORCE	CNA LAB	567	650	83	ADD TWO CHAIRS , Teacher, Certified Nursing Assistant Adjunct Instructor (add 1 per campus)
FIRST FLOOR	WORKFORCE	CNA STORAGE		120	120	ADD STORAGE
FIRST FLOOR	WORKFORCE	TESTING TEACHER ASSIST. IT LAB	569	650	81	Comptia/ ITF Instructor (Add 1 per campus)
FIRST FLOOR	WORKFORCE	PHLEB. CLASSROOM + LAB	628	750	122	ADD STORAGE, CHARGING STATION, + EXPAND LAB AREA, Phlebotomy Technician Adjunct Instructor
EDUCATION SPACES TOTAL:			8,702	11,460	2,758	
GROUND FLOOR	FACILITIES	ELECTRICAL ROOM	152	152	0	
GROUND FLOOR	FACILITIES	CLOTHES DONATIONS	183	100	-83	
GROUND FLOOR	FACILITIES	MULTIPURPOSE STORAGE	399	300	-99	CNA STORAGE IS ADDED TO CNA LAB SPACE
GROUND FLOOR	FACILITIES	WOMENS RESTROOM	185	185	0	
GROUND FLOOR	FACILITIES	MENS RESTROOM	205	205	0	
GROUND FLOOR	FACILITIES	JC		50	50	NO JC ON GROUND FL
THIRD FLOOR	FACILITIES	JC		50	50	NO JC ON THIRD FL
FIRST FLOOR	FACILITIES	IT/ MAINTANANCE	633	300	-333	Facilities Engineer, Add (1) Facilities Engineer
FIRST FLOOR	FACILITIES	MECHANICAL HANDLER	97	97	0	
FIRST FLOOR	FACILITIES	SERVER	80	100	20	
FIRST FLOOR	FACILITIES	WC CR 130	47	47	0	RELOCATED TO BE USED FOR CNA LAB
	FACILITIES	WC CR 131	48	0	-48	SPACE CURRENTLY NOT USED
	FACILITIES	WC CR 132	48	0	-48	SPACE CURRENTLY NOT USED
THIRD FLOOR	FACILITIES	WOMENS RESTROOM		220	220	
THIRD FLOOR	FACILITIES	MENS RESTROOM		220	220	
THIRD FLOOR	FACILITIES	WC CR 133	48	48	0	SF USE FOR THIRD FLOOR
THIRD FLOOR	FACILITIES	WC RM 111	54	54	0	SF USE FOR THIRD FLOOR
THIRD FLOOR	FACILITIES	STORAGE		75	75	IN PLACE FOR FUTURE CIRCULATION

PROGRAM AREA SPREADSHEET - WARD 5

LEVEL	DEPARTMENT	SPACE USE	EXISTING AREA (SF)	REQUIRED AREA (SF)	DIFFERENCE	GENERAL COMMENTS
BLUE TEXT = ADD STAFF AND/ OR SF WITH 1,000 LEARNER ENROLLEMENT INCREASE						
FIRST FLOOR	FACILITIES	JC	20	50	30	
FIRST FLOOR	FACILITIES	WOMENS RESTROOM	241	241	0	
FIRST FLOOR	FACILITIES	MENS RESTROOM	223	223	0	
MEZZANINE	FACILITIES	STORAGE	85	106	21	EXISTING SF + 25% NEW STORAGE SPACE
MEZZANINE	FACILITIES	STORAGE	57	75	18	EXISTING SF + 25% NEW STORAGE SPACE
MEZZANINE	FACILITIES	WC RM 301	51	51	0	
MEZZANINE	FACILITIES	WC RM 301	49	49	0	
MEZZANINE	FACILITIES	STORAGE	60	75	15	EXISTING SF + 25% NEW STORAGE SPACE
	TOTAL		2,965	3,073	108	
GROUND FLOOR	CIRCULATION	ELEVATOR	42	100	58	ADD AN ELEVATOR
GROUND FLOOR	CIRCULATION	CENTRAL STAIR	183	183	0	
FIRST FLOOR	CIRCULATION	STAIR A		200	200	ADDED STAIR FOR UNOCCUPIED SHELL SPACE
FIRST FLOOR	CIRCULATION	STAIR B		260	260	
FIRST FLOOR	CIRCULATION	CIRCULATION	2,870	3,150	280	EXISTING SF + 15% NEW CIRCULATION SPACE
FIRST FLOOR	CIRCULATION	CENTRAL STAIR	28	28	0	
SECOND FLOOR	CIRCULATION	STAIR A		200	200	ADDED STAIR FOR UNOCCUPIED SHELL SPACE
SECOND FLOOR	CIRCULATION	STAIR B		150	150	
SECOND FLOOR	CIRCULATION	CIRCULATION	690	794	104	EXISTING SF + 15% NEW CIRCULATION SPACE
SECOND FLOOR	CIRCULATION	CENTRAL STAIR	36	36	0	
MEZZANINE	CIRCULATION	CIRCULATION	767	882	115.05	EXISTING SF + 15% NEW CIRCULATION SPACE
THIRD FLOOR	CIRCULATION	STAIR A		200	200	ADDED STAIR FOR UNOCCUPIED SHELL SPACE
THIRD FLOOR	CIRCULATION	STAIR B		150	150	
FIRST FLOOR	CIRCULATION	MAIN ENTRY FOYER	194	200	6	SECURE VESTIBULE / SECURITY OFFICE
	TOTAL		4,810	6,532	1,722	
	SUPPORT SPACES TOTAL:		7,775	9,606	1,831	

2,658	TOTAL PROGRAM AREA	26,418	35,268	8,850
TOT. EXISTING OUTDOOR SPACE		EXISTING TOTAL AREA	REQUIRED TOTAL AREA	ADDITIONAL REQUIRED AREA
2,978	GROSS BUILDING AREA	29,324	39,147	9,823
TOT. NEW OUTDOOR SPACE	includes shafts, wall thicknesses etc. 11%	11% PROGRAM AREA	11% PROGRAM AREA	PROGRAM AREA

9,823
ADDITIONAL GROSS AREA REQUIRED TO MEET PROGRAM NEEDS

PROGRAM AREA SPREADSHEET - WARD 8

LEVEL	DEPARTMENT	SPACE USE	EXISTING AREA (SF)	REQUIRED AREA (SF)	DIFFERENCE	GENERAL COMMENTS
BLUE TEXT = ADD STAFF AND/ OR SF WITH 1,000 LEARNER ENROLLEMENT INCREASE						
GROUND FLOOR	ACADEMIC LEADERSHIP	RECEPTION / SECURITY	306	300	-6	
	ACADEMIC LEADERSHIP	STORAGE		100	100	
	ACADEMIC LEADERSHIP	CONFERENCE ROOM		150	150	CONF. TABLE FOR 7
GROUND FLOOR	ACADEMIC LEADERSHIP	VICE PRINCIPAL OFFICE	107	120	13	SHARE WORKSTATION WITH PRINCIPAL
GROUND FLOOR	ACADEMIC LEADERSHIP	PRINCIPAL OFFICE	107	120	13	
GROUND FLOOR	ACADEMIC LEADERSHIP	ADMIN ASSISTANT	243	400	157	.+ 100 SF OF WAITING SPACE, FRONT OFFICE W/ SCHOOL ADMINISTRATIVE ASSIST PT
SECOND FLOOR	ACADEMIC LEADERSHIP	CHIEF ACADEMIC OFFICER	153	120	-33	SENIOR LEADER - ACADEMIC LEADERSHIP
GROUND FLOOR	ADMISSIONS / REGISTRAR	ADMISSIONS + REGISTRAR OFFICE	227	480	253	4 PRIVATE OFFICES @ 120 SF W/ SPACE FOR 2 CHAIRS: Director of Enrollment, Dean/Director of Admissions, Enrollment & Registration Manager, Student Retention & Workforce Specialist, (1) Registrar & Recruitment Associate
	ADMISSIONS / REGISTRAR	REGISTRAR WAITING		100	100	
	ADMISSIONS / REGISTRAR	REGISTRAR STORAGE		100	100	
	ADMISSIONS / REGISTRAR	REGISTRAR CONFERENCE ROOM		150	150	6-8 PEOPLE
GROUND FLOOR	GENERAL & ADMINISTRATIVE	LOUNGE	171	450	279	
	GENERAL & ADMINISTRATIVE	STRATEGY/ADVANCEMENT OFFICE		200	200	Chief Strategy Officer, (1) Advocacy Manager
	GENERAL & ADMINISTRATIVE	CONFERENCE ROOM		150	150	
	GENERAL & ADMINISTRATIVE	FLEX OFFICE		120	120	
	GENERAL & ADMINISTRATIVE	EXECUTIVE ASSISTANT TO CEO		70	70	(1) Exectutive Assistant to CEO
SECOND FLOOR	OPERATIONS & FACILITIES SERVICES	OPERATIONS OFFICE	218	120	-98	Operations Manager
	OPERATIONS & FACILITIES SERVICES	HUMAN RESOURCES		70	70	SPACE FOR (1) OFFICE, Chief HR Officer + (1) WORK STATION @ 70SF, Human Resource Generalist (Currently sharing with CEO), Director of Human Resources
GROUND FLOOR	OPERATIONS & FACILITIES SERVICES	IT WORK SPACE	151	400	249	IT REPAIR,SUPPORT, STORAGE, CHARGING STATION, WORK STATIONS: (1) Information Technology Specialist, (1) Information Technology Manager)
	STUDENT SERVICES	CAREER & WORKFORCE OFFICE		480	480	Employment Specialist, (1) College Navigator, OFFCE SPACE: Health Care Programs Manager, (1) Senior Employment Specialist Office @ 70 SF
GROUND FLOOR	STUDENT SERVICES	FLEX OFFICES (STAGE SPACE)	594	480	-114	STAGE IS 600 - 120SF FOR 4 FLEX DESKS . PARTITIONED OFF: (1) Director of Curriculum, Manager of Tech Fluency and Digital Literacy, Adult Learning Support Coordinator
GROUND FLOOR	STUDENT SERVICES	STUDENT SUPPORT SUITE	458	700	242	(2) OFFICES + WORK SPACE (1 DAY & 1 EVENING STAFF) + 1/2 DAY SOCIAL WORKER, (6) Student Support Specialists (Add 1 per campus), (.5) Assistant Director of Student Support Services,
	STUDENT SERVICES	DEAN OF STUDENT SUPPORT		120	120	
	STUDENT SERVICES	STUDENTSERVICES STORAGE		120	120	
	TOTAL		2,735	5,620	2,765	
	INSTRUCTIONAL & SOCIAL SUPPORT	SERVING PANTRY		300	300	

PROGRAM AREA SPREADSHEET - WARD 8

LEVEL	DEPARTMENT	SPACE USE	EXISTING AREA (SF)	REQUIRED AREA (SF)	DIFFERENCE	GENERAL COMMENTS
BLUE TEXT = ADD STAFF AND/ OR SF WITH 1,000 LEARNER ENROLLEMENT INCREASE						
	INSTRUCTIONAL & SOCIAL SUPPORT	PANTRY		120	120	
	INSTRUCTIONAL & SOCIAL SUPPORT	FLEX OFFICE/ SMALL CONFERENCE ROOMS		600	600	4 SMALL CONFERENCE ROOMS SHARED IN BUILDING
GROUND FLOOR	INSTRUCTIONAL & SOCIAL SUPPORT	MULTI-PURPOSE	1,902	2,100	198	
	INSTRUCTIONAL & SOCIAL SUPPORT	STUDENT BREAK ROOM W/ PANTRY		1,500	1,500	TABLE SEATING FOR 60 WITH PANTRY
	INSTRUCTIONAL & SOCIAL SUPPORT	FOOD BANK		300	300	
	INSTRUCTIONAL & SOCIAL SUPPORT	COMPUTER LAB		800	800	
SECOND FLOOR	INSTRUCTIONAL & SOCIAL SUPPORT	MINDFULNESS ROOM	85	240	155	PROVIDE 3 MINDFULNESS / NURSING ROOMS @ 80 EA. (CURRENTLY 1 SPACE)
SECOND FLOOR	INSTRUCTIONAL & SOCIAL SUPPORT	FLEX SPACE	106	360	254	3 PRIVATE OFFICES X 120 SF (CURRENTLY 1 SPACE)
	INSTRUCTIONAL & SOCIAL SUPPORT	COMPUTER/ LIBRARY		2500	2500	LIBRARY / LAB AREA FOR TESTING, TUTORING, STUDY
	TOTAL		2,093	6,320	4,227	
	ADMIN AND SUPPORT TOTAL:		4,828	11,940	6,992	
GROUND FLOOR	GENERAL LEARNING	ELA 01 (MR THOMAS)	615	600	-15	
FIRST FLOOR	GENERAL LEARNING	ELA 02 (DR. BROWN)	678	600	-78	
SECOND FLOOR	GENERAL LEARNING	ELA 03	522	600	78	
GROUND FLOOR	GENERAL LEARNING	ELA 04 (MR ROBERTS)	590	600	10	
SECOND FLOOR	GENERAL LEARNING	ELA 05 (MS BATES)	736	600	-136	
GROUND FLOOR	GENERAL LEARNING	MATH 01 (MS RORIE-BRYAN)	699	600	-99	
FIRST FLOOR	GENERAL LEARNING	MATH 02 (MR WILLIAM)	644	600	-44	
SECOND FLOOR	GENERAL LEARNING	MATH 03 (MS ASARE) SHARED W/ IT/LAB	612	600	-12	
SECOND FLOOR	GENERAL LEARNING	MATH 04-05 (MS HENRIQUEZ)	926	600	-326	
	GENERAL LEARNING	MATH AND READING		600	600	
	GENERAL LEARNING	FLEX CLASSROOM		600	600	(1) Teacher, Evening, (1) Adjunct Teacher
	GENERAL LEARNING	FLEX CLASSROOM		600	600	(1) Teacher, Evening, (1) Adjunct Teacher
	NEDP	NEDP CLASS, TUTORING		800	800	(3) ACOUSTIC ROOMS 2 PEOPLE MAX. 200 SF, TABLES AND CHAIRS 600 SF: (1) Lead NEDP Advisor/Assessor, (4) NEDP Advisor Assessor, (1) Adjunct NEDP Diagnostic Math Teacher
SECOND FLOOR	GED OFFICE	GED OFFICE & TESTING OFFICE	586	800	214	CURRENTLY SHARED WITH NEDP: (USE WORK STATIONS, SM STUDY ROOMS & 1:1 TESTING ROOMS): (1) Director of GED & college Services, (1) Ajunct GED Prep Math Teacher, (1) GED Services and Testing Specialist
	WORKFORCE/ GENERAL LEARNING	MEDICAL BILLING/CODING & PROJECT MANAGEMENT		600	600	Medical Billing Adjunct Instructor, Adjunct Project Management Instructor
FIRST FLOOR	WORKFORCE	CNA LAB	649	650	1	Teacher, Certified Nursing Assistant Adjunct Instructor (add 1 per campus)
FIRST FLOOR	WORKFORCE	CNA CLASSROOM	446	450	4	Adjunct CNA Clinical Instructor
	WORKFORCE	CNA STORAGE		120	120	
SECOND FLOOR	WORKFORCE	PHLEB CLASSROOM + LAB	924	750	-174	(2) adjunct +1 Main instructor

PROGRAM AREA SPREADSHEET - WARD 8

LEVEL	DEPARTMENT	SPACE USE	EXISTING AREA (SF)	REQUIRED AREA (SF)	DIFFERENCE	GENERAL COMMENTS
BLUE TEXT = ADD STAFF AND/ OR SF WITH 1,000 LEARNER ENROLLEMENT INCREASE						
	WORKFORCE	TESTING TEACHER ASSIST/IT LAB		650	650	PROVIDE LAB AREA FOR COMPUTER TESTING, REPAIRS, Comptia/ ITF Instructor (add 1 per campus)
	EDUCATION SPACES TOTAL:		8,627	12,020	3,393	
GROUND FLOOR	FACILITIES	STORAGE	81	81	0	
	FACILITIES	CLOTHING DRIVE STORAGE		400	400	(3) 5' RACKS
GROUND FLOOR	FACILITIES	ELECTRICAL ROOM	117	117	0	
GROUND FLOOR	FACILITIES	MECHANICAL ROOM	461	461	0	
GROUND FLOOR	FACILITIES	MECHANICAL ROOM	216	216	0	BY ASSEMBLY SPACE, Facilities Engineer
GROUND FLOOR	FACILITIES	MECHANICAL/STOR	89	89	0	
GROUND FLOOR	FACILITIES	MEN'S RESTROOMS	80	120	40	
GROUND FLOOR	FACILITIES	CLOSET (MULTIPURPOSE)	31	30	-1	
GROUND FLOOR	FACILITIES	UNISEX WC A	65	65	0	
GROUND FLOOR	FACILITIES	UNISEX WC B	83	83	0	
GROUND FLOOR	FACILITIES	WOMEN'S RESTROOMS	115	130	15	
FIRST FLOOR	FACILITIES	JC	30	50	20	
FIRST FLOOR	FACILITIES	MEN'S RESTROOM	144	144	0	
FIRST FLOOR	FACILITIES	WOMEN'S RESTROOM	169	169	0	
SECOND FLOOR	FACILITIES	MEN'S RESTROOM	62	130	68	
SECOND FLOOR	FACILITIES	WOMEN'S RESTROOM	102	130	28	
SECOND FLOOR	FACILITIES	CLOSET	13	30	17	
SECOND FLOOR	FACILITIES	JC	9	50	41	
	TOTAL		1,867	2,495	628	
GROUND FLOOR	CIRCULATION	LOBBY/ MAIN ENTRY FOYER	157	157	0	ADD SECURE VESTIBULE
GROUND FLOOR	CIRCULATION	ELEVATOR	66	66	0	
GROUND FLOOR	CIRCULATION	CORRIDOR	1,425	1,639	214	ADDITIONAL AREA WILL REQUIRE ADDITIONAL CIRCULATION (15%)
GROUND FLOOR	CIRCULATION	STAIR B	281	281	0	
GROUND FLOOR	CIRCULATION	STAIR C	232	232	0	
GROUND FLOOR	CIRCULATION	STAIR D	116	116	0	
GROUND FLOOR	CIRCULATION	STAIR (ASSEMBLY)	145	145	0	
GROUND FLOOR	CIRCULATION	STAIR (ASSEMBLY)	150	150	0	
FIRST FLOOR	CIRCULATION	ELEVATOR	66	66	0	
FIRST FLOOR	CIRCULATION	CORRIDOR	1,158	1,332	174	ADDITIONAL AREA WILL REQUIRE ADDITIONAL CIRCULATION (15%)
FIRST FLOOR	CIRCULATION	STAIR A	249	249	0	
FIRST FLOOR	CIRCULATION	STAIR B	220	220	0	
FIRST FLOOR	CIRCULATION	STAIR C	236	236	0	
FIRST FLOOR	CIRCULATION	STAIR D	164	164	0	
SECOND FLOOR	CIRCULATION	ELEVATOR	66	66	0	
SECOND FLOOR	CIRCULATION	CORRIDOR	987	1,135	148	ADDITIONAL AREA WILL REQUIRE ADDITIONAL CIRCULATION (15%)
SECOND FLOOR	CIRCULATION	STAIR A	211	211	0	

PROGRAM AREA SPREADSHEET - WARD 8

LEVEL	DEPARTMENT	SPACE USE	EXISTING AREA (SF)	REQUIRED AREA (SF)	DIFFERENCE	GENERAL COMMENTS
BLUE TEXT = ADD STAFF AND/ OR SF WITH 1,000 LEARNER ENROLLEMENT INCREASE						
SECOND FLOOR	CIRCULATION	STAIR B	213	213	0	
SECOND FLOOR	CIRCULATION	STAIR C	230	230	0	
SECOND FLOOR	TOTAL		6,372	6,908	536	
	SUPPORT SPACES TOTAL:		8,239	9,403	1,164	

* OUTDOOR SPACE IS DESIRABLE	TOTAL PROGRAM AREA	21,694	33,363	11,549
		EXISTING TOTAL AREA	REQUIRED TOTAL AREA	ADDITIONAL REQUIRED AREA
	GROSS BUILDING AREA	25,165	37,032	11,867
	includes shafts, wall thicknesses etc. 16%	16% PROGRAM AREA	11% PROGRAM AREA	16% PROGRAM AREA
		11,867 PROGRAM NEEDS		

TAB Three:

TEST FIT OPTIONS W5 AND W8

- A. TEST FIT OPTIONS
- B. PROBABLE CONSTRUCTION COSTS
- C. FCA REPORTS FOR WARD 5 & WARD 8



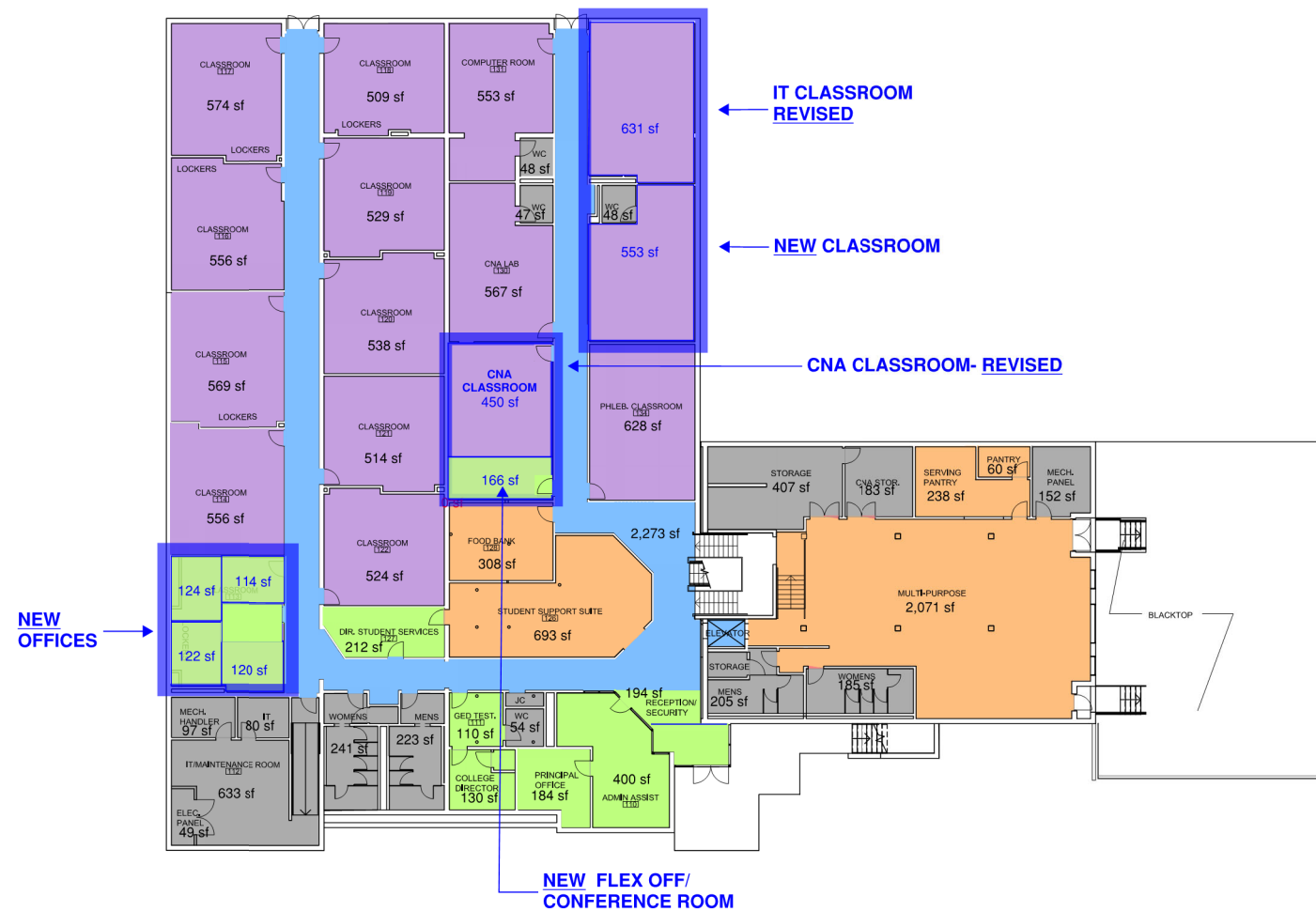
TEST FIT OPTION - MINIMUM - WARD 5

CRITICAL & HIGH PRIORITY IMPROVEMENTS

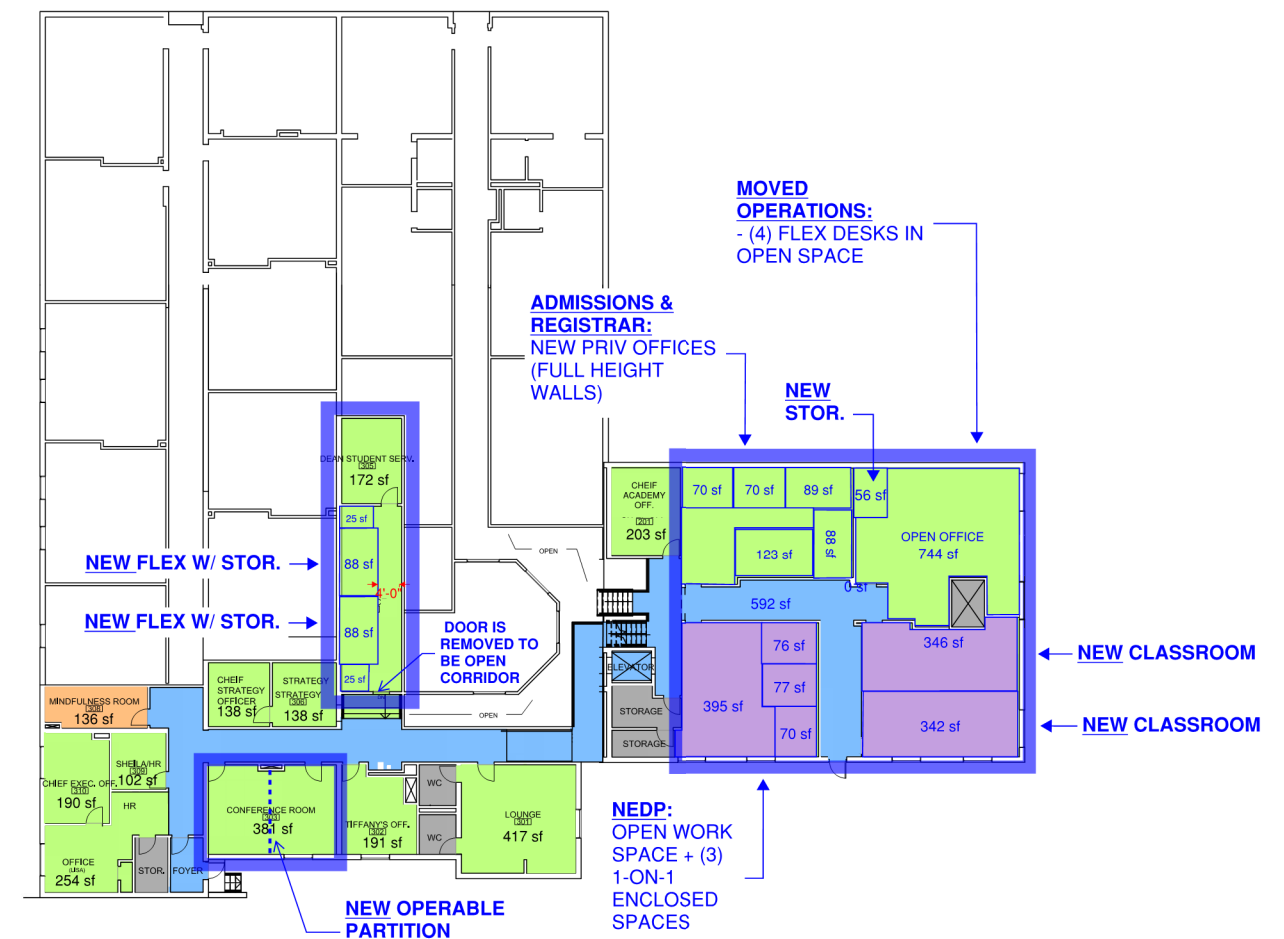
- RETAINING WALL AT EDGE OF PARKING LOT
- ROOF & SKYLIGHT FALL PROTECTION
- PERMANENT MEANS OF ROOF ACCESS
- ELEVATOR EQUIPMENT & CAB INTERIOR
- RESURFACE CONCRETE SIDEWALK AT ENTRANCE
- RESTRUCTURE EXTERIOR STAIRS ADJACENT TO MAIN ENTRANCE
- ADDITIONAL ROOF DRAINS AND LOCALIZED REPAIRS AS NEEDED
- REPLACE MAIN FIRE ALARM CONTROL PANEL
- RESURFACE PARKING LOT AREA
- EXTERIOR WALL REPAIRS
- REPLACE HVAC ROOF TOP UNITS & SPLIT SYSTEMS
- ADA RAMPS AT REAR OF PROPERTY AND SOUTH OF BUILDING.

ROOM LEGEND

- ADMINISTRATION
- LEARNING
- CIRCULATION
- INSTRUCTIONAL & SOCIAL SUPPORT
- SUPPORT SERVICES



1 EXISTING FIRST FLOOR



2 SECOND FLOOR

TEST FIT OPTION - MAXIMUM - WARD 5

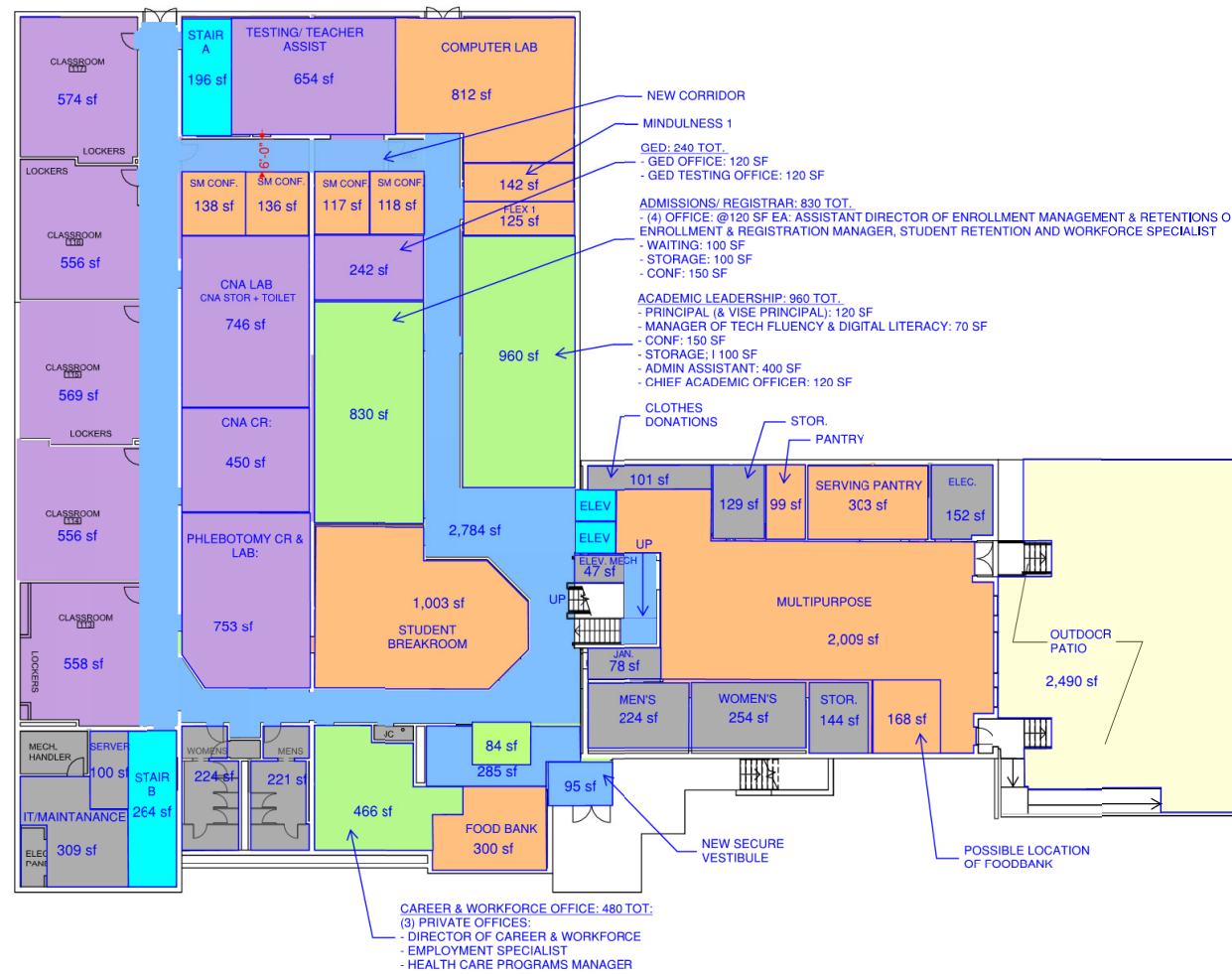
ROOM LEGEND

- ADMINISTRATION
- LEARNING
- CIRCULATION
- INSTRUCTIONAL & SOCIAL SUPPORT
- SUPPORT SERVICES

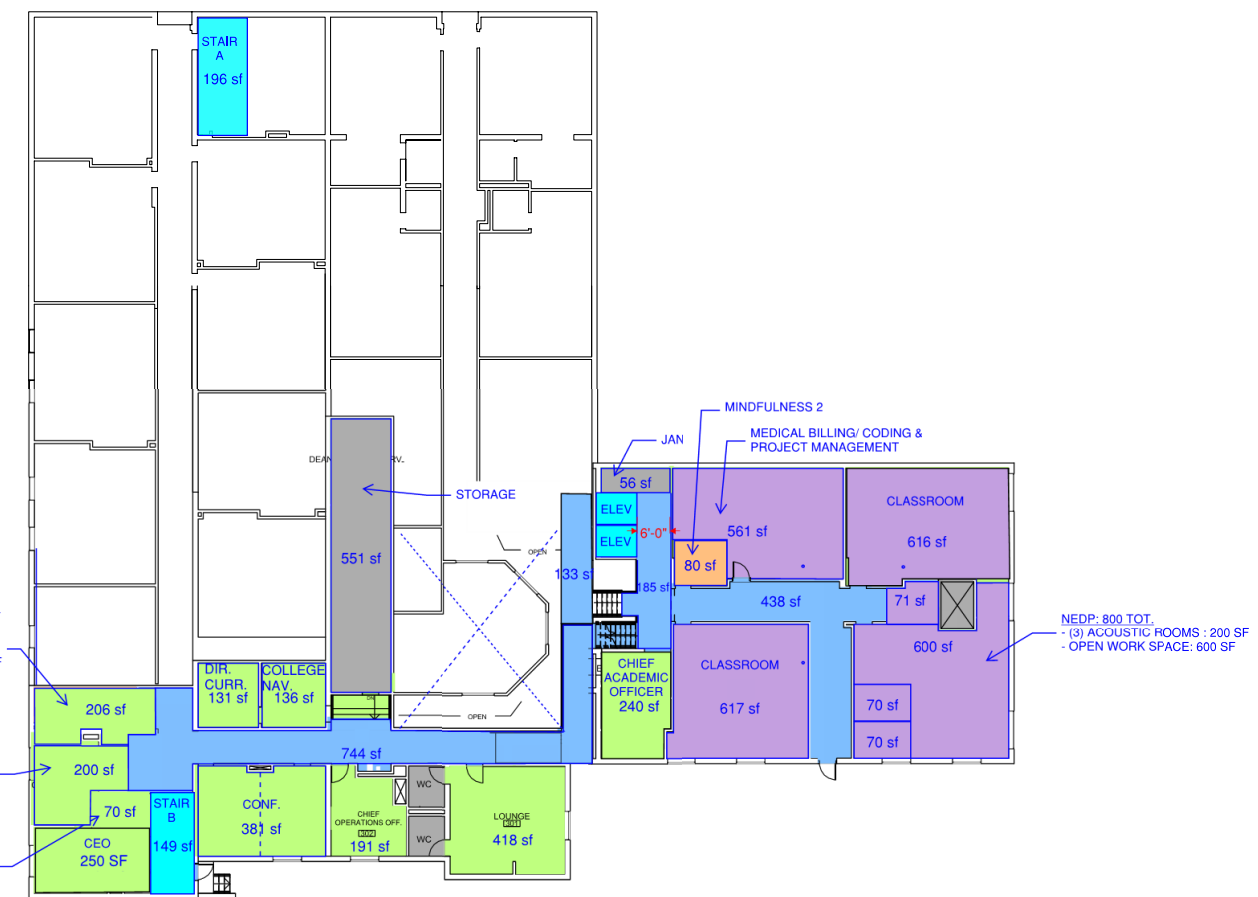


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1 EXISTING FIRST FLOOR



2 SECOND FLOOR

TEST FIT OPTION - MAXIMUM - WARD 5

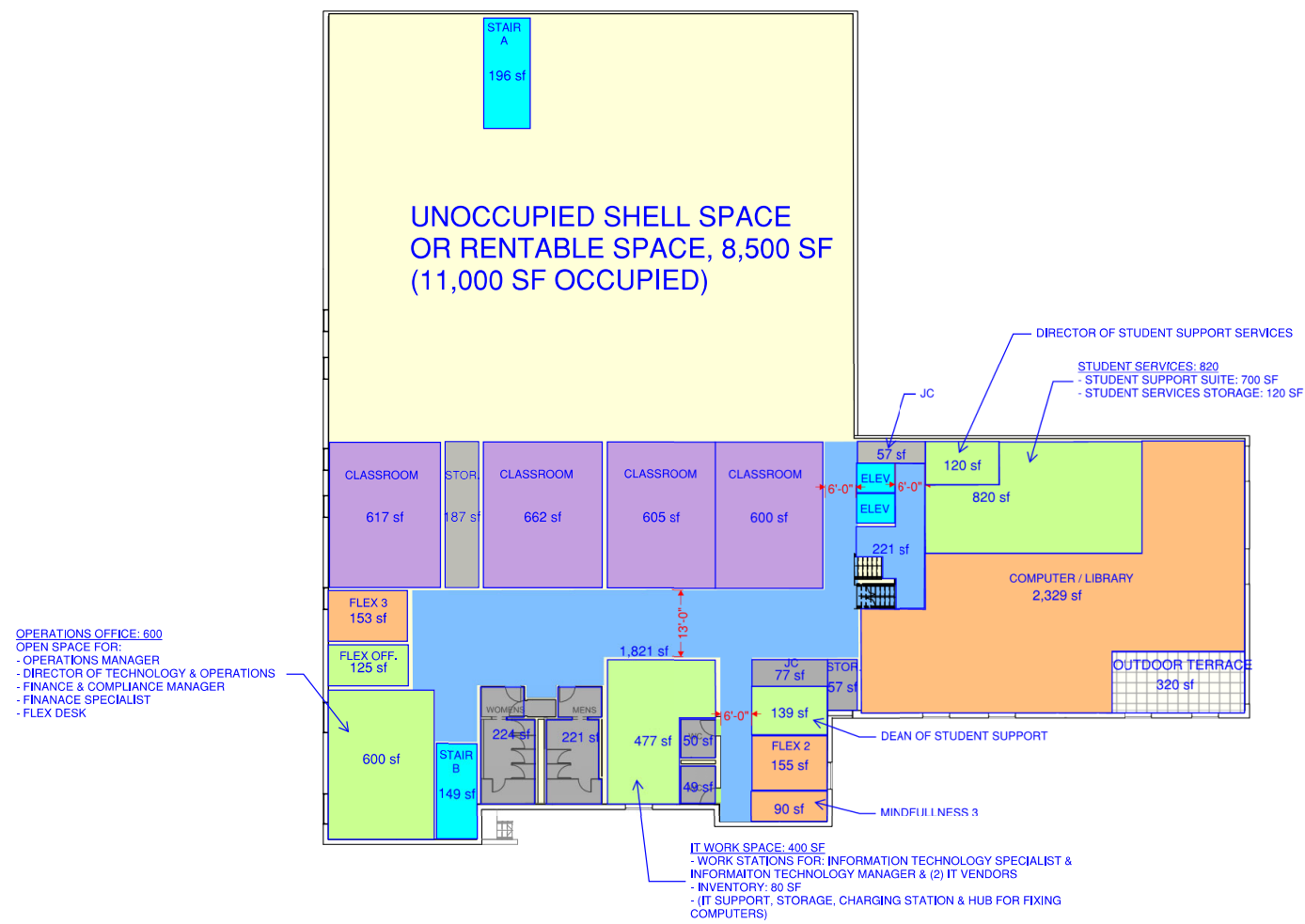
ROOM LEGEND

- ADMINISTRATION
- LEARNING
- CIRCULATION
- INSTRUCTIONAL & SOCIAL SUPPORT
- SUPPORT SERVICES

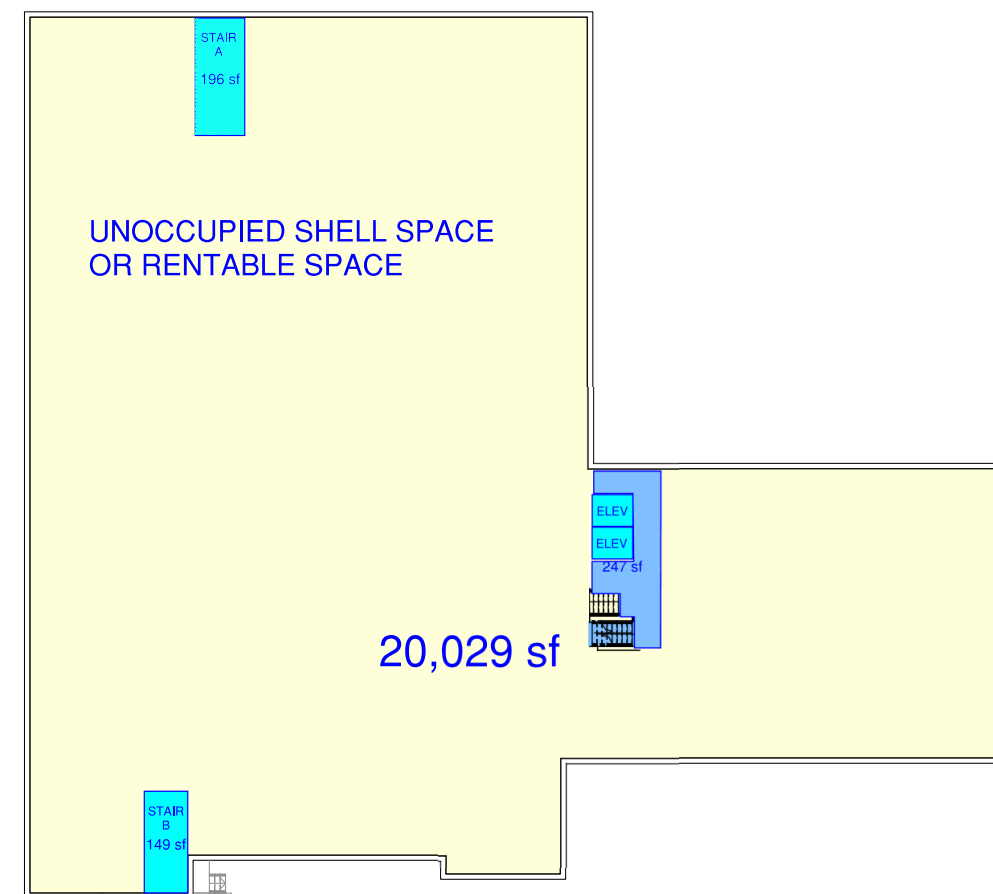


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④ THIRD FLOOR



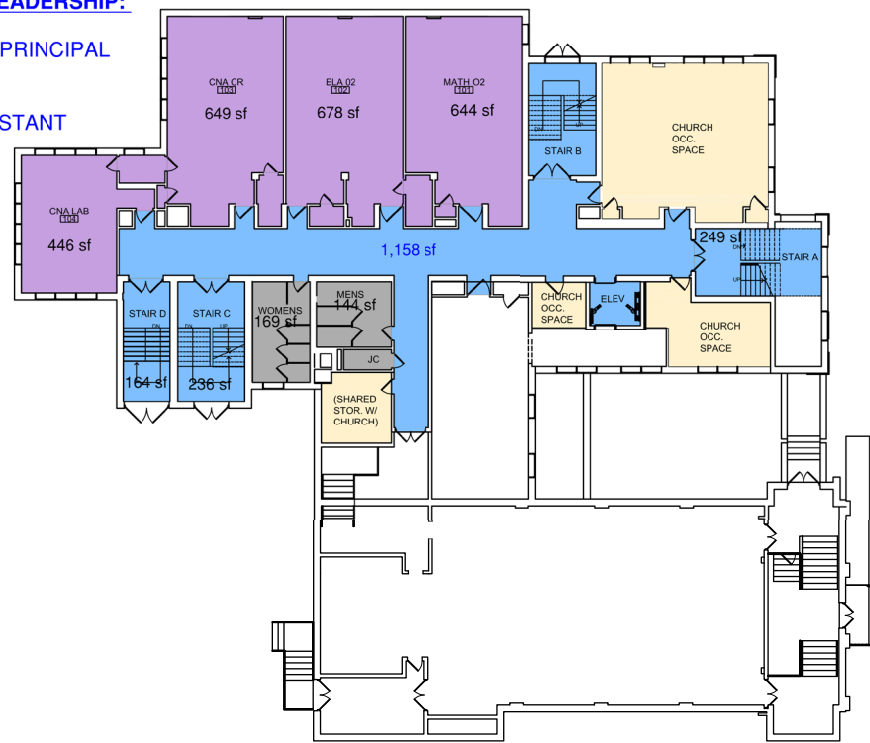
④ FOURTH FLOOR

TEST FIT OPTION - MINIMUM - WARD 8

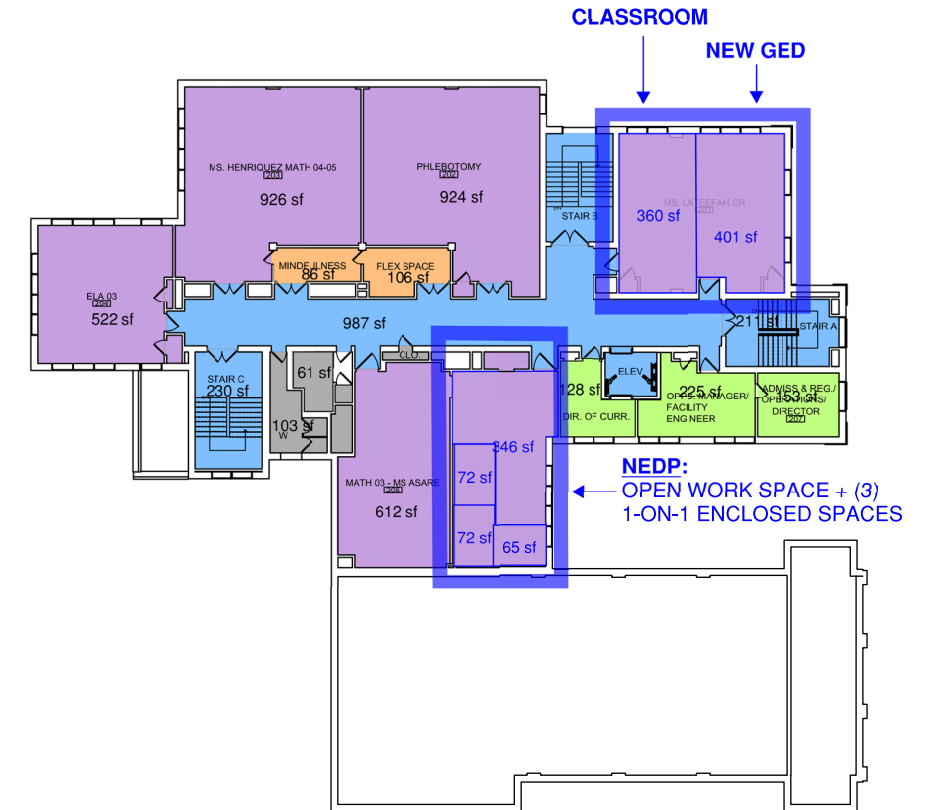


① EXISTING GROUND FLOOR

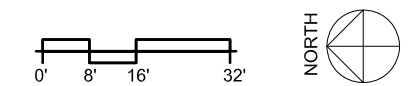
ACADEMIC LEADERSHIP:
 - PRINCIPAL
 - ASSISTANT PRINCIPAL
 - CONF
 - STORAGE
 - ADMIN ASSISTANT



② EXISTING FIRST FLOOR



③ EXISTING SECOND FLOOR



CRITICAL & HIGH PRIORITY IMPROVEMENTS

- | | |
|---|--|
| <ul style="list-style-type: none"> - GENERAL ELECTRIC REPAIRS - HARDWARE AND DOOR EMERGENCY EGRESS AT STAIR WELLS - REPLACE DEFECTIVE EMERGENCY EXIT SIGNS - ADA LANDING AT MAIN ENTRANCE RAMP - ADA ALTERATIONS TO RESTROOMS AT GROUND FLOOR - REPAIR EXTERIOR CONCRETE LANIDNG AT REAR EGRESS ROUTE - REMOVAL/ TRIM ENCROACHING TREES & VEGETATION | <ul style="list-style-type: none"> - REPAIR/ REPLACE ROOFING - INSPECT & REPAIR SLATE ROOFING AT CHURCH SANCTUARY - STONE REPAIRS AT BELL TOWER - REPLACE ROOFTOP PACKAGE UNIT, SPLIT SYSTEM & AHU - REPLACE HEATING BOILER - REPLACE WINDOW UNITS |
|---|--|

ROOM LEGEND

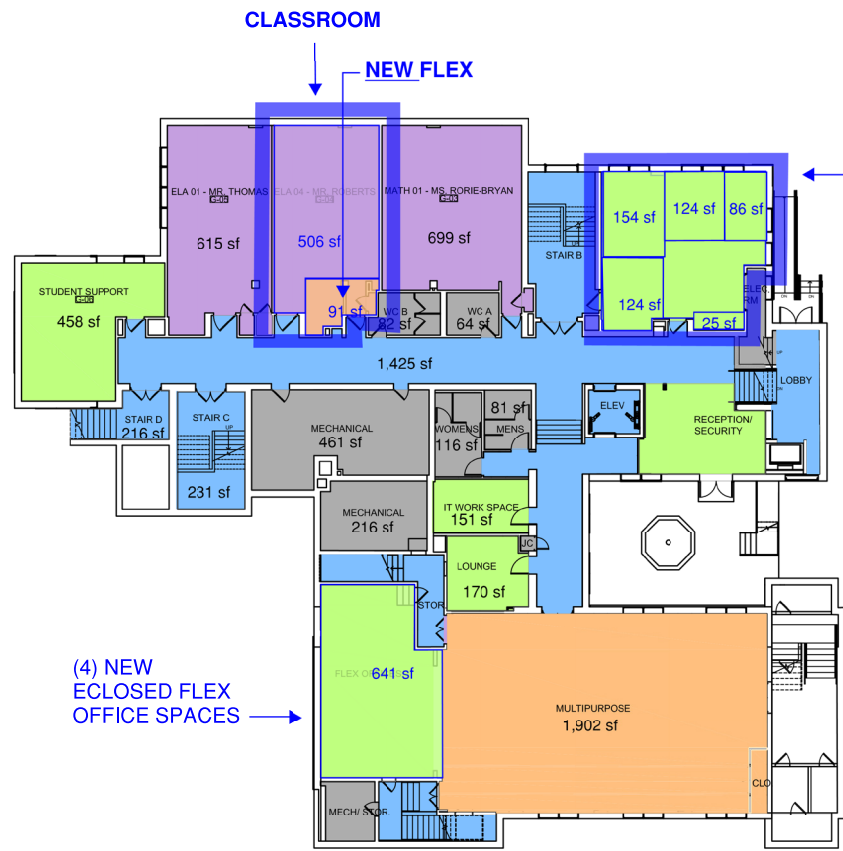
- ADMINISTRATION
- LEARNING
- CIRCULATION
- INSTRUCTIONAL SUPPORT
- SUPPORT SERVICES
- CHURCH OCCUPIED SPACE

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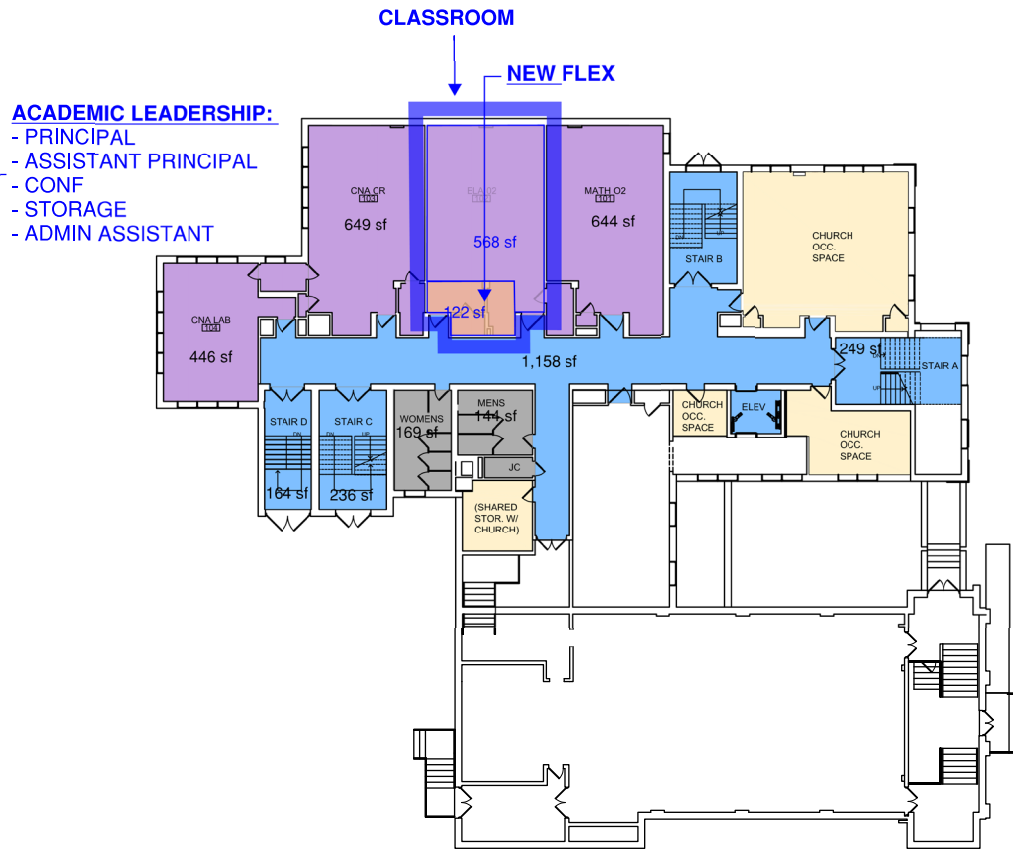
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TEST FIT OPTION - MAXIMUM - WARD 8

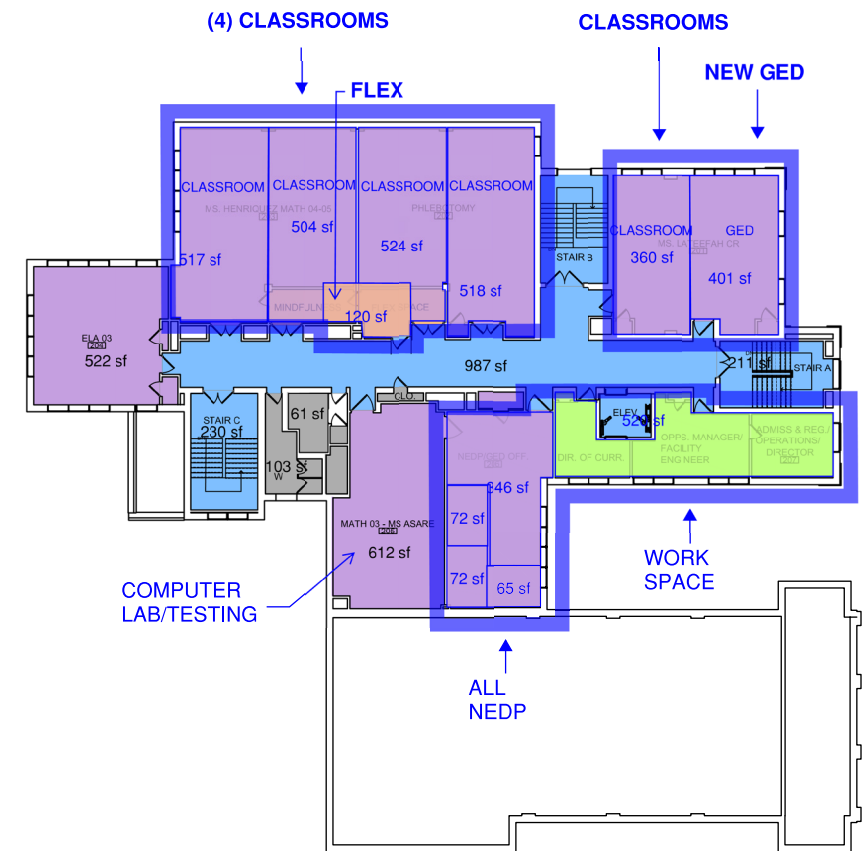
IMPACTS & CONSIDERATIONS:
(1) FLOOR AT A TIME



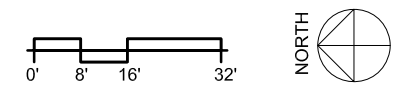
① EXISTING GROUND FLOOR



② EXISTING FIRST FLOOR



③ EXISTING SECOND FLOOR



- ROOM LEGEND**
- ADMINISTRATION
 - LEARNING
 - CIRCULATION
 - INSTRUCTIONAL SUPPORT
 - SUPPORT SERVICES
 - CHURCH OCCUPIED SPACE

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Report of Property Condition Assessment



Academy of Hope - Ward 5

Property Address:

2315 18th Place Northeast
Washington, DC 20018

Prepared For:

Academy of Hope

2315 18th Place Northeast
Washington, DC 20018

Prepared By:

Axias

Project No. 23-055
July 25, 2023

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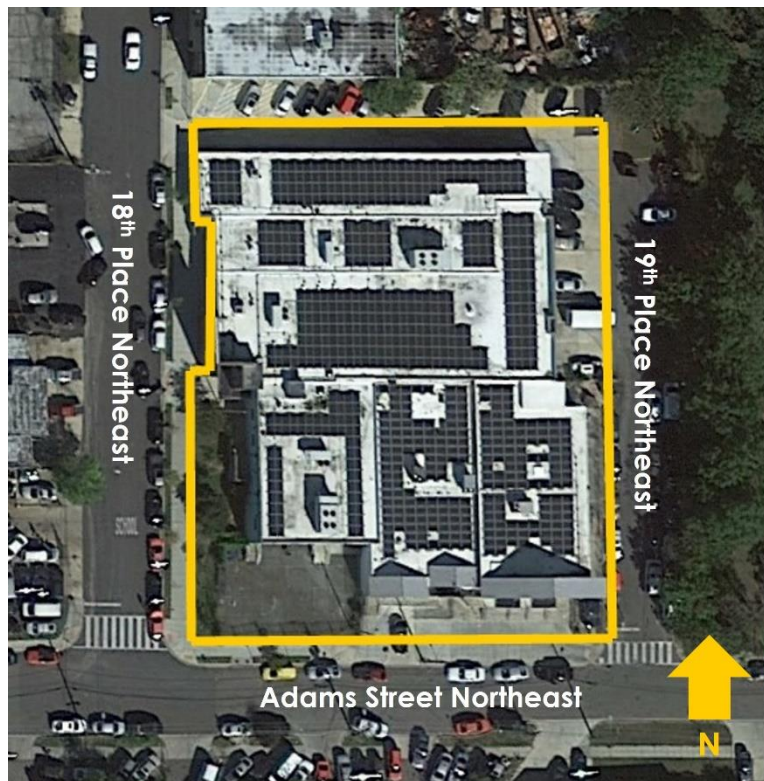
Appendices

- | | |
|---|---|
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| B | Photographs |

EXECUTIVE SUMMARY

Introduction

The Academy of Hope ('the property') is located at 2315 18th Place Northeast in Washington, DC. The subject property is a charter school set over multiple levels on an inner-city block. The property was originally constructed in 1959 as an industrial building, with later additions added, and converted into a school building in 2005. It is understood that the Academy of Hope purchased the building from another educational institution, after conversion. This assessment was undertaken to identify defects within the building and as part of a larger effort to reconfigure the building to make better use of the space. The image below shows the location of the site.



The table below provides an overview of the Property.

Property Overview	
Property Name:	Academy of Hope
Address:	2315 18th Place Northeast
City, State, Zip Code:	Washington, DC 20018
Primary Use:	School
Age of Property:	1959 (64 years), converted 2005
Reported Building Area (SF):	28,076
Number of Buildings:	One
Number of Stories:	Four (ground, 1-2, mezzanine)
On-Site Parking Spaces:	36

Assessment

On June 9, 2023, Mr. Thomas Hall MRICS and Mr. Seamus Wick visited the Property on behalf of Axias to complete a comprehensive facility condition assessment of the building and site systems. The objectives of the assessment were to:

- Identify the condition of the Property and the timing and cost of expenditures required over the next 10 years.
- Determine failure probability of the various systems and components.
- Determine criticality of system and component failure.

In order to meet the above objectives, we evaluated the current condition of the building, site systems and utilities, and projected future repair and replacement needs required over the next 10 years (study period) from both a timing and criticality (risk of failure) basis.

Financial Requirements

The property generally appears to have been adequately maintained since its construction in 1959 and subsequent renovations. We did, however, note a number of areas of deferred maintenance conditions. Considering the age and condition of some building systems, we also anticipate a number of capital replacement / repair items will be required during the term. Given the age and condition of building systems and components, we anticipate capital expenditures over the study period totaling **\$2,283,708 in current dollars, which equates to \$2,540,013 in escalated dollars** (based on 3% inflation per year).

The following section provides a summary of capital expenditures for the building and site systems over the study period. All costs are shown in 2023 dollars, excluding compounded inflation. Refer to the capital expenditure forecast for further details.

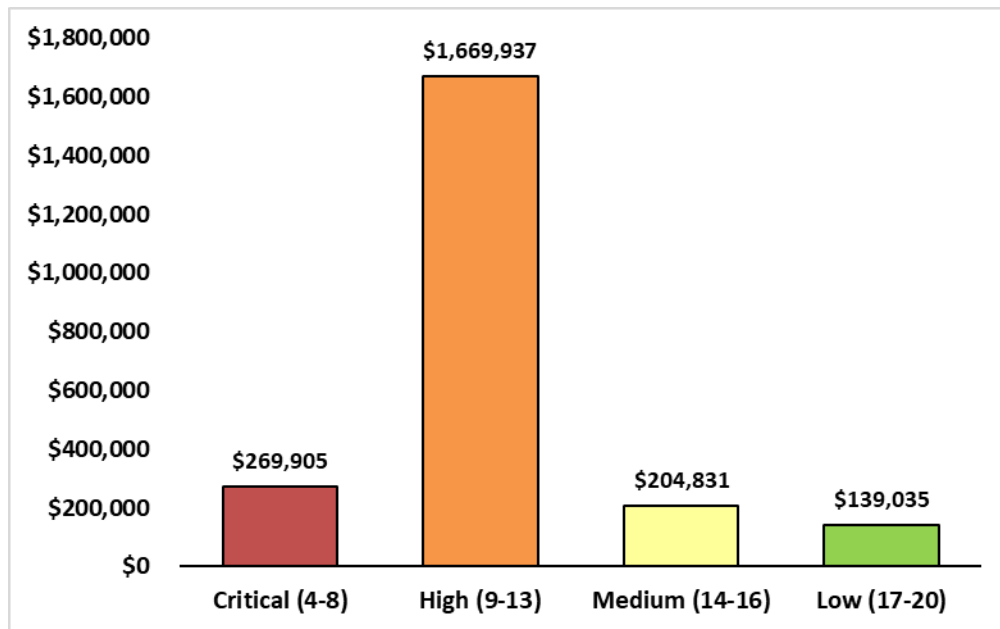
Year	Expenditures
2022	\$748,580
2023	\$652,430
2024	\$69,000
2025	\$11,500
2026	\$59,931
2027	\$11,500
2028	\$644,000
2029	\$11,500
2030	\$63,768
2031	\$11,500
TOTAL	\$2,283,708

The table below provides a breakdown of expenditures by priority level, per the requirements of the property.

Priority Grouping	Expenditures
Priority I - Currently Critical	\$281,405
Priority II - Potentially Critical	\$136,850
Priority III - Necessary / Not yet Critical	\$1,545,760
Priority IV - Recommended	\$267,368
Priority V - Appearance	\$12,075
Priority VI - Does Not Meet Codes / Standards	\$40,250
TOTAL	\$2,283,708

The chart and graph below break down the required expenditures by risk category.

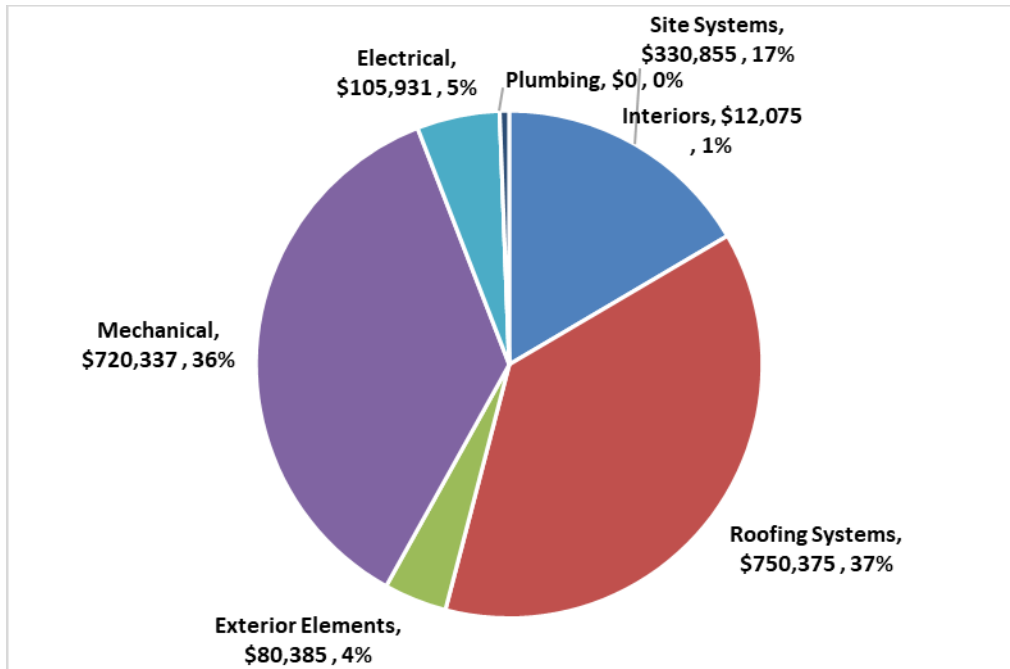
Risk Category	Expenditures
Critical (4-8)	\$269,905
High (9-13)	\$1,669,937
Medium (14-16)	\$204,831
Low (17-20)	\$139,035
TOTAL	\$2,283,708



The table below provides a capital expenditure breakdown by classification.

Classification	Expenditures
Scheduled Maintenance	\$318,435
Deferred Maintenance	\$443,255
Capital Renewal	\$1,424,268
Energy & Sustainability	\$57,500
Capital Improvement	\$40,250
TOTAL	\$2,283,708

The chart below provides a summary of expenses by building system.



1.0 SCOPE OF SERVICES AND METHODOLOGY

The objective of this report is to produce a facilities assessment to act as an aid to the capital planning process at the school, utilizing all current data from a comprehensive facilities condition assessment of the property, to result in a strong and well-developed plan to support strategic capital investment, and identify and reduce risk. In short - the objective is to assess the condition of all included building systems and develop a prioritized forecast of anticipated capital expenditures over the 10-year period. This will inform the long-term investment plan for the building by developing an array of projects which can be inputted into a planning model from which sound management decisions can be made to best utilize funding resources. Specific objectives of this study are listed below.

The primary purpose of the Facilities Condition Assessment was to identify visually apparent deficiencies in the building and site. The evaluation included site visits to observe the building and site systems, interviewing building management and maintenance personnel, and reviewing available maintenance systems, design and construction documents and plans.

We performed a visual non-destructive assessment of the interior, exterior and site components of each building, including the following major components and systems:

Accessibility. We reviewed the Property for conformance with applicable accessibility requirements and have reported our findings.

Site Systems. We visually observed the site systems for the removal of stormwater and evidence of poor drainage and/or erosion potential. We also reviewed (where applicable) the condition of pavements, site concrete, retaining walls, fencing, landscaping, site grading, and stormwater drainage features.

Structural Systems. We observed the structures for visible signs of distress and have reported our findings. We also reviewed available structural drawings for information regarding the design load criteria of the existing structures and the building codes to which the structures were designed.

Roof Systems. We visually evaluated the condition of accessible roof systems, accessories, and details. In addition, where applicable we discussed existing roof warranties.

Building Exterior Elements. We visually observed the exterior wall systems, windows, and door systems for visible evidence of deficiencies, continuity of seals, and other types of distress and have reported our findings. Our visual observations were based on those conditions that can be observed from ground level, roof level terraces and through the use of binoculars.

Interior Finishes. We visually observed the interior areas of the Property and have reported their general condition.

Mechanical/HVAC, Electrical, Plumbing (MEP) Systems. We observed the age and condition of the MEP and related building systems and have commented on their condition and visible deficiencies.

Fire and Life Safety. We observed the age and condition of the fire and life safety elements and have commented on their condition and any visible deficiencies. The elements surveyed included structural fire protection, means of egress, fire suppression systems, and fire detection and alarm systems. Axias is not a fire / life safety specialist or consultant and our observations, absent of any observed or reported problems, should not be construed as indicating that the fire protection / life safety systems are functioning properly.

The conclusions, recommendations, and opinions of cost presented in this report are based on a review of available drawings, interviews with persons knowledgeable about the facility, our field observations and our experience on similar projects. No material testing of building components was performed, and no structural or capacity calculations were performed to determine the adequacy of the facility's original design. We did not perform any destructive testing, uncover or expose any system members.

It was not the intent of this survey to perform an exhaustive study to locate every existing defect. Observations were made by trained professionals, but there may be defects at the facility, which were not readily accessible, not visible or otherwise inadvertently overlooked. Other problems may develop with time but were not evident at the time of this visual assessment. Observed building interior areas were selected by the escorts and the observed conditions are presumed to be indicative of areas throughout the subject property. Our comments and conclusions regarding the overall condition of the property are primarily based upon our visual observations of the representative areas and systems accessed during our site visit.

Opinion of Cost

Opinions of cost presented within this report are based upon experience with past costs for similar projects, consulting with local specialty contractors, client provided information, city cost indexes, construction costs developed by construction resources such as RS Means and assumptions regarding future economic conditions. Actual cost estimates are determined by many factors including but not limited to, choice and availability of materials, choice and availability of a qualified contractors, regional climate zone, quality of existing materials, site compatibility, and access to the subject property and buildings. If any cost items listed are considered critical in decision making regarding this property, we recommend that contractor or supplier quotations be obtained for those items before making final decisions about this property.

Costs for work that we consider as normal maintenance for a commercial facility, including items which can be completed for less than \$3,000, work normally performed by the on-site maintenance staff, or work which is routinely contracted, may not be included in our cost evaluation but may be listed as maintenance/operational items.

ACCESSIBILITY

During our site visit, a limited visual assessment for accessibility was made. This report identifies physical barriers to accessibility that we observed. Our cursory review is not to be considered a full accessibility survey. A full accessibility compliance survey may reveal further aspects of the facility which are not accessible.

Title III of the ADA divides privately funded buildings and facilities into two categories; "Public Accommodations" and "Commercial Facilities." A "public accommodation" is a private entity that owns, leases, (or leases to) or operates "a place of public accommodation". The place of public accommodation is the space where the private entity interacts with the public. In commercial facilities, the owner is responsible for meeting the ADA requirements for removal of barriers in the place of public accommodation. The landlord or owner is generally responsible for designing and constructing accessible routes, parking and common areas in compliance with ADA guidelines. Tenants are individually responsible for ADA compliance within their lease spaces. Our Opinions of Cost present budget-level values to remove observed Owner-responsible physical barriers are included in the ADA Cost Table of this Report.

The ADA is a civil rights legislation enacted by the United States Congress on July 26, 1990. The ADA is not a building code. The United States Department of Justice published revised regulations for the 1990 ADA on September 15, 2010. The regulations adopted revised accessibility standards called the 2010 ADA Standards for Accessible Design that replaced the 1991 Americans with Disabilities Act Accessibility Guidelines (ADAAG).

Applicability

Determination of which standard (1991 ADAAG or 2010 ADA Standard) is applicable to this facility and the "maximum extent feasible" is beyond Axias' scope of work. We recommend consultation with legal counsel and, if determined necessary, the development and implementation of a plan for physical barrier removal that satisfies the requirements of the ADA.

The ADA in its purest form relates only to facilities occupied or significantly altered after March 13, 1991. The original building was constructed prior to this time however, renovations and upgrades have been completed since construction, including conversion of the building to its present use, therefore ADA upgrades, wherever feasible should have been completed during renovation works.

The table below provides a summary in regard to ADA matters at the property based on our onsite observations.

ADA ACCESSIBILITY					
Item		Yes	No	N/A	Comments
A. Building History					
1	Has an ADA survey previously been completed for this property?		✓		<i>Unknown, assumed no.</i>
2	Have any ADA improvements been made to this property since original construction?	✓			
3	Was the first occupancy at the subject property achieved after March 13, 1991?		✓		<i>Original building pre-dates 1991, but renovation and conversion completed in 2005.</i>
4	Does the subject property consist of four or more dwelling units?		✓		

ADA ACCESSIBILITY					
	Item	Yes	No	N/A	Comments
5	Has building ownership or building management reported receiving any ADA related complaints or litigation that have not been resolved?		✓		
B. Parking					
1	Do designated accessible parking spaces appear to be provided in sufficient number at appropriate locations and are spaces compliant		✓		36 total spaces are provided, including 3 ADA stalls. Accessible stalls were not provided with an accessible aisle therefore are considered not compliant.
2	Do appropriate transitions from paved areas to sidewalks appear to be provided?	✓			
3	Do walkway slopes/cross slopes appear to be adequate and not excessive?		✓		Parking lot has excessive slopes. Due to topography of the site. City sidewalks near entrance are steep but are assumed to be city owned.
4	Do walkways appear to be the correct width, and clear of obstructions, including overhanging vehicles?	✓			
5	Do ramps appear to have appropriate handrails and edge protection?			✓	
6	Do building entry point/access doors appear to be provided along an apparent accessible route?	✓			
7	Do the main entrances appear to be barrier free and readily accessible (that is, no steps, obstacles, or revolving doors)?	✓			
C. Exterior Accessible Route					
1	Is an accessible route present from public transportation stops and municipal sidewalks on the property?		✓		
2	Are curb cut ramps present at transitions through curbs on an accessible route?	✓			
3	Do the curb cut ramps appear to have the proper slope for all components?	✓			
4	Do ramps on an accessible route appear to have a compliant slope?	✓			
5	Do ramps on an accessible route appear to have a compliant length and width?	✓			
6	Do ramps on an accessible route appear to have compliant end and intermediate landings?	✓			
7	Do ramps on an accessible route appear to have compliant handrails?	✓			

ADA ACCESSIBILITY					
Item	Yes	No	N/A	Comments	
D. Building Entrances					
1	Do a sufficient number of accessible entrances appear to be provided?		✓		<i>The front and rear entrances require people parked in accessible spaces to navigate steep slopes.</i>
2	If the main entrance is not accessible, is an alternate accessible entrance provided?			✓	
3	Is signage provided indicating the location of alternate accessible entrances?			✓	
4	Do doors at accessible entrances appear to have compliant clear floor area on each side?	✓			
5	Do doors at accessible entrances appear to have compliant hardware?	✓			
6	Do doors at accessible entrances appear to have a compliant clear opening width?	✓			
7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them?	✓			
8	Do thresholds at accessible entrances appear to have a compliant height?	✓			
E. Interior Accessible Routes and Amenities					
1	Does an accessible route appear to connect with all public areas inside the building?	✓			The elevator provided is not spatially compliant with ADA requirements but is considered to be grandfathered as its construction pre-dated the ADA requirements.
2	Do accessible routes appear free of obstructions and/or protruding objects?	✓			
3	Do ramps on accessible routes appear to have a compliant slope?	✓			
4	Do ramps on accessible routes appear to have a compliant length and width?			✓	
5	Do ramps on accessible routes appear to have compliant end and intermediate landings?			✓	
6	Do ramps on accessible routes appear to have compliant handrails?	✓			
7	Are adjoining public areas and areas of egress identified with accessible signage?	✓			
8	Do public transaction areas have an accessible, lowered counter section?			✓	<i>No transaction counters.</i>

ADA ACCESSIBILITY					
	Item	Yes	No	N/A	Comments
9	Do public telephones appear mounted with an accessible height and location?			✓	No public telephones.
F. Interior Doors					
1	Do doors at interior accessible routes appear to have compliant clear floor area on each side?	✓			
2	Do doors at interior accessible routes appear to have compliant hardware?	✓			
3	Do doors at interior accessible routes appear to have compliant opening force?	✓			
4	Do doors at interior accessible routes appear to have a compliant clear opening width?		✓		Approach to women's restroom non-compliant. Consideration should be made to installing automatic door opener
G. Toilet Rooms					
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area?	✓			
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area?	✓			
3	Does the lavatory faucet have compliant handles?	✓			
4	Is the plumbing piping under lavatories configured to protect against contact?	✓			
5	Are grab bars provided at compliant locations around the toilet?		✓		Some grab bars are installed, but some are missing, and some are installed to non-compliant heights/positions.
6	Do toilet stall doors appear to provide the minimum compliant clear width?	✓			
7	Do toilet stalls appear to provide the minimum compliant clear floor area?	✓			
8	Do urinals appear to be mounted at a compliant height and with compliant approach width?	✓			
9	Do accessories and mirrors appear to be mounted at a compliant height?	✓			

Condition and Recommendations

The property was renovated and converted into a school in 2005. As part of the renovation, several upgrades were completed during the interior reconfiguration and finish replacements and generally, the building is in compliance with the ADA requirements. However, a number of issues were noted.

Two offices on the mezzanine level are entered by steps, and conversion of these spaces to make ADA accessible is not achievable given the current space configuration.

During our assessment, we noted that the slope at the rear paved area of the building was excessive. It is recommended that as part of recommended resurfacing works discussed in the Site Systems section of this report, that the ADA parking spaces are relocated adjacent to the rear door and that this area and curbing is regraded / reconstructed to ensure level access is provided at the rear of the site.

The basketball court at the south of the building was not accessible. We recommend that an ADA ramp is installed to allow access to the basketball court. The cost for these works has been included in the near term.

As noted in the table above several small areas of non-compliance were noted. Items such as the installation and repositioning of handrails in bathrooms etc. can be completed as part of operational budgets.

The elevator at the property is not spatially compliant with ADA requirements, but it is likely that most wheelchairs would be able to fit into the elevator but would not have space to turn. Consideration should be made to enlarge the size of the elevator, however associated costs for these works have not been included within our cost table.

We have included an allowance to install an automated door opener at the non-compliant entrance to the women's restroom.

Should the property be subject to future renovations or space/layout changes, all upgrades should be completed to achieve compliance with the ADA requirements. Layout changes may require additional ADA upgrades to be implemented to achieve compliance.

SITE SYSTEMS

The property has various site systems including asphalt and concrete parking areas, concrete sidewalks, site walls, fencing and a playground.

Parking and Roadways

Description

The property is provided with a combination of asphalt and concrete paved parking areas located at the north and east sides of the building, containing a total of approximately 36 parking stalls, including three ADA stalls. The area is accessed from the northwest of the site, from 18th Place NE. Parking areas are graded heavily, largely due to the topography of the site.

We were not provided with drawings detailing the sectional build-up of asphalt or concrete paved areas. The asphalt areas likely comprise an asphaltic concrete wearing course laid over an aggregate base and compacted sub-base.

Concrete sections likely comprise 6 to 8 inch-deep cast-in-place concrete sections, laid over a compacted aggregate base and compacted sub-grade.

Condition and Recommendations

Asphalt paved areas were generally found to be in fair condition. We observed localized cracking on the asphalt surface in addition to surface deterioration. If not properly maintained, early sectional failure and potholes may occur. We recommend budgeting to crack fill, seal coat and restripe these areas in the near term, followed by eventual milling and overlayment of the area later in the term. Milling and overlayment includes the removal of the top 1 to 2-inches of asphalt, resurfacing and restriping. This should minimize the need for full depth replacement of the asphalt paved areas.

Concrete sections of the parking lot were in generally poor condition with significant cracking noted throughout. We also observed that there are a few low points where water does not properly drain. We recommend that all concrete paved areas are repaved in the near term. It is also recommended that works to create level, ADA access to the rear of the property are completed during repaving works in addition to regrading of paved areas to improve sheet flow drainage.

Sidewalks and Plazas

Description

Sidewalk sections are provided at the perimeter of the building. These areas consist of cast-in-place concrete sections typically cast in five-to-six-foot sections. Concrete paved areas are likely 6-inches deep and cast over a compacted aggregate based and compacted sub-grade. Sidewalks along the west of the property are understood to be owned by the City.

Condition and Recommendations

Concrete paved pedestrian areas were generally in fair condition at the rear of the property; however, some cracking and displacement was noted near the main entrance area. We have included an allowance to perform concrete repairs adjacent to the main entrance, however it should be confirmed with the City, who is responsible for these repairs.

Stormwater Drainage

Description

Stormwater at site areas is discharged from the site via sheet flow, which discharges to the municipal below grade stormwater system. Roofs drain to a combination of interior drainage scuppers and perimeter gutters with downspouts. The interior drains discharge to the below grade stormwater system via interior downspouts, while the perimeter gutters discharge directly to grade via downspouts.

Condition and Recommendations

Historic water ingress issues were reported to us at the north elevation and along the west elevation. Various waterproofing works have been undertaken, which are understood to have remedied these issues. We also noted that there appeared to be a low spot at the paving to the northwest of the building which is understood to hold water during storm events. It is recommended that this area is regraded during concrete repaving works.

Landscaping

Description

Soft landscaped areas at the site are limited to the grassed playground area, which is not provided with any form of in-ground irrigation.

Condition and Recommendations

Landscaped areas were found to be in fair condition. Since it is understood that the playground is no longer in use, it may be removed and turned into additional parking spaces. Due to the limited cost associated with the playground removal, it is considered to be an operational cost and is not included within our cost table.

Site Lighting and Signage

Description

Site lighting is limited to building mounted fittings. Lamps throughout appeared to be fluorescent wall packs.

Condition and Recommendations

Site lighting was noted to be in fair condition throughout and should not require any major expenditure during the term, however consideration should be made to upgrading the fixtures to LED units to improve energy efficiency and lighting levels.

Site Walls and Fencing

Description

Various site walls at the property including both freestanding and retaining walls are provided which are typically constructed from concrete masonry unit (CMU) blocks or split faced concrete blocks. The freestanding walls are provided with stone copings.

Various sections of chain link fencing are provided at the site; one section at the southeast of the building exiting the parking lot is approximately 6 feet high and includes barbed wire strands on top. Another section of fencing is around the basketball court at the southwest corner of the property and is approximately 10 feet high.

Condition and Recommendations

Freestanding site walls were generally in fair condition and no major capital expenditures are forecast for these sections.

The retaining walls at the parking lot on the north side of the property is leaning heavily inward and is separating at multiple locations. The wall is at risk of collapse which presents a potential life safety hazard and could also potentially damage personal property such as cars. We have included costs for replacement of the retaining wall in the near term. It is recommended that adjacent trees are removed as part of these works as they are a contributing factor in the deterioration of the walls.

Chain link fencing was generally in acceptable condition and other than maintenance, no expenditures are anticipated.

Exterior Steps

Description

Due to the topography of the site exterior steps are provided at east and south elevations at the building. Steps consist of cast-in-place concrete steps, with masonry and concrete block walls, which are provided with painted metal handrails.

Condition and Recommendations

The exterior steps were typically in fair condition, with the exception of the exterior steps adjacent to the main entrance at the east elevation. At this location, the steps were leaning and had settled differentially. We recommend that the steps are stabilized in the near-term and repaired to allow them to function effectively. The remainder of the exterior steps were in a fair condition and are expected to remain operational for the remainder of the study. The repainting of metal handrails should be completed as an operational expense, or during the proposed exterior repainting projects.

Other Site Features

Description

A children's playground area is provided at the east of the site which comprises a grassed area and a playset and basketball hoops are included in a paved court at the south of the property.

Various exterior guards and handrails are provided at site areas. These comprise painted tubular steel sections countersunk within paved areas.

Condition and Recommendations

The children's play equipment was generally noted to be in fair condition. It is understood that the equipment is not currently in use and consideration should be made to remove it from site as it presents a safety hazard as it is not regularly inspected.

The basketball hoops were in a fair condition and can be repaired, as required as an operational expense.

The guardrails and handrails were generally noted to be in fair condition. Assuming they are regularly repainted as part of ongoing maintenance, we do not anticipate a requirement for their replacement during the term.

STRUCTURAL SYSTEMS

Substructure

The loadbearing walls and columns at the property are likely supported on a combination of continuous and isolated concrete footings. The lowest floor slabs consists of a concrete slab-on-grade which is assumed to be reinforced with steel reinforcement and installed over a crushed aggregate stone sub-base.

Upper Floors and Superstructure

Upper floors at the property likely consist of composite steel decks. Floor finishes obscured the floor construction, but it anticipated that floor structures consist of profiled metal decks which support lightweight concrete which is provided with steel reinforcement.

The superstructure of the building consists of loadbearing masonry (brick and blockwork) perimeter walls, in addition to interior steel beams, open web joists, columns and hollow steel sections, which support upper floors and the low slope roofing systems. Interior walls are a combination of masonry and non-loadbearing stud walls.

Stairs

Interior stairs at the property are provided at changes in level and between floor levels of the building. The floor finishes generally obscured the stair construction, but stairs appeared to be constructed from metal, with treads filled with poured concrete. Stairs are fitted with metal handrails which are painted.

Roof Structures

The property is covered by a low-slope roof. Where observed the roof structure consists of open-web steel trusses and beams. At one area of the roof, the open-web trusses support a profiled metal deck; however, the majority of the roof structure appears to consist of a structural gypsum roof deck supported by steel beams and open-web joists.

Condition and Recommendations

Axias observed limited exposed portions of the building structure at the mechanical areas, at exposed columns, wall, and floor assemblies and at support rooms. Based on our observations we noted a number of significant cracks, primarily at exterior wall sections. The most significant cracking was noted towards the south of the site, where the building directly abuts the adjacent church, both along the south and west elevations. The cracks at these locations were in excess of 2-inches and are considered to be of structural significance. Other cracks which were also potentially structurally significant were noted at all elevations.

At various areas of the building, crack monitoring devices have been installed over cracks which were installed as part of a past structural evaluation. Based on our conversations with building management and review of structural reports, crack monitoring was performed by Pons & Associates, and concluded in June 2018. The study found that changes in the crack gauge readings over the two-year period are likely due to environmental factors such as moisture or temperature changes or seasonal changes in the moisture content of underlying soils and that ongoing monitoring is not necessary. However, no recommendations were made to fix the cracking, which will only worsen during freeze-thaw conditions.

It is therefore recommended that an engineer is retained to review the cracks and specify appropriate repairs. We have included an allowance for such repairs; however, such budget allowances would require review once the engineer has specified the repairs and the associated costs could be significantly more than initially budgeted for due to the unknown required scope. Upon conclusion of

these works these areas should be continually monitored to establish if the cracks continue to worsen. If they do, significant repair works such as underpinning of foundations may be required.

ROOFING COMPONENTS

Description

The property is covered with a low-slope roof system which is enclosed by parapet walls which are typically 1-foot tall, however some taller parapet wall sections were noted, particularly at the west elevation. Different sections of the roof are separated by small parapet ridges.

The roof covering throughout consists of a mechanically adhered thermoplastic polyolefin (TPO) system. Construction drawings were not available for review, but based on historic aerial photographs it is our understanding that the membrane is overlaid over an existing built-up roofing system. It appears that the roof was overlaid prior to the installation of the photovoltaic panels at the roof.

The TPO membrane extends up the sides of the parapets, which are capped with a painted aluminum coping system. There are four skylights installed across the roof which consist of curved plexiglass skylights set within metal frames. Skylights are approximately 3' x 3' square.

Roofs are drained by interior drains at some locations and perimeter scuppers at other areas. Interior drains are fitted with metal strainers which connect into interior downspouts, which in turn drain into below-grade drainage runs. The perimeter scuppers discharge to grade via aluminum downspout sections.

The majority of the roof is covered by photovoltaic panels on rubber feet. The photovoltaic installations are understood to be owned, operated and maintained by a third party, and have consequently been omitted from this report.

Condition and Recommendations

Despite the TPO roof covering being relatively recently installed, generally the roof systems are in poor condition and several issues were noted.

Air pockets were observed, potentially indicating open joints and wind/air movement under the membrane, or areas of moisture below the membrane. An allowance to undertake further investigations at the roof level including infrared (IR) scans and core samples is recommended in the near-term to establish the underlying conditions of the roof and identify potential areas of trapped moisture.

Across the roof, standing water and areas of staining to the TPO membrane were noted. Water is understood to be standing on the roof due to inadequate drainage. An allowance to install additional roof drains and perform as needed localized repairs has been included in the near-term to improve drainage conditions at the roof.

Based on the condition of the TPO roof, replacement in the far-term of the study has been included within out cost table. Such a project would involve the tear off and replacement of the existing roof covering, insulation and as-needed structural deck repairs. In order to complete these works the photovoltaic panels would have to be disconnected and removed from the roof area, which significantly increases the cost of the roof replacement project. Costs for the roof replacement have been included in the far-term, but the roof replacement schedule may be accelerated to the near-term if significant issues are identified during the further investigations recommended.

Two mechanical rooftop units are located close to the edge of the building where no parapet wall is provided. A fall from height risk is present to persons working on the RTUs which could result in significant injury or death, and it is recommended that a means of fall protection is provided at these locations in the near-term.

The roof is only accessible from a moveable ladder propped against the building exterior, and no permanent means of access is provided. We recommend that an OSHA-compliant roof access ladder is

provided to allow safe access to the roof, especially as regular access to the roof is required to maintain rooftop mechanical equipment.

Skylights at the roof level are not provided with any means of fall protection, and persons on the roof could fall through the skylights into the building below. We recommend that a means of fall protections such as guardrails or nets are provided at the skylights.

BUILDING EXTERIORS

Exterior Wall Systems

Description

Exterior wall systems at the property consist of masonry throughout, which includes painted brick and painted concrete masonry unit (CMU) blockwork. At the principal entrances, split face CMU blockwork is installed which is left with a natural finish and capped with precast concrete coping stones. Masonry walls are provided with cementitious mortar joints. Where walls meet roof areas, the walls extend past the horizontal plane of the roof to form parapet walls which are finished with painted metal and anodized aluminum copings.

Punched openings are provided in brickwork walls and such openings are provided with steel lintels. Window sills consist of a combination precast concrete, brick on edge, and brick rowlock courses. Like exterior walls, windowsills are painted throughout.

On localized sections of the walls, particularly at the rear elevation, steel banding which is bolted to the walls has been installed. The purpose of this steel banding was not determined, but we anticipate it has been installed as additional lateral restraint, or to cover previous lintels/openings in the masonry walls when the building was converted into its present use.

Movement joints within masonry were not provided at the property, and sealant joints are limited to the perimeters of door and window systems.

Condition and Recommendations

Exterior walls were generally noted to be in poor to fair condition. Across the exterior walls, defects were noted including cracking, deterioration of perimeter sealant joints, and flaking and peeling paint. As detailed in the Structural Systems section of this report, more extensive cracking was also observed and recommendations relating to this defect are noted in that section.

Based on the conditions observed on site, two recommendations have been included. We recommend that all exterior wall elevations are repainted, and that localized exterior façade repairs are performed. These should include as-needed sealant replacement, brick repair and repointing works. Façade repairs should be completed at all areas of the building prior to repainting. A second cycle of exterior painting is recommended in the far-term, to maintain a high standard of finish, and to protect masonry from weathering and water ingress.

Exterior Door and Window Systems

Description

Windows at the property consist of aluminum framed, fixed light windows which are fitted with insulated glazed units (IGUs). Windows are either in a full pane configuration or split into smaller and larger panes with a vertical aluminum framing bar in a one-third, two-third configuration. The perimeters of the windows are sealed with a perimeter bead of sealant.

Doors across the property consist of metal doors in varying configurations. At principal entrances, doors consist of aluminum storefront doors set within storefront glazing which are fitted with insulated glazed units (IGUs). At secondary entrances, doors are a combination of painted hollow core metal doors set within painted metal frames. Doors are provided with and without fixed IGU lights. As with the windows, the perimeters of the doors are finished with a band of elastomeric sealant.

Windows and door systems are understood to have been replaced in 2005 as part of the building renovation.

Condition and Recommendations

Window and door systems across the property were in a fair condition. Having been replaced in 2005, windows and doors are expected to remain functional for the remainder of the study. Sealant joints at the perimeters of the windows and doors were in a poor condition and were cracked and had shrunk and deteriorated. Replacement of the sealant joints should be completed in the near term to prevent water ingress and deterioration of the window and door systems. Paint finishes to some of the metal doors were also starting to deteriorate and doors should be repainted to maintain appearance and prevent damage to metalwork below. As detailed in the Exterior Wall Systems section above, sealant replacement and painting works are planned, and these works should include the replacement of sealant joints and painting of exterior doors.

INTERIOR FINISHES

Interior Configuration

The interior of the building is laid out over 3 levels, including a mezzanine level, with the main entrance provided at the west elevation. Different levels are accessed by stairs, ramps, and an elevator. The school contains multiple classrooms and labs, offices, restrooms, a cafeteria, and other ancillary areas.

Description

Corridors

The corridors are typically provided with vinyl composite tile (VCT) flooring, and walls have a combination of painted drywall with corrugated metal wainscoting which has a galvanized finish. Ceiling finishes comprise vaulted acoustic ceiling tiles (ACT) in some sections, and painted drywall in other sections.

Interior doors comprise aluminum frames and stained wood doors, with vision panels, door closers and kickplates. Ramp and stair sections are provided with tubular steel hand and guardrails with a painted finish.

Cafeteria

The floor within the gymnasium is clad with a patterned VCT floor finish, and walls are a combination of painted drywall and CMU. The ceiling finish is exposed to the structure above, which is painted concrete planks. Columns are clad in drywall.

Classrooms

The classrooms are typically provided with VCT flooring, and walls have a combination of painted CMU blockwork and painted drywall sections. Ceiling finishes generally comprise either acoustic ceiling tiles (ACT) within a preformed metal grid or are open revealing the exposed structure above.

Restrooms

Floors within bathrooms generally have ceramic tiled flooring. Wall finishes have a combination of painted drywall and tile backsplash. Composite stall dividers and lavatory countertops are provided. The countertops house vitreous type sinks with manual faucets. Restrooms are provided with floor mounted water closets and wall mounted urinals, which were provided with automated flush valves.

Condition and Recommendations

Finishes throughout the building were typically in fair condition. There were a few locations where the VCT finish was significantly worn and should be replaced.

It is anticipated that the replacement of interior finishes and repainting of walls and ceilings would be performed on an as-needed basis or will form part of larger renovations of the spaces. Associated expenditures have not been included within our cost tables.

MECHANICAL SYSTEMS

Cooling and Heating Systems

Description

Heating and cooling is provided primarily by five rooftop units (RTUs) installed on the main roof areas of the building. RTUs consist of packaged units with integral gas furnaces for heating. Outside air is drawn into the units and heated or cooled as required. Units have capacities of 5, 13, 18, 31, and 40-tons each and are manufactured by AAON. Conditioned air is distributed from the RTUs into ductwork installed throughout the building which is then controlled by variable air volume (VAV) boxes.

In addition to the RTUs, additional heating and cooling to specific areas is achieved by two 7.5-ton AAON split systems. Condensers are also installed on the main roof area of the building which are connected to interior air handlers installed within closets. The air handlers provide heating via electric heat coils installed within each air handler. Conditioned air from the air handlers is distributed into the interior spaces via interior ductwork.

Both RTU and split systems utilize R-22 refrigerant and date from 2005, when the last major renovation of the building was completed.

Condition and Recommendations

Heating and cooling systems were in a fair condition but are approaching the end of their useful life having been installed in 2005. Site staff noted that the issues are becoming increasingly difficult to maintain and operate. Additionally, the units installed utilize R-22 refrigerant, which has now been phased-out and is no longer commercially available due to the refrigerant's ozone depleting potential. Costs have been included in the near-term of the study to replace the RTUs and split systems throughout the building, on a like-for-like basis.

Replacement of the RTUs should be coordinated with the Academy, seeing as the RTUs will need to be craned into position, and areas will be without heating or cooling while the replacement works are completed.

Ventilation and Exhaust Systems

Description

Outside air is primarily provided by the rooftop units installed on the roof.

Exhaust systems are limited and consist of centrifugal downdraft type exhaust fans which are installed across the roof and primarily serve restroom areas. Fans are connected to interior ductwork which exhausts air from restrooms and other areas as required.

Condition and Recommendations

Ventilation and exhaust systems, while basic, appeared to be adequate for the building. We anticipate that replacement of exhaust fans can be completed as an operational expense, and no major capital expenditures are anticipated over the study.

Temperature Control Systems

Description

A basic Building Management System (BMS) is installed at the building which monitors and controls RTUs; however, the system is basic, and controls are limited.

Conditioned air from the rooftop units is controlled by variable air volume (VAV) boxes which are installed within ductwork throughout the building. VAVs are electronically controlled and connected to wall-mounted thermostats.

Condition and Recommendations

The BMS system installed was basic and not operational at the time of assessment. According to building management, the RTUs are not able to be controlled without accessing the individual units on the roof. To allow better control of the HVAC systems and achieve energy savings, the HVAC controls/BMS should be replaced in the near term. The installation of the new BMS system should be coordinated with the replacement of the HVAC systems.

VAV systems were in a fair condition but are understood to date from the 2005 renovation. Based on age, a n ongoing allowance to replace the VAV boxes has been included each year throughout the study period.

ELECTRICAL SYSTEMS

Electrical Service and Distribution Equipment

Description

The property is provided with an overhead electrical feed which appears to enter the property at the south of the site.

Power feeds a digital General Electric meter, before entering the main distribution panel which is manufactured by N.J. Sullivan Co. Inc. which is rated at 1,000-amps, 3 phase, 4 wire. The panel is then connected to an 800-amp disconnect switch.

From this point, power appears to be routed to a main distribution panel manufactured by Siemens which is installed at the south end of the building. This panel is rated at 480/277-volts, 3 phase, 4 wire at 800-amps. Larger circuits such as the rooftop units are isolated at this panel, and power is also routed from this panel to smaller sub-panels installed throughout the building. For smaller circuits and general receptacles, power is stepped down via dry-type transformers which provide power at 208/120-volts. Electrical service and distribution equipment is generally manufactured by Siemens and dates from 2005, when the building last had a major refurbishment.

Typical power distribution for feeders and branch circuits is accomplished using wire in conduit. Wiring reportedly comprises of copper with thermoplastic insulation. Conduit types varied based on area and usage. Rigid metal conduit is used in areas subject to constant moisture and physical damage, electrical metallic tubing (EMT) and flexible metal conduit were also observed.

A solar array is installed on the roof of the building, but this is understood to be owned and operated by a separate third party. Description and condition statements relating to the solar array and any related electrical components have therefore been omitted from this report.

Condition and Recommendations

The major electrical equipment items appeared to be in fair condition, with many components having been renewed in the 2005 renovation. Subject to ongoing maintenance and repairs, no major capital expenditures are anticipated. It is recommended that thermographic scans of the panelboards throughout the property and electrical connection tighten-ups by an electrician are completed as an operational expense as part of routine maintenance for the property.

We have not included allowances for repairs, maintenance or replacement of the solar power systems, as these are understood to be owned and maintained by a third party.

Emergency Power Generation and Distribution Equipment

Description

The building is not provided with a backup emergency power generator. Emergency power is limited to local batteries at emergency lighting and exit sign fixtures.

Condition and Recommendations

No capital expenditures anticipated.

Lighting Systems

Description

Lighting throughout the building typically consists of a combination of LED and fluorescent lamps which are surface mounted to ceilings or hung from interior roof/ceiling structures. At larger classroom areas, industrial-style bay lights with glass shades. Lights are controlled by local hardwired wall switches.

Emergency egress lighting is provided by fixtures powered by local battery back-ups. Illuminated exit signs are installed at exit doors, stairwells and along the paths of egress.

Condition and Recommendations

Lighting was noted to be in fair condition throughout; however, we recommend that the areas provided with fluorescent lights are upgraded to LED light fixtures for improved energy efficiency and reduced maintenance. We have included an allowance for such upgrades to be performed, the pricing for which was based on a quote provided to the school, which Axias inflated to consider current market conditions. Additionally, we recommend that motion sensor light switches are installed at classroom areas to reduce energy usage.

Emergency lighting appeared to be in a fair condition. We anticipate that replacement of emergency lights can be completed as required as an operational expense.

Communications and Security Systems

Description

Telephone and communications service enters the building at the first-floor telecommunications room. Incoming service cables typically belong to the service providers.

Proximity card readers are provided on all main entrances and some localized areas. CCTV cameras are installed within common areas to monitor hallways and entrance/exit areas of the building.

Condition and Recommendations

The communications and security systems appeared to be in fair condition, but systems are basic and dated. We anticipate that the existing systems will remain serviceable for several more years but will require replacement in the mid-term of the study.

11.0 PLUMBING SYSTEMS

Domestic Water Systems

Description

Domestic pipework at the property is understood to comprise combination of copper and steel sections

Domestic hot water is generated by various domestic water heaters and point-of-use electric water heaters which are installed at restroom and kitchen areas of the building. Water heaters were generally concealed or installed above ceilings on the day of our assessment and the capacities and manufacture dates of the heaters were therefore not visible.

Condition and Recommendations

The domestic water service was generally noted to be in fair condition with no reports of major leaks or other issues. We do not anticipate a requirement for replacement or large-scale repairs to the cold-water systems during the term.

The hot water system was generally found to be in fair condition. Given the low cost of water heaters, we anticipate that replacement can be completed as required as an operational expense on failure of the units.

Sanitary Waste and Storm Drainage Systems

Description

Sanitary waste is collected from multiple sanitary sewer lines installed below grade which connect into municipal sewers in the street.

Stormwater from low-slope roof areas is collected via roof drains which are connected into interior leaders which in turn connect into municipal sewer systems. Within one area of the building, an in-ground sump pump is installed which is connected into the stormwater drainage system. This area of the building is partially below grade due to the exterior topography and discharge additional groundwater due to the water table level at this area of the building.

Other than the sump pump, all systems are understood to be gravity fed.

Condition and Recommendations

From our limited assessment, the sanitary systems and storm drainage systems appeared to be in fair condition with no significant leaks or other areas of deterioration noted or reported to us. We do not anticipate a requirement to complete significant repair or replacement of either system within the study period. We recommend that the sump pump is routinely checked for operation and replaced as an operational expense if required.

Plumbing Fixtures

Description

Plumbing fixtures within the restrooms primarily consist of floor or wall-mounted vitreous water closets with automatic flush valves, wall mounted vitreous urinals with manual flush valves, and wall or counted mounted lavatories with manual faucets.

Condition and Recommendations

Plumbing fixtures were generally found to be in fair condition based on the age of the fixtures. We anticipate that the plumbing fixtures will remain serviceable throughout the term or will be replaced should wider renovation of the restroom areas be undertaken.

12.0 FIRE AND LIFE SAFETY SYSTEMS

Structural Fire Protection

Description

Based on visual observations, the building appears to comprise a combination of masonry walls and steel columns and beams which support open-web steel roof trusses. Some areas of the structure are concealed with dropped ceilings, and some areas are left open. Where the structure is left open, structural members are painted but are typically unprotected.

Condition and Recommendations

We noted the condition and adequacy of the rated assemblies and fireproofing materials at various locations throughout the building. In general, these areas appeared to be in fair condition and generally installed in accordance with codes enforced at the time of construction.

We do not anticipate any major repairs during the term; however, localized penetrations within rated assemblies or smoke barriers should be sealed as part of ongoing operations.

Means of Egress

Description

Multiple means of egress are provided across the building which discharge directly to grade on principal and secondary elevations. Emergency lighting with battery backups are provided along the paths of egress.

Condition and Recommendations

Means of egress appeared to comply with fire codes enforced at the time of construction, regarding exit discharge, travel distances and other factors. Illuminated exit signage also appeared to be installed at the required locations throughout the building.

Should the building be extensively remodeled or renovated, means of egress may need to be redesigned to achieve compliance with current code requirements.

Fire Detection and Alarm Systems

Description

The building is protected by a Simplex 4010 fire alarm control panel. The fire alarm system is understood to be fully addressable and monitors manual pull stations, flow detectors and smoke detectors throughout the building. Alarm notification is provided by horn/strobe combination devices located throughout the building.

Condition and Recommendations

The fire alarm system appeared to be in poor to fair condition due to the age of the Simplex control panel and devices. The Simplex 4010 fire alarm panel is obsolete and no longer supported by the manufacturer. Based on the age of the panel and fact that the model is now obsolete, we recommend that the fire alarm panel is replaced in the near-term.

Fire Suppression Systems

Description

A wet-pipe fire suppression system is installed throughout the building. Water is supplied into a dedicated sprinkler riser room via a 3-inch sprinkler pipe which is fitted with shutoff valves and a backflow preventer. After this point, the sprinkler supply pipe splits into two 3-inch risers provide water to two dedicated zoned areas. The sprinkler system relies on city pressure, without the need for a booster pump. Sprinkler piping throughout typically consists of black steel piping with Victaulic fittings.

Throughout the building, handheld fire extinguishers are installed within wall-mounted enclosures.

Condition and Recommendations

Fire suppression systems at the property were in a fair condition. Subject to maintenance, no major capital expenditures are anticipated. Handheld extinguishers should be continued to be tested and maintained/replaced as required as an operational expense.

13.0 CONVEYANCE SYSTEMS

Description

The property is provided with a single hydraulic passenger elevator that provides access to each floor of the building - Ground, floor 1 and 2, and floor 3 (mezzanine). The elevator systems are understood to predate the 2005 renovation and the elevator equipment appeared to be in excess of 30 years old and was manufactured by GMV.

The controller and hydraulic pump unit is installed on the ground-floor level of the building. The elevator has a capacity of 1,400-lbs. The elevator cab finishes consist of stainless-steel ceilings with strip lights. Walls consist of colored vinyl panel walls with a stainless-steel operating panel and a carpeted floor.

Condition and Recommendations

The elevator was in poor condition and was not operational during our assessment. It was reported as being very problematic, with regular issues and breakdowns. Based on its age and condition, we recommend budgeting for a full modernization of the elevator equipment in the near term.

Our costs are based on a full modernization including a new pump unit and controller, new door operators, new wiring, fixtures, roller guides, related components, and cab finishes has been included in the near-term.

Appendix A - Capital Expenditure Forecast

**Ten Year Capital Expenditure Forecast
Academy of Hope - 5th Ward
2315 18th Place NE
Washington DC 20018**



Component No.	Recommendation	Priority Category	Deficiency Category	Impact of Failure	Condition	Probability of Failure	Frequency of Failure	Risk Score	Risk Category	Estimated Useful Life or Replacement Cycle (Yrs.)	Remaining Useful Life (Yrs.)	Cost Multiplier	Quantity	Unit of Measurement	Unit Cost	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Required	
																Year	1	2	3	4	5	6	7	8	9		10
Accessibility																											
1	Provide ADA ramp at the rear of the property (assume works will be completed during replacement of concrete paving at this area)	VI	CI	4	3	1	5	13	High																	\$0	
2	Provide ADA ramp to the basketball court to the south of the building	VI	CI	4	3	1	5	13	High		1	1.15	1	ALLOW	\$35,000.00	\$40,250										\$40,250	
3	Install automated door opener at womens restroom including as-needed door alterations	I	DM	2	2	1	5	10	High		1	1.15	1	ALLOW	\$10,000.00	\$11,500										\$11,500	
Site Systems																											
1	Crack fill, seal coat and restripe asphalt paved areas	III	SM	4	3	4	5	16	Medium	7	2	1.15	1	ALLOW	\$3,000.00		\$3,450									\$3,450	
2	Mill and overlay asphalt paved areas	III	SM	4	3	4	5	16	Medium	15	9	1.15	520	SY	\$25.00								\$14,950			\$14,950	
3	Resurface concrete paved parking lot area	III	SM	3	2	4	4	13	High	30	1	1.15	9,500	SF	\$20.00	\$218,500										\$218,500	
4	Break out and resurface localized concrete sidewalk areas adjacent to entrance	II	DM	3	2	4	4	13	High	15	1	1.15	500	SF	\$20.00	\$11,500										\$11,500	
5	Crack fill, seal coat and re-mark basketball court	III	SM	5	3	4	5	17	Low	7	2	1.15	1	ALLOW	\$3,000.00		\$3,450									\$3,450	
6	Mill and overlay asphalt basketball court	III	SM	5	3	4	5	17	Low	15	9	1.15	300	SY	\$25.00								\$8,625			\$8,625	
7	Perform structural stabilization of the exterior stairs adjacent to the main entrance	II	DM	3	2	4	4	13	High	30	1	1.15	1	ALLOW	\$15,000.00	\$17,250										\$17,250	
8	Reconstruct retaining wall at site boundary, including as needed tree removal	I	DM	1	2	3	2	8	Critical	25	1	1.15	110	LF	\$420.00	\$53,130										\$53,130	
Structural Systems																											
1	Advisory Note - Significant cracking was noted at various building elevations. Crack monitoring was performed by Pons & Associates, concluding in June 2018. Their conclusion was that "that changes in the crack gauge readings over the 2 year period are likely due to environmental factors such as moisture or temperature changes or seasonal changes in the moisture content of underlying soils and that ongoing monitoring is not necessary. It is therefore recommended that the cracks are suitably repaired / sealed, and these areas should be continually monitored to establish if the cracks continue to worsen. If they do, significant repair works such as underpinning of foundations may be required.	III	DM	1	3	4	5	13	High		1	1.15	1	ALLOW	\$25,000.00	\$25,000											\$25,000
Roofing Systems																											
1	Two mechanical rooftop units are located close to the edge of the building where no parapet wall is provided. Recommend that a means of fall protection is provided at the locations as there is a significant risk of fall (resulting in injury or death) at these locations.	I	DM	1	1	1	1	4	Critical		1	1.15	2	EA	\$7,500.00	\$17,250											\$17,250
2	No permanent means of access is provided to the roof level. Recommend that an OSHA compliant roof access ladder is provided	I	DM	1	1	1	1	4	Critical		1	1.15	1	EA	\$7,500.00	\$8,625											\$8,625
3	Skylights at roof level pose a potential fall hazard and should be provided with a means of fall protection	I	DM	1	1	1	1	4	Critical		1	1.15	2	EA	\$3,000.00	\$6,900											\$6,900
4	Allowance to undertake further investigations at the roof level including IR scans and core samples establish the underlying conditions of the roof and potential trapped moisture	II	DM	2	2	3	4	11	High		1	1.15	1	EA	\$10,000.00	\$11,500										\$11,500	
5	Allowance to install additional roof drains and perform as needed localized repairs	II	DM	2	2	3	4	11	High		1	1.15	8	EA	\$8,000.00	\$73,600										\$73,600	
6	Tear off and replace existing roof covering, including the temporary disconnection and removal / replacement of PV panels at the roof. Roof replacement schedule may be accelerated to the near term if significant issues are identified during further investigations	III	CR	2	3	4	4	13	High		7	1.15	22,000	SF	\$25.00							\$632,500				\$632,500	
Exterior Elements																											
1	Exterior repainting	III	SM	5	3	5	5	18	Low	7	2	1.15	9,980	SF	\$2.50		\$28,693							\$28,693		\$57,385	
2	Localized exterior façade repairs including as-needed sealant replacement	III	DM	4	3	4	5	16	Medium	25	1	1.15	1	ALLOW	\$20,000.00	\$23,000										\$23,000	
Interiors																											
1	Scape and repaint underside of metal roof decks where flaking paint noted	V	SM	5	2	5	5	17	Low	15	1	1.15	3,000	SF	\$3.50	\$12,075										\$12,075	
2	Renovation / replacement of interior finishes not included within the cost table																									\$0	
Mechanical																											
1	Replacement of 31 ton RTU	III	CR	3	2	3	4	12	High	20	2	1.15	31	Ton	\$3,000.00		\$106,950									\$106,950	
2	Replacement of 40 ton RTU	III	CR	3	2	3	4	12	High	20	2	1.15	40	Ton	\$3,000.00		\$138,000									\$138,000	
3	Replacement of 18 ton RTU	III	CR	3	2	3	4	12	High	20	2	1.15	18	Ton	\$3,000.00		\$62,100									\$62,100	
4	Replacement of 13 ton RTU	III	CR	3	2	3	4	12	High	20	2	1.15	13	Ton	\$3,000.00		\$44,850									\$44,850	
5	Replacement of 5 ton RTU	III	CR	3	2	3	4	12	High	20	2	1.15	5	Ton	\$4,000.00		\$23,000									\$23,000	
6	Replacement of 7.5-ton split systems	III	CR	3	2	3	4	12	High	20	2	1.15	2	EA	\$30,000.00		\$69,000									\$69,000	
7	Upgrade HVAC controls	IV	CR	4	2	3	4	13	High	20	2	1.15	28,076	SF	\$5.00		\$161,437									\$161,437	
8	Ongoing allowance for as-needed repair and replacement of VAVs	III	CR	4	3	4	4	15	Medium	1	1	1.15	1	EA	\$10,000.00	\$11,500	\$11,500	\$11,500	\$11,500	\$11,500	\$11,500	\$11,500	\$11,500	\$11,500	\$11,500	\$115,000	
Electrical																											
1	Upgrade lighting throughout to LED and provide motion sensors within classes and office areas	IV	EN	5	3	5	5	18	Low	20	3	1.15	1	ALLOW	\$50,000.00			\$57,500								\$57,500	
2	Allowance to upgrade security and access control systems	IV	CR	3	3	4	5	15	Medium	15	5	1.15	28,076	SF	\$1.50				\$48,431							\$48,431	
Plumbing																											
1	Replacement of localized domestic water heaters will likely be replaced upon failure as part of ongoing operations	III	SM	5	3	4	5	17	Low																	\$0	
Fire & Life Safety																											
1	Replace main fire alarm control panel	II	CR	2	3	3	5	13	High	15	1	1.15	1	EA	\$20,000.00	\$23,000										\$23,000	
Conveyance Systems																											
1	Modernize elevator equipment, including cab finishes	I	DM	3	2	1	2	8	Critical	25	1	1.15	1	ALLOW	\$160,000.00	\$184,000										\$184,000	

Notes:
1. Cost assumes all mechanical equipment will be replaced at the same time to minimize access, commissioning and permitting costs
2. Costs include 15% contingency

Required Costs - 2023 USD	\$748,580	\$652,430	\$69,000	\$11,500	\$59,931	\$11,500	\$644,000	\$11,500	\$63,768	\$11,500	\$2,283,708
Required Cost (Inflated @ 3% Per Yr.)	\$771,037	\$692,162	\$75,398	\$12,943	\$69,477	\$13,732	\$792,039	\$14,568	\$83,202	\$15,455	\$2,540,013

Appendix B - Photographs



Photograph 1: Split level water fountain.



Photograph 2: Accessible signage.



Photograph 3: Accessible stall (note: missing handrail to left-hand side).



Photograph 4: Compliant lavatory in restroom.



Photograph 5: Compliant clear opening at restroom door.



Photograph 6: Asphalt at rear basketball court.



Photograph 7: Cracking to concrete paving at parking area.



Photograph 8: Cracked concrete paving.



Photograph 9: Typical site asphalt - note non-compliant ADA parking stall



Photograph 10: Grassed areas and play equipment.



Photograph 11: Exterior steps to the south of the main entrance which have structural issues



Photograph 12: Roof structure viewed from inside.



Photograph 13: Roof structure viewed from inside at classroom area



Photograph 14: Extensive structural cracking at exterior wall.



Photograph 15: Crack gauges on exterior wall from previous crack monitoring.



Photograph 16: Overview of roof.



Photograph 17: Staining and debris on TPO roof from excessive water/drainage issues.



Photograph 18: Roof parapets.



Photograph 19: Debris accumulation on roof.



Photograph 20: Typical exterior wall and window systems. Note localized spalled bricks



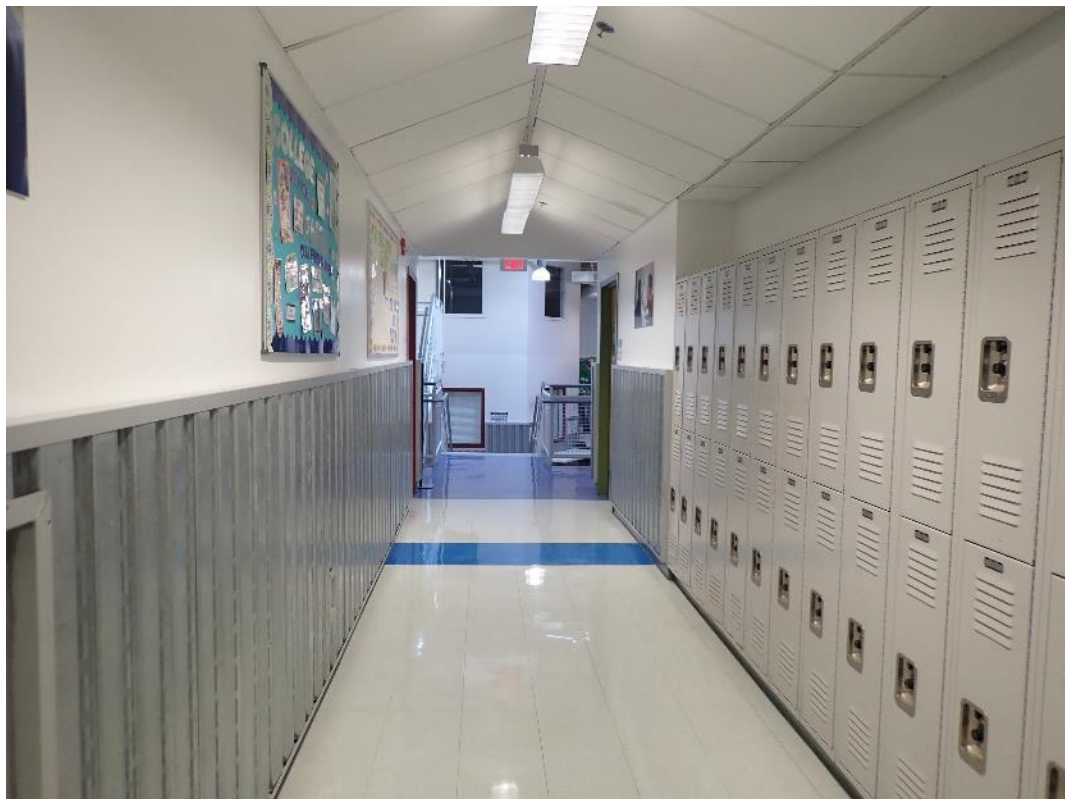
Photograph 21: Brick and split-face CMU walls.



Photograph 22: Exterior wall systems and finishes.



Photograph 23: Deteriorated paint finishes at main entrance area.



Photograph 24: Typical interior corridor finishes.



Photograph 25: Typical classroom finishes.



Photograph 26: Typical bathroom finishes.



Photograph 27: Interior breakout space.



Photograph 28: Rooftop unit.



Photograph 29: Rooftop unit.



Photograph 30: Exterior condensing unit which serves one of two split systems.



Photograph 35: Main distribution panel.



Photograph 36: Panelboards and step-down transformer.



Photograph 37: Telecoms and data systems.



Photograph 38: Light fitting retrofitted with LED bulb.



Photograph 39: Older fluorescent lighting.



Photograph 40: Sump pump in basement area.



Photograph 41: Incoming sprinkler pipework.



Photograph 42: Sprinkler system risers.



Photograph 43: Fire alarm control panel.



Photograph 44: Handheld fire extinguisher.



Photograph 45: Typical smoke alarm.



Photograph 46: Elevator car control panel.



Photograph 47: Elevator car control panel and cab finishes.



Photograph 48: Elevator hydraulic pump unit.

Report of Property Condition Assessment



Academy of Hope - Ward 8

Property Address:

421 Alabama Avenue SE
Washington, DC 20018

Prepared For:

Academy of Hope

2315 18th Place Northeast
Washington, DC 20018

Prepared By:

Axias

Project No. 23-055
July 25, 2023

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Appendices

A	Capital Expenditure Forecast and Charts
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EXECUTIVE SUMMARY

Introduction

The Academy of Hope ('the property') is located at 421 Alabama Avenue SE in Washington, DC. The subject property is a three-story charter school, housed in leased space from a local church, utilizing the George Langley Conner Religious Education Building, as well as space beneath the church sanctuary. The church sanctuary building was built in 1936, while the George Langley Conner Building was constructed as an extension to the sanctuary building in 1956.

The assessment was undertaken as part of an effort to reconfigure the building to make better use of the space, and to assist with decision making regarding end of lease planning/opportunities.

The campus is provided with multiple buildings. Our study is limited to the interior tenant spaces which the Academy of Hope occupy, any associated equipment which serves these spaces and the exterior envelope which encloses Academy of Hope spaces. As the sloped roof at the adjacent church encloses both church and Academy of Hope spaces, we have included this area within our study. The aerial photograph below summarizes the assessed areas.



The table below provides an overview of the property.

Property Overview	
Property Name:	Academy of Hope
Address:	421 Alabama Avenue SE
City, State, Zip Code:	Washington, DC 20032
Primary Use:	Church/School
Age of Property:	1936 (87 years) and 1956 (67 years)
Reported Building Area (SF):	31,872
Number of Buildings:	One
Number of Stories:	Three
On-Site Parking Spaces:	None

Assessment

On June 22, 2023, Mr. Thomas Hall MRICS and Mr. Brian Hill MRICS, on behalf of Axias, visited the Property to complete a comprehensive facility condition assessment of the building and site systems. The objectives of the assessment were to:

- Identify the condition of the Property and the timing and cost of expenditures required over the next 10 years.
- Determine failure probability of the various systems and components.
- Determine criticality of system and component failure.

In order to meet the above objectives, we evaluated the current condition of the building, site systems and utilities, and projected future repair and replacement needs required over the next 10 years (study period) from both a timing and criticality (risk of failure) basis.

Financial Requirements

The property generally appears to have been adequately maintained since its construction in 1936 and 1956, and subsequent renovations. Considering the age and condition of some building systems, we anticipate a number of capital replacement / repair items will be required during the term. Given the age and condition of building systems and components, we anticipate capital expenditures over the study period totaling **\$1,149,483 in current dollars, which equates to \$1,232,753 in escalated dollars** (based on 3% inflation per year).

The following section provides a summary of capital expenditures for the building and site systems over the study period. All costs are shown in 2023 dollars, excluding compounded inflation. Refer to the capital expenditure forecast for further details.

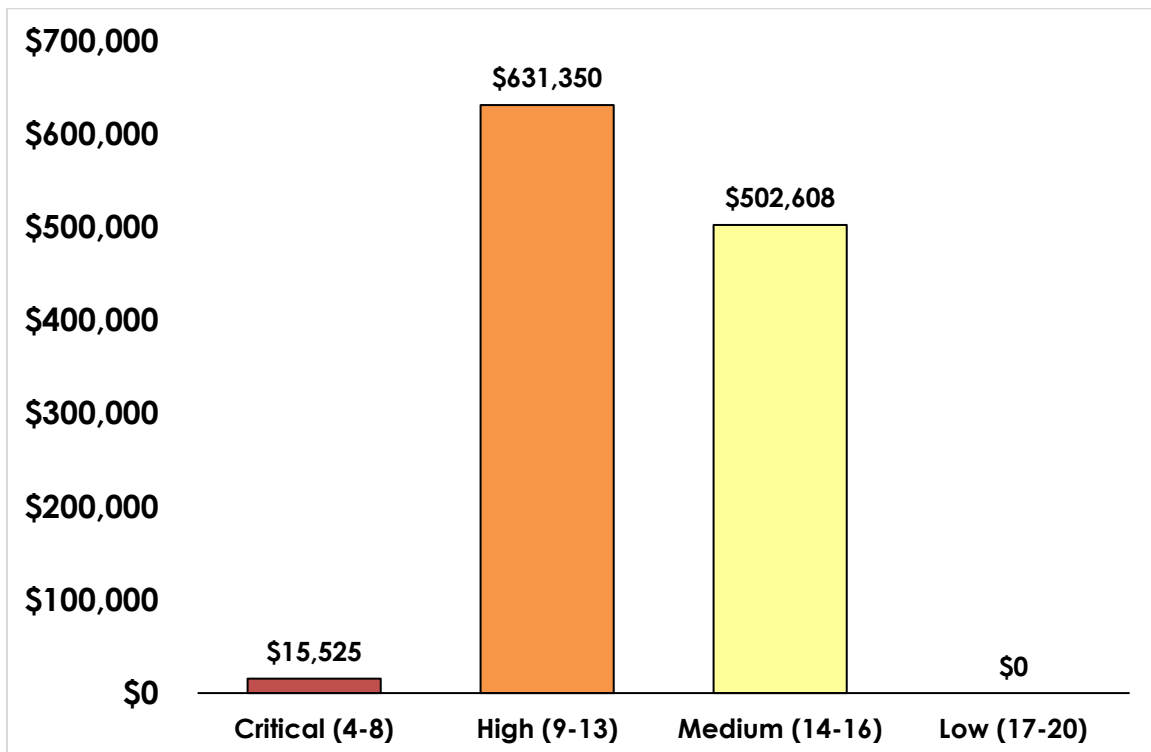
Year	Expenditures
2023	\$588,225
2024	\$288,075
2025	\$1,150
2026	\$1,150
2027	\$207,633
2028	\$1,150
2029	\$58,650
2030	\$1,150
2031	\$1,150
2032	\$1,150
TOTAL	\$1,149,483

The table below provides a breakdown of expenditures by priority level

Priority Grouping	Expenditures
I - Currently Critical	\$24,150
II - Potentially Critical	\$218,500
III - Necessary / Not yet Critical	\$508,300
IV - Recommended	\$231,783
V - Appearance	\$0
VI - Does Not Meet Codes / Standards	\$166,750
TOTAL	\$1,149,483

The chart and graph below break down the required expenditures by Risk Category.

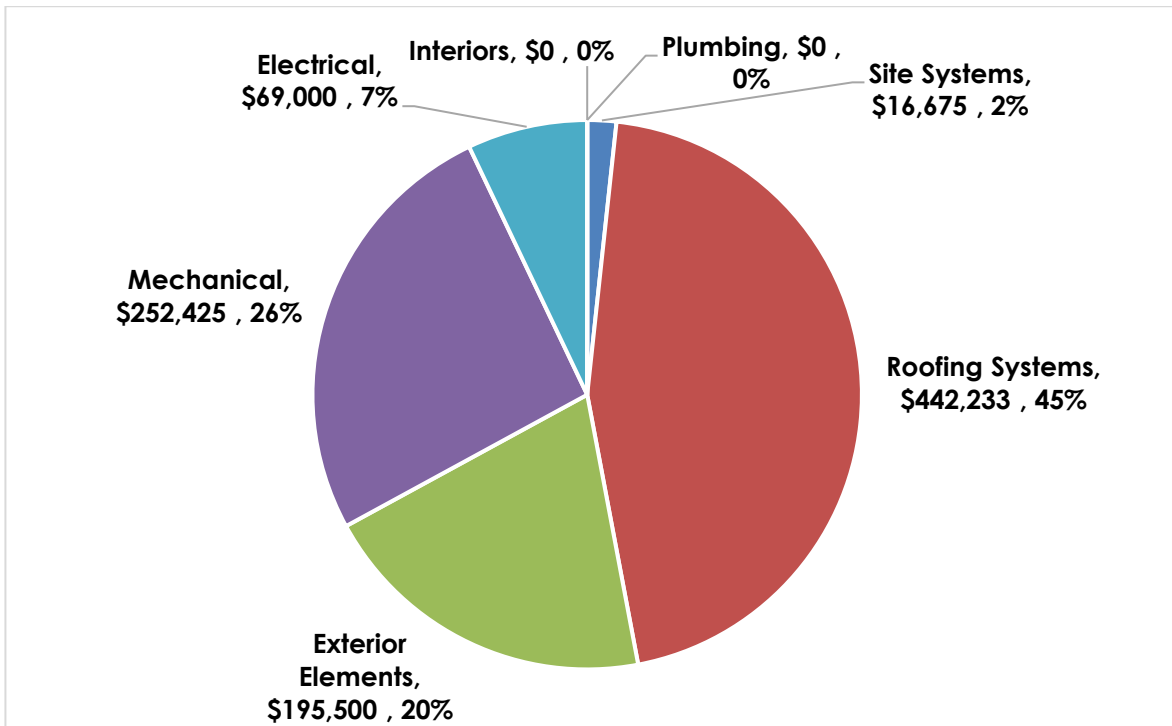
Risk Category	Expenditures
Critical (4-8)	\$15,525
High (9-13)	\$631,350
Medium (14-16)	\$502,608
Low (17-20)	\$0
TOTAL	\$1,149,483



The table below provides a capital expenditure breakdown by classification.

Classification	Expenditures
Scheduled Maintenance	\$140,300
Deferred Maintenance	\$104,650
Capital Renewal	\$737,783
Energy & Sustainability	\$0
Capital Improvement	\$166,750
TOTAL	\$1,149,483

The chart below provides a summary of expenses by building system.



SCOPE OF SERVICES AND METHODOLOGY

The objective of this report is to produce a facilities assessment to act as an aid to the capital planning process at the School, utilizing all current data from a comprehensive facilities condition assessment of the Property, to result in a strong and well-developed plan to support strategic capital investment, and identify and reduce risk. In short - the objective is to assess the condition of all included building systems and develop a prioritized forecast of anticipated capital expenditures over the 10-year period. This will inform the long-term investment plan for the building by developing an array of projects which can be inputted into a planning model from which sound management decisions can be made to best utilize funding resources. Specific objectives of this study are listed below.

The primary purpose of the Facilities Condition Assessment was to identify visually apparent deficiencies in the building and site. The evaluation included site visits to observe the building and site systems, interviewing building management and maintenance personnel, and reviewing available maintenance systems, design and construction documents and plans.

We performed a visual non-destructive assessment of the interior, exterior and site components of each building, including the following major components and systems:

Accessibility. We reviewed the Property for conformance with applicable accessibility requirements and have reported our findings.

Site Systems. We visually observed the site systems for the removal of stormwater and evidence of poor drainage and/or erosion potential. We also reviewed (where applicable) the condition of pavements, site concrete, retaining walls, fencing, landscaping, site grading, and stormwater drainage features.

Structural Systems. We observed the structures for visible signs of distress and have reported our findings. We also reviewed available structural drawings for information regarding the design load criteria of the existing structures and the building codes to which the structures were designed.

Roof Systems. We visually evaluated the condition of accessible roof systems, accessories, and details. In addition, where applicable we discussed existing roof warranties.

Building Exterior Elements. We visually observed the exterior wall systems, windows, and door systems for visible evidence of deficiencies, continuity of seals, and other types of distress and have reported our findings. Our visual observations were based on those conditions that can be observed from ground level, roof level terraces and through the use of binoculars.

Interior Finishes. We visually observed the interior areas of the Property and have reported their general condition.

Mechanical/HVAC, Electrical, Plumbing (MEP) Systems. We observed the age and condition of the MEP and related building systems and have commented on their condition and visible deficiencies.

Fire and Life Safety. We observed the age and condition of the fire and life safety elements and have commented on their condition and any visible deficiencies. The elements surveyed included structural fire protection, means of egress, fire suppression systems, and fire detection and alarm systems. Axias is not a fire / life safety specialist or consultant and our observations, absent of any observed or reported problems, should not be construed as indicating that the fire protection / life safety systems are functioning properly.

The conclusions, recommendations, and opinions of cost presented in this report are based on a review of available drawings, interviews with persons knowledgeable about the facility, our field observations and our experience on similar projects. No material testing of building components was performed, and no structural or capacity calculations were performed to determine the adequacy of the facility's original design. We did not perform any destructive testing, uncover or expose any system members.

It was not the intent of this survey to perform an exhaustive study to locate every existing defect. Observations were made by trained professionals, but there may be defects at the facility, which were not readily accessible, not visible or otherwise inadvertently overlooked. Other problems may develop with time but were not evident at the time of this visual assessment. Observed building interior areas were selected by the escorts and the observed conditions are presumed to be indicative of areas throughout the subject property. Our comments and conclusions regarding the overall condition of the property are primarily based upon our visual observations of the representative areas and systems accessed during our site visit.

Opinion of Cost

Opinions of cost presented within this report are based upon experience with past costs for similar projects, consulting with local specialty contractors, client provided information, city cost indexes, construction costs developed by construction resources such as RS Means and assumptions regarding future economic conditions. Actual cost estimates are determined by many factors including but not limited to, choice and availability of materials, choice and availability of a qualified contractors, regional climate zone, quality of existing materials, site compatibility, and access to the subject property and buildings. If any cost items listed are considered critical in decision making regarding this property, we recommend that contractor or supplier quotations be obtained for those items before making final decisions about this property.

Costs for work that we consider as normal maintenance for a commercial facility, including items which can be completed for less than \$3,000, work normally performed by the on-site maintenance staff, or work which is routinely contracted, may not be included in our cost evaluation but may be listed as maintenance/operational items.

ACCESSIBILITY

During our site visit, a limited visual assessment for accessibility was made. This report identifies physical barriers to accessibility that we observed. Our cursory review is not to be considered a full accessibility survey. A full accessibility compliance survey may reveal further aspects of the facility which are not accessible.

Title III of the ADA divides privately funded buildings and facilities into two categories; "Public Accommodations" and "Commercial Facilities." A "public accommodation" is a private entity that owns, leases, (or leases to) or operates "a place of public accommodation". The place of public accommodation is the space where the private entity interacts with the public. In commercial facilities, the owner is responsible for meeting the ADA requirements for removal of barriers in the place of public accommodation. The landlord or owner is generally responsible for designing and constructing accessible routes, parking and common areas in compliance with ADA guidelines. Tenants are individually responsible for ADA compliance within their lease spaces. Our Opinions of Cost present budget-level values to remove observed Owner-responsible physical barriers are included in the ADA Cost Table of this Report.

The ADA is a civil rights legislation enacted by the United States Congress on July 26, 1990. The ADA is not a building code. The United States Department of Justice published revised regulations for the 1990 ADA on September 15, 2010. The regulations adopted revised accessibility standards called the 2010 ADA Standards for Accessible Design that replaced the 1991 Americans with Disabilities Act Accessibility Guidelines (ADAAG).

Applicability

Determination of which standard (1991 ADAAG or 2010 ADA Standard) is applicable to this facility and the "maximum extent feasible" is beyond Axias' scope of work.

The ADA in its purest form relates only to facilities occupied or significantly altered after March 13, 1991. The original building was constructed prior to this time however the building was subject to conversion from Use type E to B and should generally be compliant with ADA requirements. However, at the time of alteration, it is likely that some concessions were allowed, and some areas are considered to be 'grandfathered'. In order to fully establish this, the applicable drawings and approvals would have to be reviewed.

Description

The table below provides a summary in regard to ADA matters at the property (excluding area to be renovated).

ADA ACCESSIBILITY					
	Item	Yes	No	N/A	Comments
A. Building History					
1	Has an ADA survey previously been completed for this property?		x		
2	Have any ADA improvements been made to this property since original construction?	✓			Entrance ramp, automatic doors, rest rooms to lower levels, and elevators
3	Was the first occupancy at the subject property achieved after March 13, 1991?		✓		
4	Does the subject property consist of four or more dwelling units?		✓		

ADA ACCESSIBILITY					
	Item	Yes	No	N/A	Comments
5	Has building ownership or building management reported receiving any ADA related complaints or litigation that have not been resolved?		✓		
B. Parking					
1	Do designated accessible parking spaces appear to be provided in sufficient number at appropriate locations?			✓	There is no on-site parking.
2	Do appropriate transitions from paved areas to sidewalks appear to be provided?			✓	
3	Do walkway slopes/cross slopes appear to be adequate and not excessive?			✓	
4	Do walkways appear to be the correct width, and clear of obstructions, including overhanging vehicles?			✓	
5	Do ramps appear to have appropriate handrails and edge protection?			✓	
6	Do building entry point/access doors appear to be provided along an apparent accessible route?			✓	
7	Do the main entrances appear to be barrier free and readily accessible (that is, no steps, obstacles, or revolving doors)?		✘		The clear space on the landing at the main entrance ramp is restricted due to the interactions of door swings and handrails.
C. Exterior Accessible Route					
1	Is an accessible route present from public transportation stops and municipal sidewalks on the property?	✓			Property is directly accessed from public sidewalk over which the tenant and building owner have no control.
2	Are curb cut ramps present at transitions through curbs on an accessible route?			✓	
3	Do the curb cut ramps appear to have the proper slope for all components?	✓			
4	Do ramps on an accessible route appear to have a compliant slope?	✓			
5	Do ramps on an accessible route appear to have a compliant length and width?	✓			
6	Do ramps on an accessible route appear to have compliant end and intermediate landings?		✓		The clear space on the landing at the main entrance ramp is restricted due to the interactions of door swings and handrails.
7	Do ramps on an accessible route appear to have compliant handrails?	✓			

ADA ACCESSIBILITY					
Item	Yes	No	N/A	Comments	
D. Building Entrances					
1	Do a sufficient number of accessible entrances appear to be provided?		x		"Accessible" entrance is not fully accessible due to door swing as insufficiently sized landing is provided.
2	If the main entrance is not accessible, is an alternate accessible entrance provided?		x		Alterations required to main / accessible entrance to achieve compliance
3	Is signage provided indicating the location of alternate accessible entrances?			✓	
4	Do doors at accessible entrances appear to have compliant clear floor area on each side?		x		External landing is obstructed by handrail which is required to extend beyond top step.
5	Do doors at accessible entrances appear to have compliant hardware?	✓			
6	Do doors at accessible entrances appear to have a compliant clear opening width?	✓			
7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them?	✓			
8	Do thresholds at accessible entrances appear to have a compliant height?	✓			
E. Interior Accessible Routes and Amenities					
1	Does an accessible route appear to connect with all public areas inside the building?	✓			
2	Do accessible routes appear free of obstructions and/or protruding objects?	✓			
3	Do ramps on accessible routes appear to have a compliant slope?			✓	Access between levels is by way of elevators and platform lifts.
4	Do ramps on accessible routes appear to have a compliant length and width?			✓	
5	Do ramps on accessible routes appear to have compliant end and intermediate landings?			✓	
6	Do ramps on accessible routes appear to have compliant handrails?			✓	
7	Are adjoining public areas and areas of egress identified with accessible signage?			✓	
8	Do public transaction areas have an accessible, lowered counter section?			✓	
9	Do public telephones appear mounted with an accessible height and location?			✓	
F. Interior Doors					
1	Do doors at interior accessible routes appear to have compliant clear floor area on each side?		✓		Many of the doors along the interior route are not compliant with ADA requirements as inadequate clearances are provided.

ADA ACCESSIBILITY					
	Item	Yes	No	N/A	Comments
2	Do doors at interior accessible routes appear to have compliant hardware?		✓		Various doors had 'knob type' hardware.
3	Do doors at interior accessible routes appear to have compliant opening force?	✓			
4	Do doors at interior accessible routes appear to have a compliant clear opening width?		✓		Doors generally had adequate opening width, however clearances were not provided.
G. Toilet Rooms					
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area?		✓		"ADA" Men's room at lower level does not have adequate space, due to stall panels. Alterations would be required in order to achieve compliance, e.g., conversion into a single user restroom.
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area?	✓			
3	Does the lavatory faucet have compliant handles?	✓			
4	Is the plumbing piping under lavatories configured to protect against contact?		✓		Generally, the pipes are properly insulated, but we did note one of the upper ground floor unisex ADA rest rooms does not have the pipes fully insulated.
5	Are grab bars provided at compliant locations around the toilet?	✓			
6	Do toilet stall doors appear to provide the minimum compliant clear width?	✓			
7	Do toilet stalls appear to provide the minimum compliant clear floor area?		✓		The only spaces this applies to are the men's and women's ADA restrooms on the lower ground floor. The women's rest room is compliant, the men's restroom is not.
8	Do urinals appear to be mounted at a compliant height and with compliant approach width?	✓			
9	Do accessories and mirrors appear to be mounted at a compliant height?	✓			

Condition and Recommendations

As noted above, the main entrance was not constructed with adequate clearance on the landing for wheelchair access from the ramp in through the doors. We recommend allowance is made to reconfigure the entrance ramp to achieve adequate clearance at the main entrance. This will likely require the door entry system and automated door opener to also be relocated.

On the upper floors, the restrooms all had signage indicating they are accessible. However, the restrooms themselves are not laid out in accordance with ADA standards and the entry door widths are inadequate. These restrooms are considered grandfathered, but the ADA signage should be removed.

On the upper ground floor, one of the restrooms had exposed, uninsulated pipework. The partial insulation to the pipework should be completed as part of the routine maintenance of the building.

The upper ground floor restrooms were spatially compliant with ADA requirements; however, they were missing some ADA features, such as grab bars, and minor alterations are required for these restrooms to be compliant. We have included allowances for such works to be undertaken.

On the lower ground floor, the men's restroom is not accessible due to the turning space in the hallway leading to the restroom being inadequate, and the placement of partitions within the restroom. Consequently, allowance should be made to remove the hallway width restriction by replacing the lintel in the hallway opening with a longer beam and removing the buttress which restricts the corridor width. Within the restroom, the partitions and urinal should be removed, to make the space a single user accessible restroom.

Various doors within the property were provided with knob type hardware and insufficient clearances at openings. We recommend that at least three classrooms per floor are made accessible. We have included allowances for doors to be provided with suitable hardware and automated door openers to be installed.

SITE SYSTEMS

The property has limited site systems due to the majority of the site being developed. However, there are limited hardscaped and landscaped areas at the building perimeter.

Parking and Roadways

The property is not provided with any roadways or parking areas.

Sidewalks and Plazas

Description

The property has limited sidewalks, only two are understood to be the responsibility of the Academy of Hope, in the form of egress routes from the egress stairwells: a concrete ramp from stairwell B on the west elevation, which discharges through a gated fence onto the public sidewalk on Alabama Ave. S.E.; and a concrete landing discharging onto the parking area between the Academy of Hope, and Brighter Day Ministries Food Distribution and the main entrance ramp and steps.

Condition and Recommendations

The concrete sidewalk/ramp from Stairwell B is in fair condition and we anticipate should remain so through the term, subject to care being taken in the winter to limit the use of ice-melt products that will damage concrete. Issues with the main entrance ramp are covered in the Accessibility section above.

The concrete at the exit from Stairwell C is in poor condition and appears to be severely degraded due to ice-melt products. As noted above, the adjacent concrete parking area is severely cracked. Consequently, we recommend allowance is made for concrete repairs in this location in the near term.

Stormwater Drainage

Description

Stormwater at site areas is discharged from the site via sheet flow, which discharges to the municipal below grade stormwater system. Roofs drain to a combination of interior drainage scuppers, through the wall scuppers, and perimeter gutters, all with downspouts. The downspouts discharge to the below grade stormwater system.

Condition and Recommendations

Generally, the stormwater management appeared to be in fair condition, with no major issues reported to us by site staff. We do not anticipate any requirement for major capital expenditures during the term.

Landscaping

There is a small area of poorly maintained landscaping on the south side of the Academy of Hope building which contains low growing scrub vegetation.

Condition and Recommendations

The scrub area is in poor condition and has numerous self-set saplings growing adjacent to the building, in addition to the tress which are shedding branches and leaf litter on the roof and rubbing the concrete parapet. The area of scrub should be cleared of saplings and climbing vegetation, as part of the routine maintenance of the building.

In addition, the mature trees at the rear of the site are growing close to the building which could cause damage to the building substructure and exteriors. We recommend these trees are cut back or removed to prevent damage to the building from shed branches and tree growth.

Site Lighting and Signage

Description

Site lighting is limited to building mounted fittings in the form of wall wash fittings at the main entrance and Staircase B exit ramp, and PIR activated spotlights at the emergency exits.

Signage is attached to the exterior of the building is limited to the Academy of Hope Logo and wording, which is attached to the masonry as single letters and components and entrance signage at the ramp.

Condition and Recommendations

Site lighting was noted to be in fair condition throughout and should not require any major expenditure during the term, however consideration should be made to upgrading the fixtures to LED units.

The signs are in fair condition, and we do not anticipate any expenditure, beyond routine maintenance, through the term.

Site Walls and Fencing

Description

Fencing under the purview of the Academy of Hope is limited to a painted tubular steel guardrail and gate with square mesh infill to the stairwell B egress route. All other fencing is the responsibility of the landlord.

Condition and Recommendations

The fence, gate, and associated handrail were all in fair condition. However, as part of the miscellaneous exterior repairs, we recommend allowance is made to repaint in the short and mid-to-late term.

Other Site Features

Description

The building has multiple window wells for the lower ground fenestration around the building. There is also a NexTel prefabricated concrete building at the rear of the sanctuary building but this is understood to be excluded from this assessment.

STRUCTURAL SYSTEMS

Substructure

The superstructure at the property is likely supported on a combination of continuous and isolated concrete footings. The lowest floor slab consists of a concrete slab-on-grade construction, likely installed over a crushed aggregate stone sub-base.

Upper Floors and Superstructure

The superstructure of the was generally not visible due to the presence of interior finishes, but where exposed, but it appeared to comprise of a steel reinforced concrete frame with loadbearing masonry walls.

Stairs

Stairs and landings appeared to comprise a combination of steel and concrete sections, applied with various floor and ceiling finishes.

Roof Structures

We had limited access to the roof structures. However, by observation and experience, the roofs to the Academy of Hope space appear to be formed with cast in place reinforced concrete spanning between the loadbearing walls.

Because the Academy is leasing space beneath the sanctuary, and any failure of the sanctuary roof would likely impact the lower ground space, we have included the sanctuary roof in our assessment. We did not have internal access to the roof, but from the exterior appearance and the age of the building, we surmise the roof is formed with wood trusses with purlins spanning between and supporting wood roof joists.

Condition and Recommendations

As noted above, Axias had limited access to see the roof structure over the Academy of Hope space, and no access to the Sanctuary roof structure. Nevertheless, we did not observe any evidence of significant structural issues.

ROOFING COMPONENTS

Description

The Academy of Hope building is topped with a low slope roof bounded by one-foot-high masonry parapets, capped with natural stone copings. Above the main entrance the parapet incorporates a stone clad "bell tower". Details of this latter component are in the Exterior Elements section of this report.

The roof covering at the Academy of Hope building is a single membrane system comprising a ballasted ethylene propylene diene terpolymer membrane (EPDM) system. The membrane extends up the sides of the parapets, and is dressed and fixed beneath copper flashings, which are set in a masonry bed joint.

The sanctuary roof is sloped and is covered with natural slate, with copper flashings at intersections with masonry, a copper ridge cap and copper valleys at intersections with other sloped roofs. Where the ductwork from the roof top package unit enters the building, the roof and ductwork are sealed from weather and water ingress with EPDM material.

Condition and Recommendations

The EPDM roof covering was in poor condition, with ponding beneath the roof top package unit, and tenting of the membrane adjacent to the sanctuary and at parapet walls, which indicates that the membrane is at the end of its useful life. There was also evidence of patch repairs in various locations around the roof. Consequently, we recommend to allow for removal and replacement of the roofing system down to the structural deck and to provide tapered insulation boards, to ensure correct drainage.

The sanctuary roof was in fair to poor condition. The front third of the roof had been re-slatted with a different color and size slate from the remainder of the roof, leaving a ragged intersection between the two types of slate. Over the whole surface cracked and slipped slates were evident. Therefore, we recommend allowance is made for specialist slate roof inspection and repairs in the near term, and entire replacement of the roof covering in the mid-term. The timing of replacement of this roof may be accelerated if significant issues are raised during further investigations.

BUILDING EXTERIORS

Exterior Wall Systems

Description

The exterior wall systems at the property primarily consist of masonry construction laid in a common bond with cementitious mortar joints. The street facing corners are formed as brick quoins, and at the head of the upper floor windows, a natural stone band provides an architectural detail, finished with the masonry parapets detailed in the roof section above.

Windowsills to the side elevations typically comprise of brickwork, consistent with adjacent wall sections, laid in a header bond and are angled away from the building to minimize the risk of water infiltration. In the front elevation, the windowsills are formed with wood molding and thick sloped molded wood sections, which have been finished with paint. Where visible, window lintels comprise of painted steel sections. Brick arches are provided over the openings to a courtyard between the sanctuary building and the school building. However, the courtyard is excluded from our inspection and report.

Condition and Recommendations

Exterior walls were generally noted to be in fair condition. We noted localized areas of deteriorating to the mortar joints and brickwork with more extensive mortar degradation to the coping and parapet. We also recommend budgeting cyclical allowances for as-needed brick repair and repointing in the near and mid to late term.

Exterior door and Window Systems

Description

Windows to the front elevation are formed with aluminum powder coated, fixed-light, double pane windows to the ground floor; the middle floor windows are provided with painted, wood sash windows, with a feature wood panel above; the upper floor windows are ten over ten, painted, wood sashes. The glazing to the wood sashes is single panes set in glazing bars and fixed with pins and putty. The side and rear windows are formed with anodized aluminum, single-pane, multi-pane casements and fixed light frames. The casements have crank-handle operators.

The primary entrance is formed with a pair of half glazed powder coated hollow core steel doors with a double pane glazing panel, all set in a steel frame and fitted with a double door automatic door opener.

Secondary doors are of hollow metal construction within metal frames and are provided with a painted finish and solid wood doors set in wood frames with a painted finish. Door hardware is of stainless-steel or cast brass construction.

Condition and Recommendations

The aluminum windows were generally noted to be in fair condition and should remain serviceable through the term, although many of the upper-level windows have been cut to accommodate window A/C units. Such alterations will not be cause for replacement, unless the window units are replaced with local or whole building split systems. Consequently, we have not recommended budgeting for any major replacement of the aluminum window systems.

The wood windows are in poor condition, due to extensive paint flaking and peeling. Cleaning down and re-painting the windows, along with localized wood repair and putty replacement, as part of the exterior repairs budget, should be allowed for in the near-term and mid-late term.

The steel doors from stairwell B are in poor condition. We therefore recommend allowance is made to replace these as part of ongoing maintenance activities.

The remainder of the exterior doors appeared to be in fair condition, and subject to ongoing re-painting as part of the exterior renovations, will not require major expenditure.

Building Sealants

Description

Elastomeric type building sealants are provided at the property. These are generally located at the perimeter of window and door frame sections, and to the flashing intersections with the masonry.

Condition and Recommendations

Building sealants were generally noted to be in fair condition with localized adhesive and cohesive failures noted in places. We recommend that building sealants are assessed and replaced as necessary as part of the exterior repair budgets. Failure to do so may result in water ingress into the building fabric causing damage to interior finishes.

Other Exterior Building Systems

Description

As noted above, the Academy of Hope building is topped over the main entrance with a "bell tower" which is fitted with a single bell. The bell tower appears to be formed with a masonry core and clad and capped with natural stone sections. The cast bell is hung from a cast iron frame that sits on the front parapet coping and a steel beam set in the masonry at the rear.

A powder coated steel canopy is affixed to the masonry over the main entrance, and fitted with square section hanger members which tie the outer face of the canopy to the masonry above.

Steel handrails and balustrade are provided at the rear of the building for egress from the rear most upper ground floor emergency exit.

Condition and Recommendations

The stonework to the bell tower was noted to be in poor condition, with some panels cracked and many of the mortar joints degraded or missing. Because of the extensive degradation and cracking to the bell tower we recommend significant repair to the tower which may require disassembly and re-construction. Failure to address these conditions could result in further deterioration and potentially result in elements of the bell tower falling to the areas below, which could present a life safety issue.

The canopy at the main entrance was in fair condition and we do not anticipate any expense to this component other than routine maintenance matters.

The rear handrails and balustrade were in need of cleaning and repainting as part of the exterior upgrade works in the near term and mid-late term.

INTERIOR FINISHES

Interior Configuration

The interior of the building is laid out over three levels, comprising the lower and upper ground floor levels, which are below street level, a middle floor, and a top floor. The street level entrance enters the building on a half landing to staircase A, between the upper ground and middle floor levels. Steps and a platform lift lead down to the main reception desk and an elevator. The elevator gives access to the lower ground floor level and all upper levels.

Description

Corridors

The corridors are typically provided with vinyl composite tile (VCT) or vinyl plank flooring, and walls have a painted drywall. Ceiling finishes comprise 2x2 acoustic ceiling tiles (ACT) to the ground floors, and painted drywall to the middle and upper floors.

Interior doors comprise of steel frames and hollow core steel slab doors, with closers and kickplates, or wood frames with wood slab or wood panel doors, with closers and kick plates. Egress doors are fitted with push bar devices in the direction of exit, and doorknobs on the stairwell side. Other doors are fitted with doorknobs.

Offices and Conference Rooms

Offices and conference rooms are typically provided with sheet or tile carpet, and walls have a painted drywall. Ceiling finishes comprise 2x2 acoustic ceiling tiles (ACT) to the ground floors, and painted drywall to the middle and upper floors.

Classrooms

The classrooms are typically provided with VCT flooring, and walls have painted drywall. Ceiling finishes generally comprise of either acoustic ceiling tiles (ACT) within a preformed metal grid to the ground floors, or painted gypsum board to the middle and upper floor levels.

Restrooms

Floors within bathrooms generally have ceramic tiled flooring. Wall finishes have a combination of painted drywall and ceramic tile. Painted steel or laminate faced particle board stall dividers are provided. Only the lower ground restrooms have counter tops, which are formed with composite faux stone and fitted with ceramic undermount lavatories. All other restrooms have wall mounted ceramic lavatories. Restrooms are provided with floor mounted water closets with cisterns, with the exception of the lower ground restrooms, which have automatic flush valves. Men's rooms are fitted with wall mounted urinals, which were provided with manual flush valves, except for the lower ground restroom which is fitted with a waterless urinal.

Condition and Recommendations

Finishes throughout the building were in fair condition. The lower ground restrooms have been fully renovated, while the restrooms to the upper floors appear to be original to the construction. It appears that potential asbestos containing materials (ACM's) have generally been removed or encapsulated. However, we did note some floor tiles in stairwell A and other back of house areas, which should be tested before removal, due to their age. Budgeting for internal re-finishing and upgrades are not included in our cost table as we anticipate these will be completed as an operating cost or as part of a larger building renovation.

MECHANICAL SYSTEMS

Cooling and Heating Systems

Description

Heating is supplied throughout the building by way of hydronic radiant baseboard heaters and alcove radiant heaters. Hot water is supplied from a National - U.S. Radiator Corporation 1.2 MBTU/hour hydronic boiler. The hot water is distributed to the radiators by way of iron pipework, through six different zones, each of which is served by a Bell and Gossett in-line hot water pump.

Central air conditioning is provided to the ground floor areas by way of a 20-ton Trane Odyssey condensing unit, manufactured in 2005, providing chilled water to a Trane Air Handling Unit (AHU) in the ground floor plant room.

A 12.5 Trane Odyssey ton roof top package unit, manufactured in 2005, provides heating and cooling to the Sanctuary, and possibly to the Academy of Hope teaching space below the Sanctuary on the lower ground floor.

A 6-ton Samsung Variable Refrigerant Flow (VRF) multi split system heat pump, manufactured in 2020, is located on the roof. This unit is understood to serve various indoor units in the reception area, which are located above the suspended ceiling and were therefore not observed.

One classroom on the upper ground floor is served by a 1.5-ton Mitsubishi ductless split system, manufactured in 2018, with the heat pump unit located on the west side of the building, at ground level, connecting to the associated air handling unit on the inside face of the same wall.

The remainder of the classrooms are cooled by way of 0.75 - 1.0-ton window A/C units of varying age by various manufacturers.

We also noted two approx. 1.5-ton, redundant EMI condenser units on the roof of the Academy of Hope building.

Condition and Recommendations

The condition of the HVAC systems varied throughout, and significant expenditures are anticipated throughout the study period, which is discussed further below. However, in addition to the physical condition of the equipment, most of the classrooms are provided with window unit HVAC systems which are generally not fit for purpose in classrooms due to the noise levels when operational. We have not included for a wholesale replacement of HVAC systems; however, we do recommend that such replacements are considered in the future, likely as part of major renovations.

The heating boiler appeared to be in fair condition for its age. However, for reliability and efficiency purposes we recommend allowance is made to replace the boiler in the near term. Due to the age of the boiler, it may have ACM's within the construction. A suitable ACM assessment should therefore be undertaken before the boiler is removed.

We also recommend allowance is made in the near term for pipe integrity testing of the hydronic heating pipework throughout the building as most of the pipework is understood to be original. Since we cannot predict the outcome of testing, the results will be needed to inform further budgetary allowance for pipework repairs.

The 20-ton Trane condensing unit and associated air handling unit appeared to be in fair condition for the age of the system. However, such systems have a usual service life of 20 years. Consequently, due to the age of the system, we recommend allowance is made for replacement in the near term.

The 12.5-ton roof top unit appeared to be in fair condition for its age. However, such units have a typical service life of 20 years. Consequently, due to the age of the unit, we recommend allowance is made for

replacement in the near term. It should be confirmed what areas this unit serves and if it is the responsibility of Academy of Hope or the adjacent church.

The 6 ton VRF system appeared to be in fair to good condition. Subject to routine maintenance, we do not anticipate any capital expenditure will be necessary during the term.

Similarly, the 1.5 ton ductless split system appeared to be in fair to good condition for its age. Subject to routine maintenance, we do not anticipate any capital expenditure will be necessary during the term.

The ductless split system units appeared to be in good condition having been installed in 2019. These units are anticipated to remain serviceable throughout the term.

The window units appeared to be in fair condition, and we noted a replacement in one office, awaiting swap out with the old unit. We recommend allowance is made to continue to replace the window units on a cyclical basis, as they fail.

We recommend the redundant condenser units on the flat roof are removed in the near term, as part of the flat roof replacement project.

Ventilation and Exhaust Systems

Description

Outside air is primarily provided by the HVAC system Air Handling Unit (AHU) and the rooftop package unit with the building also largely relying upon natural air infiltration. Bathroom exhaust fans discharge through rooftop exhaust cowls.

Condition and Recommendations

The various ventilation and exhaust systems for the building appeared to be in fair condition. We anticipate that the exhaust fans will remain serviceable throughout the study period with only minor component replacement needed, which will likely form part of routine maintenance activities. If the buildings are subject to major renovations, it may be required to install dedicated outside air units to improve ventilation.

Temperature Control Systems

Description

The HVAC systems are controlled by localized thermostats provided through the building and window units are controlled utilizing integral thermostats.

Condition and Recommendations

Overall, the control system appeared to be in fair condition but has limited functionality and provides minimal control over the building systems. However, since much of the space is cooled by window units, we do not suggest any changes be made, outside of routine replacement of thermostats if they fail.

ELECTRICAL SYSTEMS

Electrical Service and Distribution Equipment

Description

The property is provided with an underground electrical feed from a pole-mounted transformer located on the north side of the building at the intersection of Alabama Avenue SE and Martin Luther King Jr. Avenue SE. Once within the building, service is routed to a GE Spectre Series main disconnect rated at 1200-amps. A second disconnect, manufactured by Bulldog is located in the same vicinity rated at 400 amps. Service characteristics are 480Y/277-volts, 3-phase, 4-wire. The GE unit is believed to have been installed in the early 2000's, the Bulldog unit appears to date from the time of construction.

Electrical power is distributed from the main switchboards to distribution panelboards and circuit breaker panels around the building. Generally, these have been upgraded and updated as the building has been altered and updated. However, two Bulldog "Pushmatic" panel boards were noted in the hallways of the upper floors of the building. These appear to date from the original construction. The sanctuary disconnect is of the same vintage and manufacturer.

Condition and Recommendations

The electrical service and distribution equipment appeared to be in fair condition. However, due to the age of the Bulldog equipment, we recommend allowance is made to replace the Bulldog branded equipment in the near term. Such replacements should include the switch panel and disconnect at ground floor level and the two breaker panels on the upper floors.

We noted various locations where conduit junctions have been left open, leaving wire nut connections exposed. Consequently, we recommend a general allowance is made for electrical inspection and repairs.

Lighting Systems

Description

Lighting throughout the building typically consists of fluorescent lamps within surface-mounted and lay-in fixtures. Emergency egress lighting is provided by fixtures powered by local battery back-ups. Illuminated exit signs are installed at exit doors, stairwells and along the paths of egress.

Condition and Recommendations

Lighting was noted to be in fair to poor condition: The general lighting appeared to be adequate, though we would suggest re-lamping with LED lamps as the existing tubes need replacing. However, we noted the majority of the internally illuminated exit signs have failed batteries or chargers. Consequently, we recommend replacing the emergency exit signs and battery back-up egress lights, as necessary, as part of the routine building maintenance.

Communications and Security Systems

Description

Telephone service enters the building at the lower ground floor level in the electrical and plumbing room behind the IT room. Security cameras were noted throughout the building.

Proximity card readers are provided on the main entrance and some localized areas.

Condition and Recommendations

The communications and security systems appeared to be in fair condition and fully operational with no reported service issues. Subject to routine maintenance costs, we do not anticipate any capital expenditure to these systems.

PLUMBING SYSTEMS

Domestic Water Systems

Description

Domestic cold-water service, consisting of an approximate two-inch diameter water main. It is our understanding that water pressure relies upon the service from the water utility with no booster pump provided.

Domestic hot water is supplied by a 2021, 40 gallon 36,000BTU natural gas fired water heater, manufactured by Rheem. The natural gas water heater is located in the electrical room behind the IT room.

Condition and Recommendations

The domestic water service was generally noted to be in fair condition with no reports of major leaks or other issues. We do not anticipate a requirement for replacement or large-scale repairs to the cold-water systems during the term.

The hot water system was generally found to be in fair condition with no major issues reported to us. Due to the age of the hot water heater, we do not anticipate replacement will be necessary during the term.

Sanitary Waste and Storm Drainage Systems

Description

Sanitary waste is collected from multiple sanitary sewer lines installed below grade which connect into municipal sewers in the street.

Stormwater from low-slope roof areas is collected via roof drains which are connected into interior leaders which in turn connect into municipal sewer systems. Within one area of the building, an in-ground sump pump is installed which is connected into the stormwater drainage system. This area of the building is partially below grade due to the exterior topography and discharge additional groundwater due to the water table level at this area of the building.

Other than the sump pump, all systems are understood to be gravity fed.

Condition and Recommendations

From our limited assessment, the sanitary systems and storm drainage systems appeared to be in fair condition with no significant leaks or other areas of deterioration noted or reported to us. We do not anticipate a requirement to complete significant repair or replacement of either system within the study period.

Plumbing Fixtures

Description

Plumbing fixtures within the restrooms primarily consist of floor-mounted vitreous water closets with attached water tanks and manual flush operators, wall mounted vitreous urinals with manual flush valves, and wall or counter mounted lavatories with manual and automatic faucets.

A kitchenette facility is also provided on the lower ground floor, adjacent to the IT office. This is fitted with cabinetry, a composite counter-top with a drop-in stainless steel sink, fitted with a single lever action faucet.

Condition and Recommendations

Plumbing fixtures were generally found to be in fair condition based on the age of the fixtures. We anticipate that the plumbing fixtures will remain serviceable through the term and would likely be replaced as part of future renovation works.

FIRE AND LIFE SAFETY SYSTEMS

Structural Fire Protection

Description

Based on visual observations, the building appears to comprise of non-combustible structural elements, which are not provided with additional means of fire protection.

Condition and Recommendations

We noted the condition and adequacy of the rated assemblies and fireproofing materials at various locations throughout the building. In general, these areas appeared to be in fair condition and generally installed in accordance with codes enforced at the time of construction.

We do not anticipate any major repairs during the term; however, localized penetrations within rated assemblies or smoke barriers should be sealed as part of ongoing operations.

Means of Egress

Description

The building is a three-story structure with three circulation/egress stairs, which discharge at grade. The staircases are separated from the corridor by pairs of fire rated doors, fitted with push-bar operators on the hall side, and knob latches on the stair side.

Emergency lighting with battery backup power is provided along the paths of egress.

Condition and Recommendations

Means of egress appeared to comply with fire codes enforced at the time of construction, regarding exit discharge, travel distances and other factors.

Illuminated exit signage also appeared to be installed at the required locations throughout the building. However, as noted in the electrical section, we did note that battery back-up lights are not all operational and such units should be replaced.

We also noted that the doors from the corridor into stairwell B on the middle floor could not be opened. We also noted on the same floor, that the doors leading onto stairwell A could only be opened if operated in the correct sequence. Both issues are a matter of life safety and should be repaired as a matter of urgency, to ensure that all doors onto stairwells open when the push bar is activated, regardless of the sequence in which the doors are opened.

Fire Detection and Alarm Systems

Description

The building is protected by a fire detection and alarm system controlled by a Honeywell Notifier NFW-50X fire panel, located in the boiler room. A remote annunciator panel is located in proximity to the reception area. The panel was manufactured in 2020. Pull stations are located in appropriate locations adjacent to the point of egress from each floor, and along the hallway. Audible alerting is provided by way of bells. The system does not incorporate any visual alert components.

Condition and Recommendations

The fire alarm system appeared to be in fair condition due to the recent upgrade of the control panel and devices. However, we did note a missing detector head in one of the classrooms, and as noted in the ADA section, are concerned that there are no visual alert components in the system. We therefore

advise consideration is given to updating the alarm system, as part of any future interior upgrades, to incorporate modern horn and strobe devices.

Fire Suppression Systems

Description

The building is not fitted with a fire suppression system.

CONVEYANCE SYSTEMS

The building is provided with a machine room-less 3,500 pound capacity elevator manufactured by Schindler Elevators. The elevator provides access to the upper and lower ground floors, along with the second and third floor. It is believed the elevator was installed in 2020 as part of the main lobby renovations.

A 750lb two-person vertical platform lift by Savaria is provided at the main entrance level, giving access to the upper ground floor level and reception area.

Condition and Recommendations

The elevator and platform lift all appeared to date from the 2020's, or thereabouts, and were in fair condition. Subject to routine maintenance costs, we do not anticipate any capital expenditure on these components during the term.

Appendix A - Capital Expenditure Forecast

Ten Year Capital Expenditure Forecast
Academy of Hope - 8th Ward
421 Alabama Avenue SE
Washington DC 20018



Component No.	Recommendation	Priority Category	Deficiency Category	Impact of Failure	Condition	Probability of Failure	Frequency of Failure	Risk Score	Risk Category	Estimated Useful Life or Replacement Cycle (Yrs.)	Remaining Useful Life (Yrs.)	Cost Multiplier	Quantity	Unit of Measurement	Unit Cost	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Required			
															Year	1	2	3	4	5	6	7	8	9	10				
Fire & Life Safety																													
1	Inspect and remedy hardware and door design issues with emergency egress doors accessing stairwells where panic bars do not enable door to open	I	DM	1	2	1	1	5	Critical		1	1.15	1	ALLOW	\$6,000.00	\$6,900										\$6,900			
2	Advisory note: replace defective internally illuminated emergency exit signs	I	DM	1	1	2	2	6	Critical																	\$0			
3	Advisory note: Current fire detection and alarm system is grandfathered. However, upgrades to the system will be required during future renovations to incorporate strobes and horns to ADA standard during major renovations	VI	CI	5	3	4	5	17	Low																	\$0			
Conveyance Systems																													
1	No anticipated capital expenditures																									\$0			
Notes: 1. With the exception of the slate roof, all costs associated with the church building elements have been excluded from this assessment. 2. Includes 15% contingency for each line item															Required Costs - 2023 USD		\$588,225	\$288,075	\$1,150	\$1,150	\$207,633	\$1,150	\$58,650	\$1,150	\$1,150	\$1,150	\$1,150	\$1,150	\$1,149,483
															Required Cost (Inflated @ 3% Per Yr.)		\$605,872	\$305,619	\$1,257	\$1,294	\$240,703	\$1,373	\$72,132	\$1,457	\$1,500	\$1,546	\$1,232,753		

Appendix B - Photographs



Photograph 1: Main entrance.



Photograph 2: Inadequate space provided at the top of the accessible ramp



Photograph 3: Add grab rails to make ground floor accessible rest room fully accessible.



Photograph 4: Accessible signage to non-accessible restrooms.



Photograph 5: Inadequate turning space in male restroom adjacent to main hall.



Photograph 6: Deteriorated concrete at step



Photograph 7: Encroaching trees on roof.



Photograph 8: Trees encroaching on roof.



Photograph 9: Cracked concrete paving.



Photograph 10: Ballasted EPDM roof.



Photograph 11: Ponding water at roof level



Photograph 12: "Tenting" of ballasted EPDM roofing.



Photograph 13: Misalignment of slate materials and slipped and damaged slates.



Photograph 14: Bell tower.



Photograph 15: Open mortar joints and previous joint repair to bell tower.



Photograph 16: Movement of stone panels to bell tower.



Photograph 17: Cracked stone panel and panel movement.



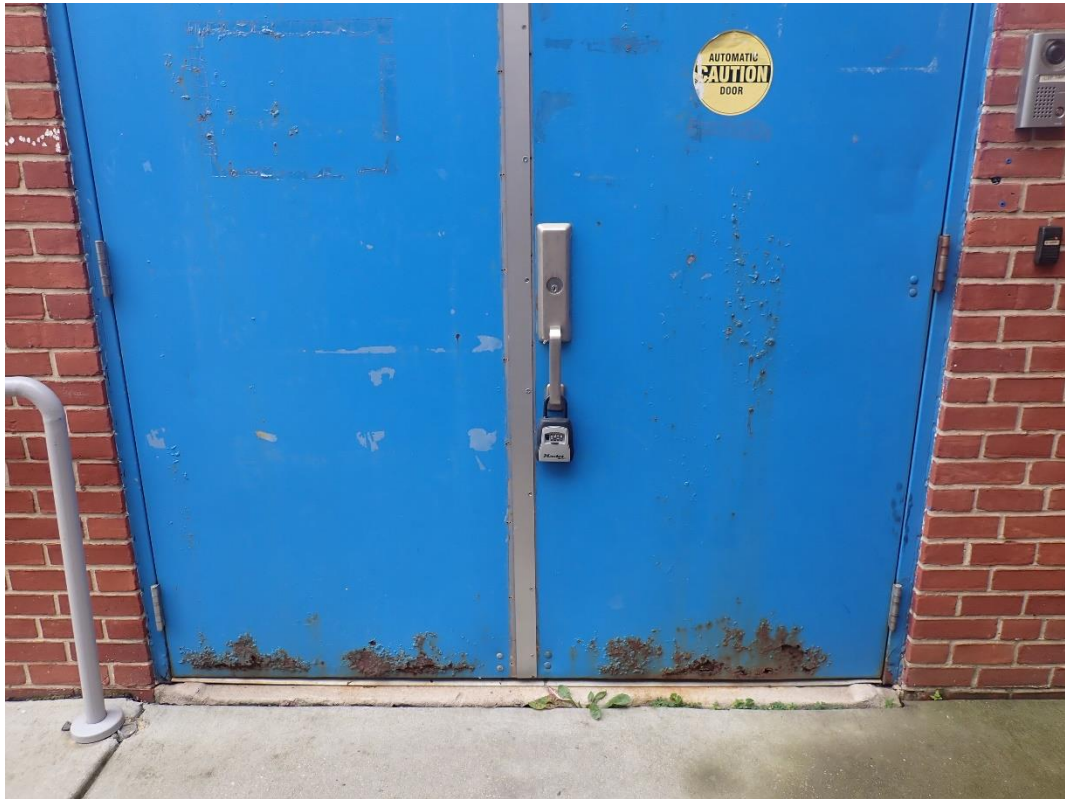
Photograph 18: Flaking paint to wood windows.



Photograph 19: Exterior windows.



Photograph 20: Stone parapet and copper flashing.



Photograph 21: Corroding egress doors to Stairwell B.



Photograph 22: 12.5 ton rooftop package unit.



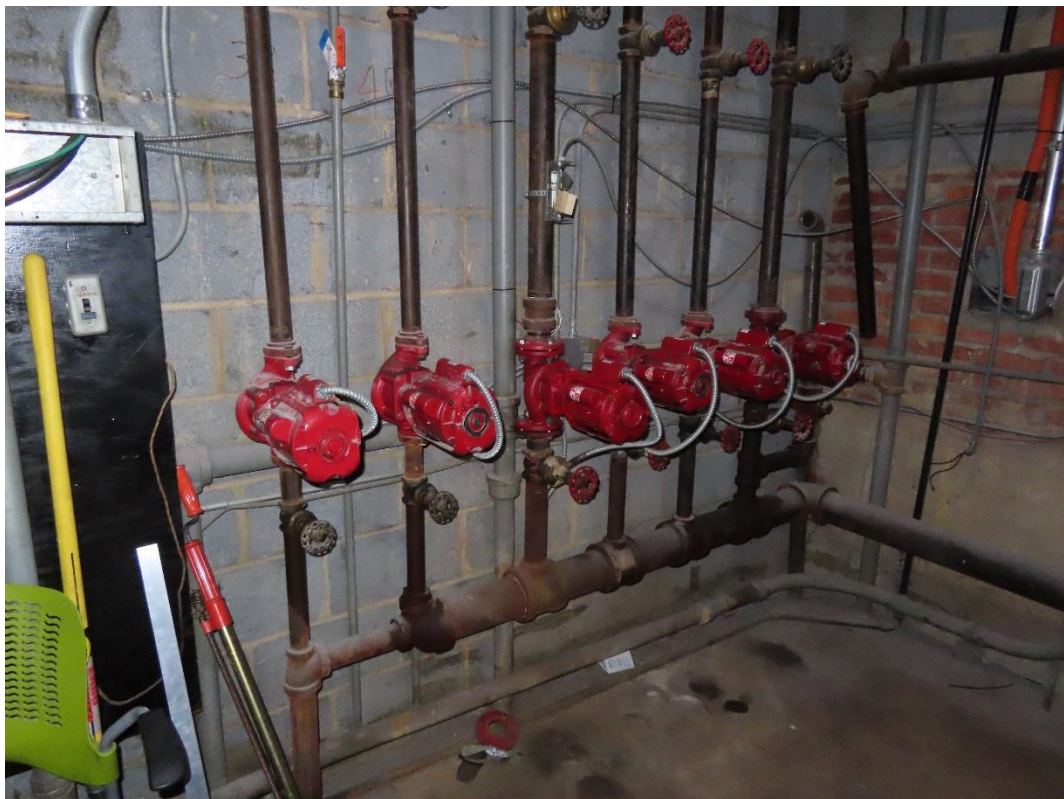
Photograph 23: 20 ton exterior condensing unit



Photograph 24: Trane air-handling unit.



Photograph 25: Hydronic boiler.



Photograph 26: Hot water zone circulating pumps.



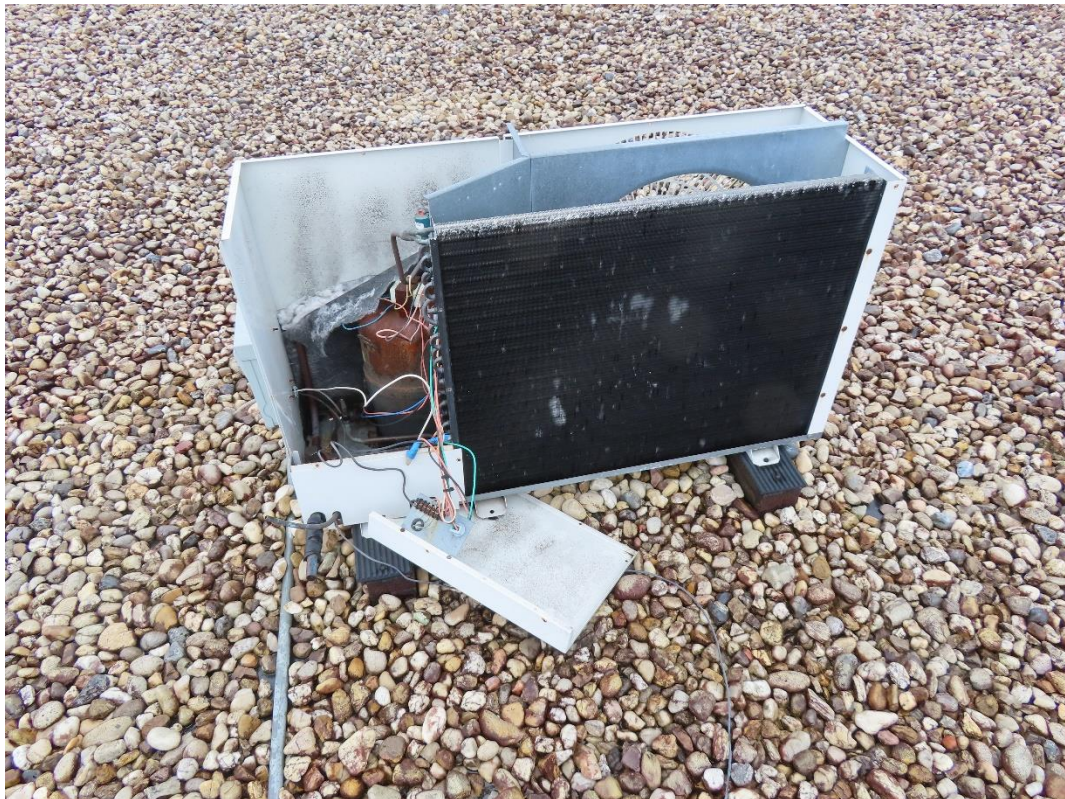
Photograph 27: Alcove radiator.



Photograph 28: Baseboard radiators and spare window A/C unit.



Photograph 29: Typical window A/C unit.



Photograph 30: Abandoned condenser unit on roof.



Photograph 31: 6 Ton VRF split heat pump unit.



Photograph 32: Mini-split interior air fan coil unit



Photograph 33: Mini-split external condenser unit.



Photograph 34: VRF control thermostat.



Photograph 35: Bulldog Pushmatic Breaker panel.



Photograph 36: Bulldog 400 amp main disconnect.



Photograph 37: Bulldog disconnect switch



Photograph 38: Exposed electrical connections.



Photograph 39: Open electrical junction box.



Photograph 40: Exposed electrical connections.



Photograph 41: GE main disconnect.



Photograph 42: New breaker panel in lobby.



Photograph 43: Typical restroom.



Photograph 44: Typical restroom.



Photograph 45: Hot water heater.



Photograph 46: Upgraded ADA restroom.



Photograph 47: Non-operational battery backup to internal egress light.



Photograph 48: Inoperable emergency egress hardware.



Photograph 49: Flange restricting operation of egress doors



Photograph 50: Missing detector head in classroom.



Photograph 51: Fire alarm panel.



Photograph 52: Platform elevator.



Photograph 53: Machine room-less elevator entry at lower ground floor.



Photograph 54: Elevator cab interior.

TAB Four:

APPENDIX

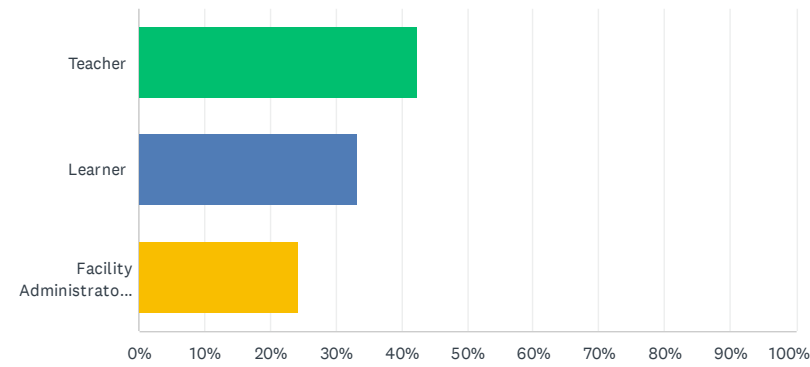
- A. DEPARTMENTAL QUESTIONNAIRE
- B. DEPARTMENTAL MEETING MINUTES



DEPARTMENTAL QUESTIONNAIRE

Q1 What is your relationship with the AoH?

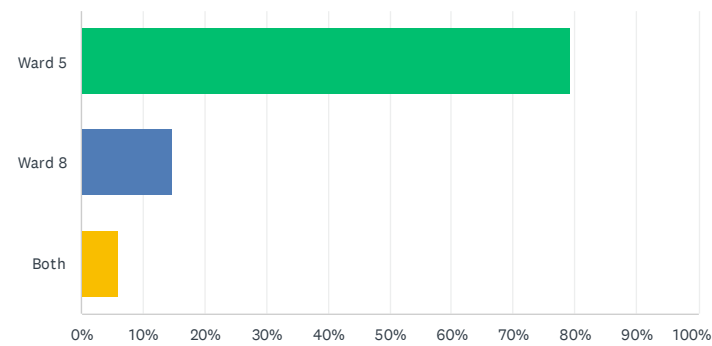
Answered: 33 Skipped: 3



ANSWER CHOICES	RESPONSES	Count
Teacher	42.42%	14
Learner	33.33%	11
Facility Administrator/Manager/Staff	24.24%	8
TOTAL		33

Q2 Where do you spend most of your time?

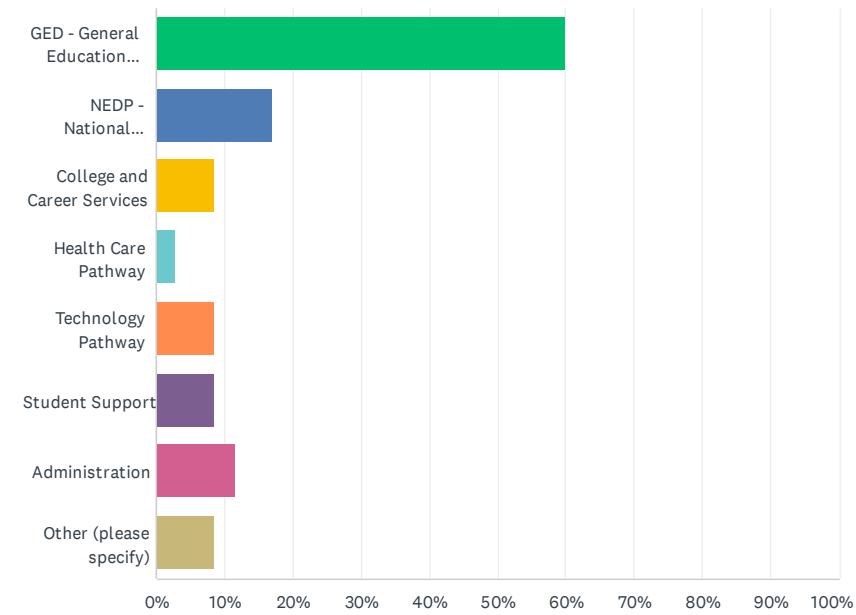
Answered: 34 Skipped: 2



ANSWER CHOICES	RESPONSES	Count
Ward 5	79.41%	27
Ward 8	14.71%	5
Both	5.88%	2
TOTAL		34

Q3 Which Departments are you currently associated with at AoH? Please check all that apply.

Answered: 35 Skipped: 1

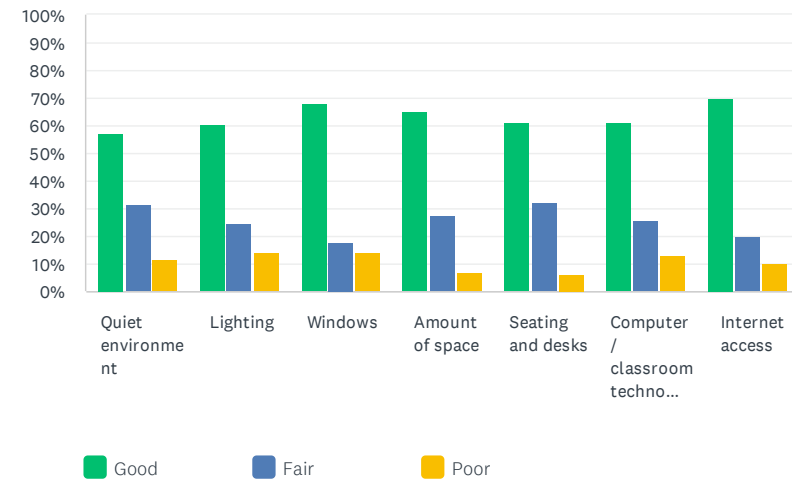


ANSWER CHOICES	RESPONSES	Count
GED - General Education Development	60.00%	21
NEDP - National External Diploma Program	17.14%	6
College and Career Services	8.57%	3
Health Care Pathway	2.86%	1
Technology Pathway	8.57%	3
Student Support	8.57%	3
Administration	11.43%	4
Other (please specify)	8.57%	3
Total Respondents: 35		

DEPARTMENTAL QUESTIONNAIRE

Q4 How is your work / learning space at AoH?

Answered: 36 Skipped: 0



	GOOD	FAIR	POOR	TOTAL	WEIGHTED AVERAGE
Quiet environment	57.14% 20	31.43% 11	11.43% 4	35	1.46
Lighting	60.71% 17	25.00% 7	14.29% 4	28	1.46
Windows	67.86% 19	17.86% 5	14.29% 4	28	1.54
Amount of space	65.52% 19	27.59% 8	6.90% 2	29	1.59
Seating and desks	61.29% 19	32.26% 10	6.45% 2	31	1.55
Computer / classroom technology	61.29% 19	25.81% 8	12.90% 4	31	1.48
Internet access	70.00% 21	20.00% 6	10.00% 3	30	1.60

Q5 Is there other equipment that would help your learning or work space?

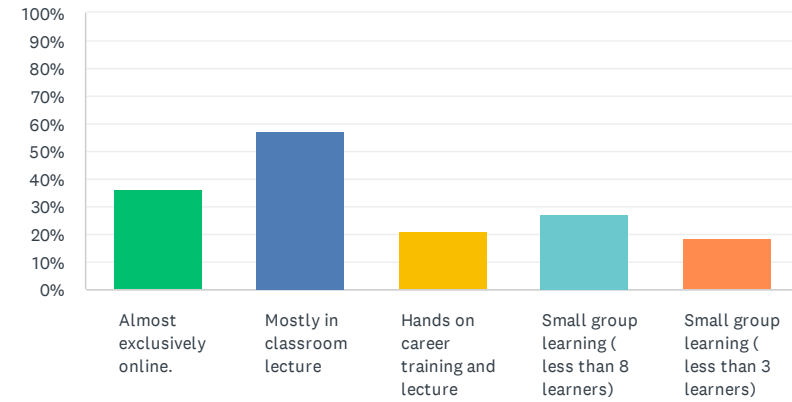
Answered: 29 Skipped: 7

#	RESPONSES	DATE
1	yes	6/13/2023 12:35 PM
2	no	6/13/2023 12:06 PM
3	internet acces	6/13/2023 11:56 AM
4	no	6/13/2023 11:53 AM
5	N/A	6/13/2023 11:45 AM
6	yos	6/13/2023 11:32 AM
7	i would like to work better in school	6/13/2023 11:09 AM
8	Reading and Mathing	6/13/2023 11:09 AM
9	I like to be where is nice and quiet in the building not a lot of noise and peaceful , i like to do that sometimes .	6/13/2023 11:06 AM
10	Need help in math an reading.	6/13/2023 11:05 AM
11	no	6/13/2023 10:56 AM
12	no	6/13/2023 10:48 AM
13	I need a hotspot but I have to wait until fall to get my hotspot I am satisfy with my learning he I cannot wait to come back in the fall session	6/13/2023 10:45 AM
14	Not at this moment.	6/13/2023 9:55 AM
15	Desktop computers in the classroom	6/13/2023 6:04 AM
16	New headsets. Need a window and a space to sit with prospective students.	6/12/2023 2:57 PM
17	No	6/12/2023 10:23 AM
18	To use a projector with my laptop involves trailing wires which are unsafe. An electronic white board would be most useful, but barring that, some way to cover up all the wires is badly needed.	6/10/2023 11:06 AM
19	N/A	6/9/2023 11:29 AM
20	Can't think of any right now	6/9/2023 9:02 AM
21	Second computer	6/8/2023 4:46 PM
22	No	6/8/2023 12:46 PM
23	Would like a desk top computer.	6/8/2023 11:51 AM
24	N/A	6/8/2023 11:34 AM
25	Computer monitors and docking stations for laptops Alternative to fluorescent lights	6/8/2023 11:31 AM
26	An overhead projector screen.	6/8/2023 11:17 AM
27	More space	6/8/2023 11:00 AM
28	Electric Whiteboards that connect to computers.	6/8/2023 10:44 AM
29	n/a	6/8/2023 10:43 AM

DEPARTMENTAL QUESTIONNAIRE

Q6 Describe your current teaching / learning environment. Check all that apply.

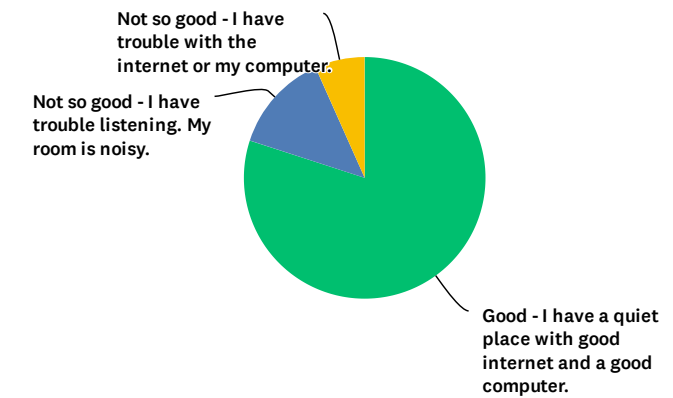
Answered: 33 Skipped: 3



ANSWER CHOICES	RESPONSES
Almost exclusively online.	36.36% 12
Mostly in classroom lecture	57.58% 19
Hands on career training and lecture	21.21% 7
Small group learning (less than 8 learners)	27.27% 9
Small group learning (less than 3 learners)	18.18% 6
Total Respondents: 33	

Q8 Remote learning classes: If you are participating in remote learning classes, how is the technology and environment for your lesson? Check all that apply.

Answered: 30 Skipped: 6

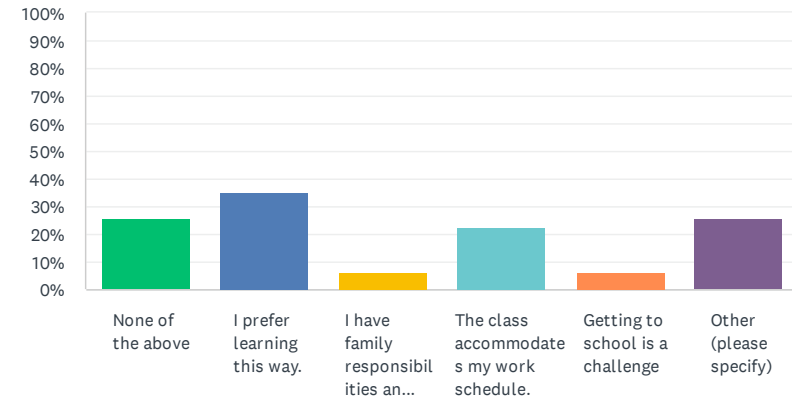


ANSWER CHOICES	RESPONSES
Good - I have a quiet place with good internet and a good computer.	80.00% 24
Not so good - I have trouble listening. My room is noisy.	13.33% 4
Not so good - I have trouble with the internet or my computer.	6.67% 2
TOTAL	30

DEPARTMENTAL QUESTIONNAIRE

Q9 Remote learning classes: If you are participating in remote learning classes, why are you participating in remote learning.

Answered: 31 Skipped: 5



ANSWER CHOICES	RESPONSES	
None of the above	25.81%	8
I prefer learning this way.	35.48%	11
I have family responsibilities and can not attend the school.	6.45%	2
The class accommodates my work schedule.	22.58%	7
Getting to school is a challenge	6.45%	2
Other (please specify)	25.81%	8
Total Respondents: 31		

Q10 Are there any classes not offered at AoH that you would be interested in taking?

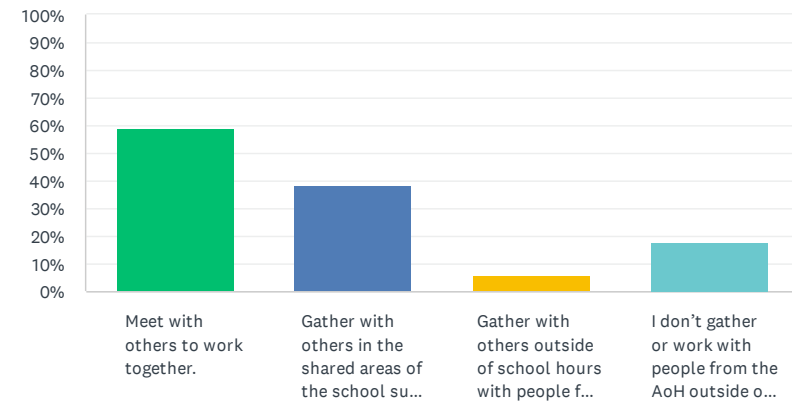
Answered: 25 Skipped: 11

#	RESPONSES	DATE
1	no	6/13/2023 12:35 PM
2	no	6/13/2023 12:06 PM
3	yes subject like biology and chemistry	6/13/2023 11:56 AM
4	no	6/13/2023 11:53 AM
5	no	6/13/2023 11:45 AM
6	n0	6/13/2023 11:32 AM
7	ok	6/13/2023 11:09 AM
8	not at this time .	6/13/2023 11:06 AM
9	no	6/13/2023 10:56 AM
10	More Reading Classes and a tutor	6/13/2023 10:49 AM
11	college ready	6/13/2023 10:48 AM
12	I am grateful for everything that is taught to me at Academy Of Hope School	6/13/2023 10:45 AM
13	Personal Enrichment Courses - such as arts and crafts	6/13/2023 6:04 AM
14	No	6/12/2023 10:23 AM
15	We badly need some information technology training classes, especially for the computer non-literate students.	6/10/2023 11:06 AM
16	I want to learn computer skill with vocabulary	6/9/2023 11:29 AM
17	Computer literacy and college prep courses	6/9/2023 9:02 AM
18	Time management and coding classes might be of interest to the learners	6/8/2023 4:46 PM
19	N/A	6/8/2023 12:46 PM
20	No	6/8/2023 11:51 AM
21	N/A	6/8/2023 11:34 AM
22	n/a I'm a teacher	6/8/2023 11:31 AM
23	N/A	6/8/2023 11:00 AM
24	NA	6/8/2023 10:44 AM
25	n/a	6/8/2023 10:43 AM

DEPARTMENTAL QUESTIONNAIRE

Q11 In shared areas outside of your classrooms, such as the multipurpose center, kitchen, corridors, as a teacher or a learner, do you:

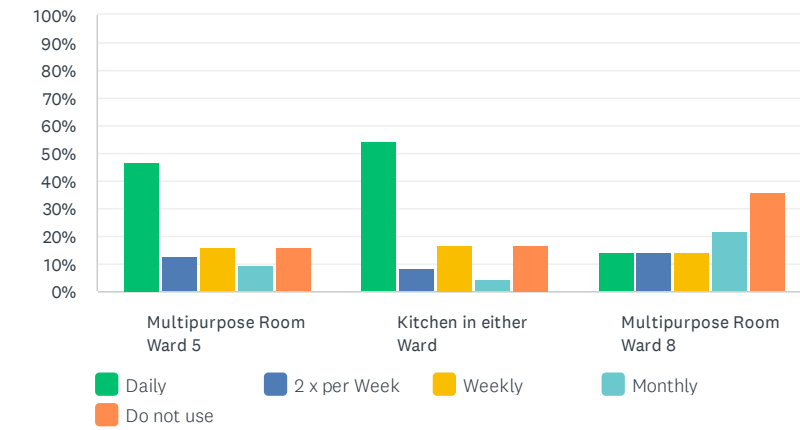
Answered: 34 Skipped: 2



ANSWER CHOICES	RESPONSES
Meet with others to work together.	58.82% 20
Gather with others in the shared areas of the school such as, kitchen, multipurpose center, corridors.	38.24% 13
Gather with others outside of school hours with people from the AoH.	5.88% 2
I don't gather or work with people from the AoH outside of class.	17.65% 6
Total Respondents: 34	

Q12 Which shared areas do you use at AoH and how often?

Answered: 36 Skipped: 0



	DAILY	2 X PER WEEK	WEEKLY	MONTHLY	DO NOT USE	TOTAL	WEIGHTED AVERAGE
Multipurpose Room Ward 5	46.88% 15	12.50% 4	15.63% 5	9.38% 3	15.63% 5	32	2.66
Kitchen in either Ward	54.17% 13	8.33% 2	16.67% 4	4.17% 1	16.67% 4	24	2.79
Multipurpose Room Ward 8	14.29% 2	14.29% 2	14.29% 2	21.43% 3	35.71% 5	14	1.50

DEPARTMENTAL QUESTIONNAIRE

Q13 Please explain why you do or do not use the shared spaces?

Answered: 28 Skipped: 8

#	RESPONSES	DATE
1	i like working with others	6/13/2023 12:35 PM
2	idk	6/13/2023 12:06 PM
3	i dont understand the word shared space	6/13/2023 11:56 AM
4	become i am onlie	6/13/2023 11:53 AM
5	N/A	6/13/2023 11:45 AM
6	n0	6/13/2023 11:32 AM
7	ok	6/13/2023 11:09 AM
8	no	6/13/2023 11:06 AM
9	no	6/13/2023 10:56 AM
10	Heat up lunch	6/13/2023 10:49 AM
11	na	6/13/2023 10:48 AM
12	N/A	6/13/2023 10:45 AM
13	I am a coffee drinker	6/13/2023 6:04 AM
14	Not a controlled environment for working (MPR ward 5)	6/12/2023 2:57 PM
15	Not on campus often	6/12/2023 10:23 AM
16	The multipurpose room is a place for students to meet and socialize. I think it best for students to have their own space without teachers around all the time.	6/10/2023 11:06 AM
17	Related to my job	6/9/2023 9:02 AM
18	There are very few people in the building in the evening and so there isn't much point in gathering or utilizing these spaces	6/8/2023 4:46 PM
19	The kitchen is a comfortable, informal space to see and talk to staff whom I would not ordinarily see.	6/8/2023 12:46 PM
20	I don't like the way the question is phrased. I don't plan to meet others in corridors. However, I do stop and talk to other teachers in our classrooms preferably.	6/8/2023 11:51 AM
21	N/A	6/8/2023 11:34 AM
22	I only use the kitchen to heat up my food, and if there are other teachers there, I will socialize with them, but I do not linger there as it is very small. I only use the MPR for school activities.	6/8/2023 11:31 AM
23	My classroom has everything that I need and the copier is in the hallway.	6/8/2023 11:17 AM
24	N/A	6/8/2023 11:00 AM
25	Bathrooms, microwave and coffee machine	6/8/2023 10:49 AM
26	Student privacy	6/8/2023 10:44 AM
27	Usually I do not need the space.	6/8/2023 10:43 AM
28	Not at that location.	6/8/2023 10:37 AM

Q14 Are there other shared spaces that would support the learning environments, such as small group meeting rooms, private phone booth / nursing room, podcast booth, outdoor dining, or outdoor classroom?

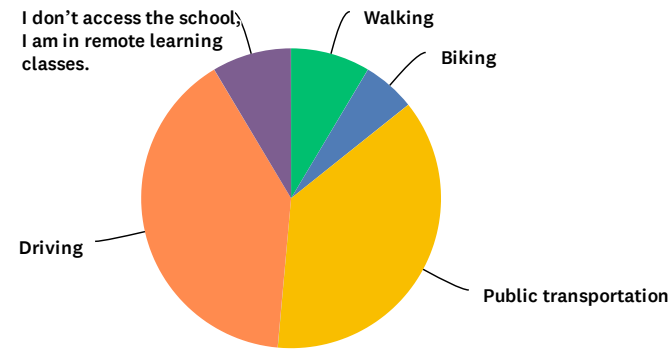
Answered: 28 Skipped: 8

#	RESPONSES	DATE
1	small group meeting and individual study rooms	6/13/2023 8:41 PM
2	yes	6/13/2023 12:35 PM
3	no	6/13/2023 12:06 PM
4	no	6/13/2023 11:56 AM
5	no	6/13/2023 11:53 AM
6	n/a	6/13/2023 11:45 AM
7	no	6/13/2023 11:32 AM
8	ok	6/13/2023 11:09 AM
9	I like to be with other people for i can learn batter in class or talk about things about me.	6/13/2023 11:06 AM
10	no	6/13/2023 10:56 AM
11	na	6/13/2023 10:48 AM
12	We need more academic learning more hands on with the students	6/13/2023 10:45 AM
13	No	6/13/2023 6:04 AM
14	Not really. The MPR room allows for this but the office lacks the coworking spaces that define my generation's workstyle.	6/12/2023 2:57 PM
15	No	6/12/2023 10:23 AM
16	I think a nursing room would be most useful and a small group meeting room.	6/10/2023 11:06 AM
17	N/A	6/9/2023 11:29 AM
18	A separate lounge space for learners would be nice. Sometimes when events are happening, it's difficult for everyone to have a space to go to during breaks because then our student support specialists need to have private meetings with students or private calls with learners in crisis, but the learners during the day don't have a space just for them	6/9/2023 9:02 AM
19	Testing room separate from the classroom setting	6/8/2023 4:46 PM
20	A small group meeting room would allow for the needed privacy for individualized NEDP testing and tutoring meetings and for 1-1 meetings with staff. Outdoor dining and an outdoor classroom space would add an appealing alternative to being indoors all the time.	6/8/2023 12:46 PM
21	N/A	6/8/2023 11:34 AM
22	W8 needs a staff lounge that learners cannot access. Something more than just the meditation room.	6/8/2023 11:31 AM
23	W8 is limited in space. It would be helpful for teachers who have online classes to teach from home to free up some of the space.	6/8/2023 11:17 AM
24	A computer room or study room	6/8/2023 11:00 AM
25	Small group meeting rooms, nursing rooms, outdoor dining and classrooms	6/8/2023 10:49 AM
26	Small group meeting rooms would be nice	6/8/2023 10:44 AM

DEPARTMENTAL QUESTIONNAIRE

Q15 How do you typically access the school?

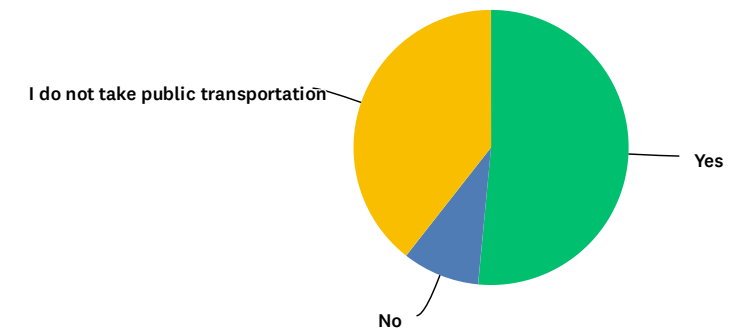
Answered: 35 Skipped: 1



ANSWER CHOICES	RESPONSES	
Walking	8.57%	3
Biking	5.71%	2
Public transportation	37.14%	13
Carpooling	0.00%	0
Driving	40.00%	14
I don't access the school, I am in remote learning classes.	8.57%	3
TOTAL		35

Q16 If you chose public transportation, is this your only means of transportation?

Answered: 33 Skipped: 3

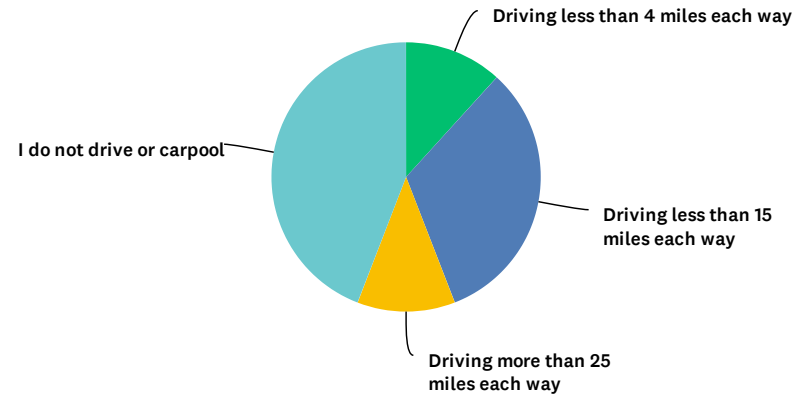


ANSWER CHOICES	RESPONSES	
Yes	51.52%	17
No	9.09%	3
I do not take public transportation	39.39%	13
TOTAL		33

DEPARTMENTAL QUESTIONNAIRE

Q17 If you chose driving or carpooling, how far are you driving?

Answered: 34 Skipped: 2



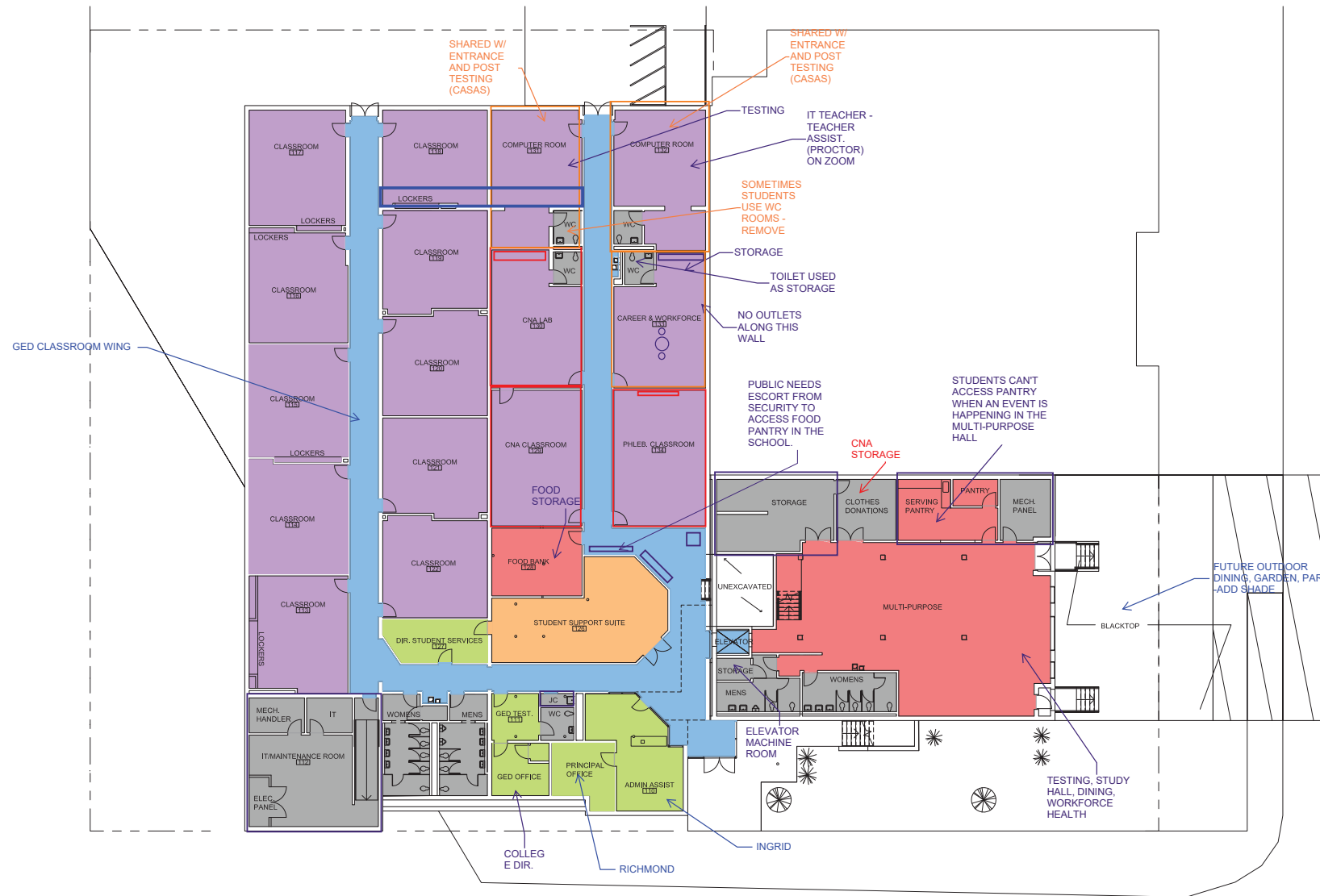
ANSWER CHOICES	RESPONSES	
Driving less than 4 miles each way	11.76%	4
Driving less than 15 miles each way	32.35%	11
Driving more than 25 miles each way	11.76%	4
I do not drive or carpool	44.12%	15
TOTAL		34

Q18 If you had one building improvement at AoH, what would it be?

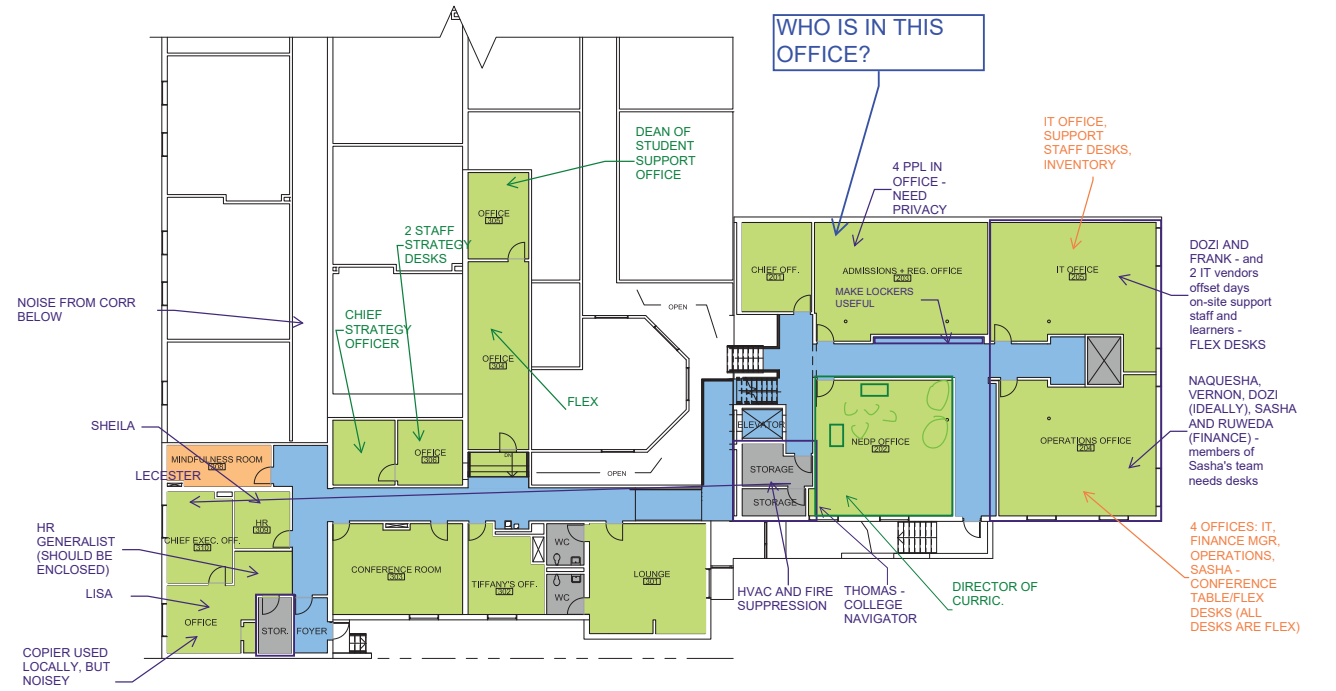
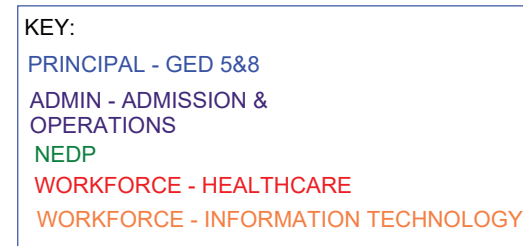
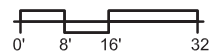
Answered: 31 Skipped: 5

#	RESPONSES	DATE
1	Fix temperature issues and make it easier to control in individual rooms	6/13/2023 8:41 PM
2	n/a	6/13/2023 12:35 PM
3	it will be easy for me to attend school	6/13/2023 11:56 AM
4	n/a	6/13/2023 11:45 AM
5	n0	6/13/2023 11:32 AM
6	ok	6/13/2023 11:09 AM
7	Learn more in class not talk to much do my work at home or at my mom home.	6/13/2023 11:06 AM
8	TO have more teachers and bigger classrooms.	6/13/2023 11:05 AM
9	classroom	6/13/2023 10:56 AM
10	offer quiet rooms for testing	6/13/2023 10:48 AM
11	To give more study time to the students	6/13/2023 10:45 AM
12	More meeting spaces.	6/13/2023 9:55 AM
13	More parking	6/13/2023 6:04 AM
14	Create spaces for departments to inter-mingle and connect...ie...co-working spaces so that AoH departments know one another, what eachother do, and why we should value eachother.	6/12/2023 2:57 PM
15	Everything is fine	6/12/2023 10:23 AM
16	a shaded outside area for students to use in the very hot weather	6/10/2023 11:06 AM
17	I want continue learning best education help me improve best my source	6/9/2023 11:29 AM
18	HVAC system	6/9/2023 9:02 AM
19	Sound proofing rooms or spaces to make them less distracting	6/8/2023 4:46 PM
20	An attractive, comfortable reception area for guests.	6/8/2023 12:46 PM
21	Air quality! I would like to rule out any air pollutants! MPR needs an upgrade especially the stage area. Sorry I had two!	6/8/2023 11:51 AM
22	More spaces to be able to have meetings	6/8/2023 11:34 AM
23	Tear down the walls at W8 and create more rooms that are of equal size with thicker walls/soundproofing.	6/8/2023 11:31 AM
24	The building is fine but we could use an ice machine.	6/8/2023 11:17 AM
25	Better air/heat quality.	6/8/2023 11:12 AM
26	Be able to control temperature in room.	6/8/2023 11:00 AM
27	Air Conditioning	6/8/2023 10:49 AM
28	HVAC--Ward 5 is either hot or cold.	6/8/2023 10:47 AM
29	Better quality office spaces.	6/8/2023 10:44 AM
30	n/a	6/8/2023 10:43 AM
31	Fix the HVAC at W5	6/8/2023 10:37 AM

MEETING MINUTES - WARD 5



① EXISTING FIRST FLOOR
1/16" = 1'-0"



② EXISTING SECOND FLOOR
1/16" = 1'-0"



ACADEMY OF HOPE WARD 5 EXISTING PLANS

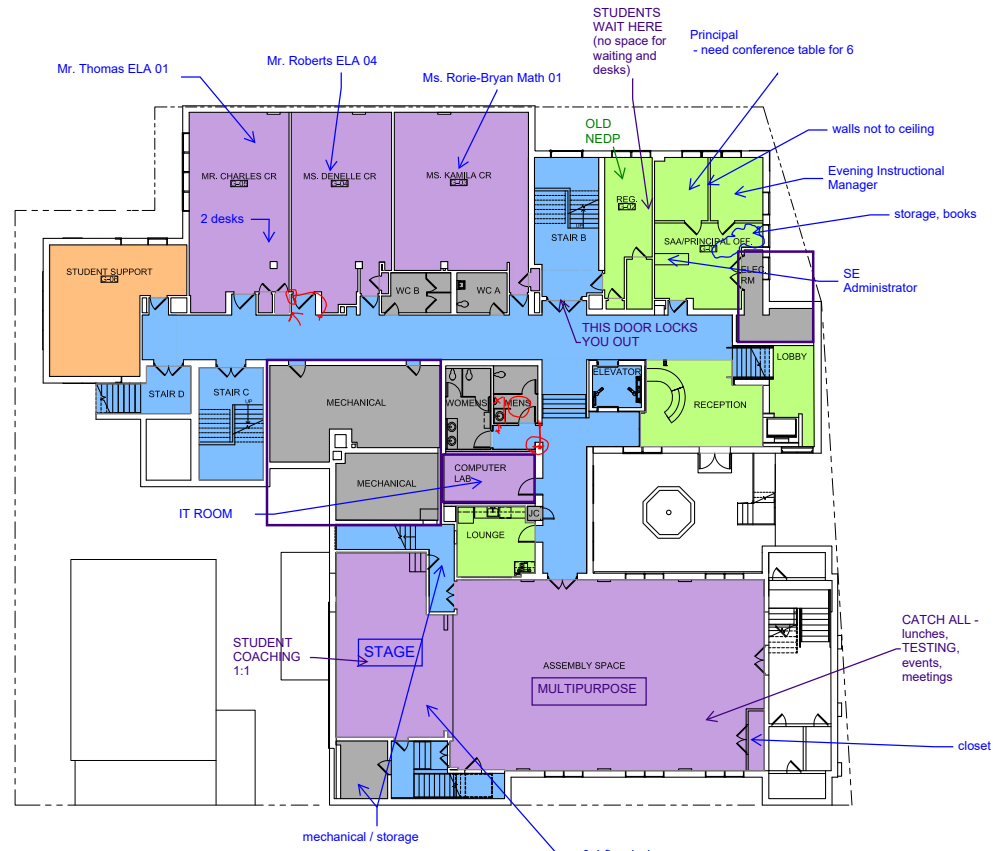
ROOM LEGEND

- ADMINISTRATION
- LEARNING
- FOOD SERVICES
- CIRCULATION
- INSTRUCTIONAL SUPPORT
- SUPPORT SERVICES

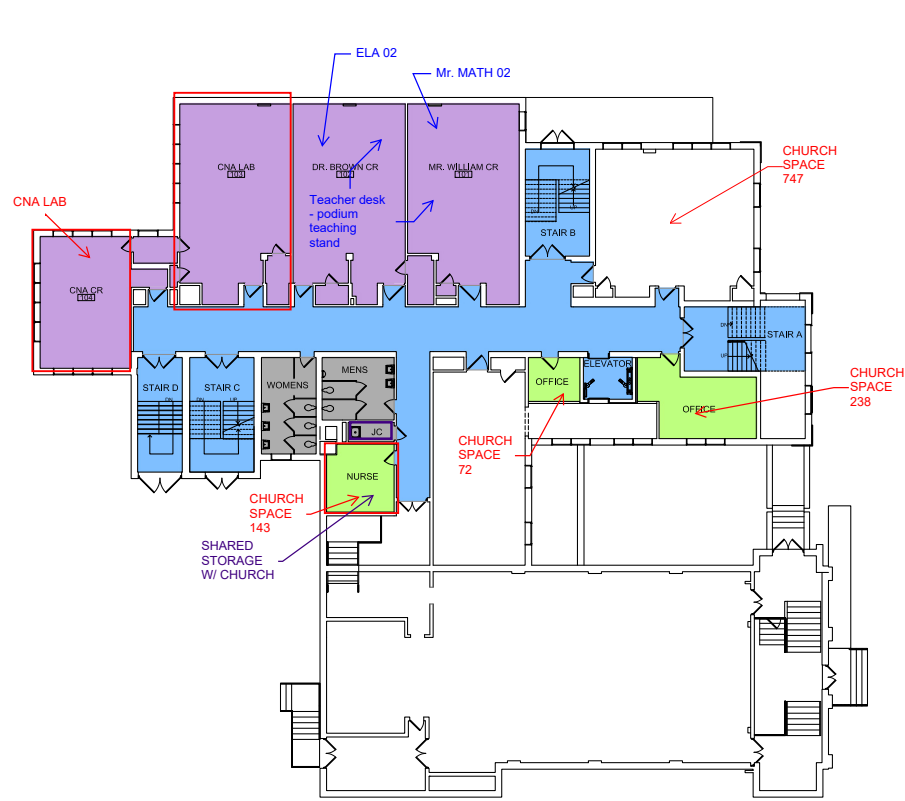
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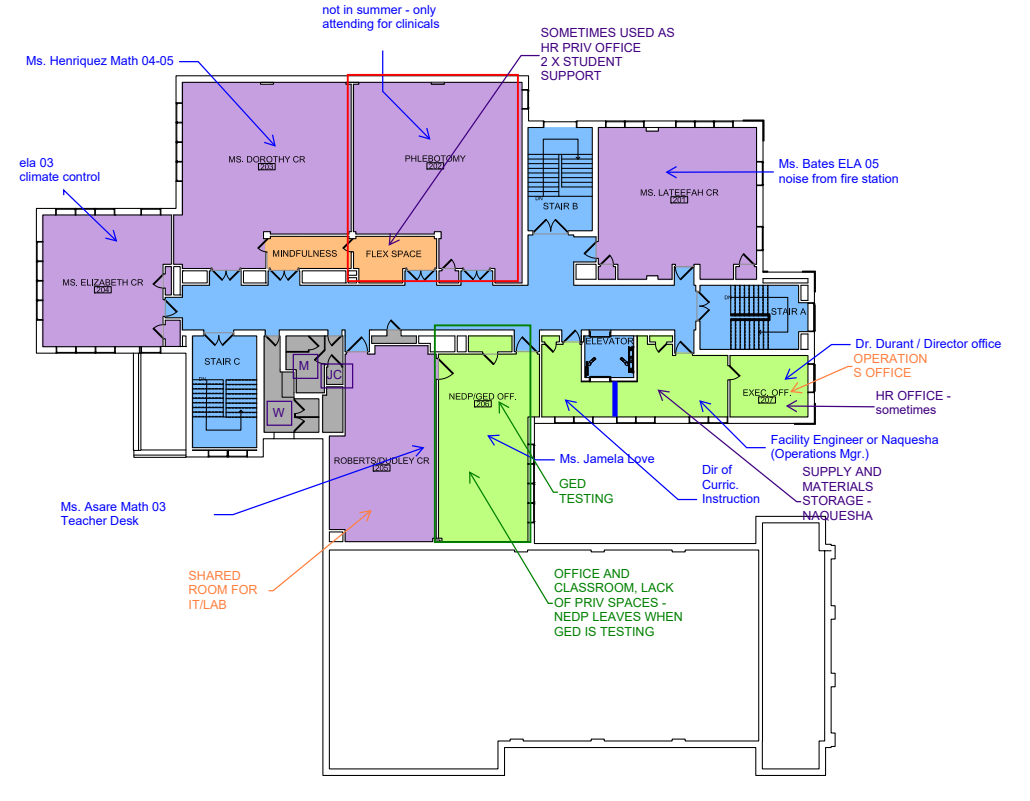
MEETING MINUTES - WARD 8



① EXISTING GROUND FLOOR
1/16" = 1'-0"



② EXISTING FIRST FLOOR
1/16" = 1'-0"



③ EXISTING SECOND FLOOR
1/16" = 1'-0"

KEY:

- PRINCIPAL - GED 5&8
- ADMIN - ADMISSION & OPERATIONS
- NEDP
- WORKFORCE - HEALTHCARE
- WORKFORCE - INFORMATION TECHNOLOGY

ROOM LEGEND

- ADMINISTRATION
- LEARNING
- CIRCULATION
- INSTRUCTIONAL SUPPORT
- SUPPORT SERVICES

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ACADEMY OF HOPE WARD 8 EXISTING PLANS

FOCUS GROUP MEETING MINUTES

07.24.2023_Meeting Minute_Admissions

07.27.2023_Meeting Minute_NEDP

07.27.2023_Meeting Minute_Workforce_Healthcare

07.31.2023_Meeting Minute_W8 Principal+GED

08.02.2023_Meeting Minute_Workforce_IT

08.04.2023_Meeting Minute_Operations

08.04.2023_Meeting Minute_W5 Principal+GED

09.25.2023_Meeting Minutes_Leadership

FOCUS GROUP SUMMARIES

07/24/23 - ADMISSIONS

MEETING SUMMARY

- Student Support Team
 - Dir of Student Services W5 Rm 127:
 - No windows
 - Bad cellphone service
 - Poor acoustics, can hear sounds from floor above
 - Need space to meet with more than one person
 - Office feels like too much of a storage closet
 - **Whiteboard isn't used**
 - Privacy needed
 - Student Support Suite W5 Rm 126:
 - Need space for larger groups, currently only enough for 1:1
 - More library space needed, **tall book shelves**
 - Need food storage for dry/shelf food, snacks
 - Food Bank W5 Rm 128:
 - Isn't open every day, need area for food accessible Mon + Thurs
 - Students need access
 - W5 needs more flex spaces
 - IT - no cellphone services/connection in office to make calls
 - **Director of Student Support Services needs access to printer**
 - Student Support W8 G-06:
 - **Cubicles need to be removed**
 - Need more space for students to fit comfortably
 - AC unit makes noise
 - Poor cellphone connection
 - **Need new furniture - washable, mobile**
 - **Bulletin boards inside/outside of office**
 - Filing cabinet unused
 - **Repainting needed**
 - Electric wiring needs to be systemized
 - **Signage needed**
 - Issues with echoing/privacy
 - Emergency call button needed (both W5 + W8)
- W8 storage space needed
- Need a designated space for meetings and designated space for testing
 - Ground Fl Assembly Rm is used for both currently, and doesn't have a stage
- Need flex for all of support for additional hires + constant growth
- Career & Workforce
 - W5 Rm 133:
 - **Remove cubbies** against shorter wall next to toilet room
 - More outlets needed along larger back wall
 - **Get rid of filing cabinets** with archived files
 - Clear out WC, inside and in front of door
 - Need private meeting space (w/ Internet + computers)
 - Need **bulletin board for Director of Career & Workforce**
- W8 Computer Lab needed, testing area for large groups needed
- Lounge has bad temp regulation, need eating area for staff
- W5 Restrooms
 - GED restroom on 1st fl is always locked
 - 1st fl student bathrooms need to be upgraded
- Admissions Team
 - Need better acoustics
 - AC does not work
 - Need storage for recruitment event items
 - Admissions + Registrar Office W5 Rm 203
 - Better acoustics, carpeting
 - Waiting area needed
 - Windows with advertisement signage with times/dates
 - **Enrollment & Registration Manager needs new desktop/desk with side table**
 - Refrigerator needed
 - **Walls need to be repainted**

FOCUS GROUP SUMMARIES

07/27/23 - HEALTHCARE

MEETING SUMMARY

- CNA
 - Currently tables, better to have **individual desks**
 - Need a **recliner chair for the mannequin**
 - Need storage for another wheelchair
 - Call buttons on all beds, simulation mannequin requested
- More space for storage - lockable cabinets
- Phlebotomy - full time needs desk
- Washer Dryer needed for W5 + W8
- W5 AC is loud, W8 is too hot
- (4) Phlebotomy chairs - currently (2)
- Storage for bookbags

FOCUS GROUP SUMMARIES

07/27/23 - NEDP

MEETING SUMMARY

- Dedicated printer
- Charging station
- Multiple outlets
- Projector that can be checked out
- Flexible furniture
- Seating w/ wired baskets
- Hooks
- Cubby/locker
- Whiteboard
- Round tables for collaboration
- Refrigerator
- Microwave (centrally on each floor)
- W8: lack of private space

FOCUS GROUP SUMMARIES

07/31/23 - PRINCIPAL - GED & ABE - WARD 8

MEETING SUMMARY

- Improvements
 - Shaded outdoor space
 - HVAC system
 - Separate computer rooms + testing rooms
 - Space utilization - improve storage space
- Admin requirements
 - Don't have a kitchen
 - No privacy
 - Front used for storage
- ELA 05 noise complaints from fire department next door
- ABE classrooms
 - Charging station not used
 - Students need power strips
 - Hooks for coats in classrooms
 - Adjustable podium near whiteboard
 - All have reg whiteboards
 - New board with wheels - 2 coming per classroom
- Assembly
 - Built in projector from ceiling
 - 2 closets to store materials
 - Corner in back for library

FOCUS GROUP SUMMARIES

08/02/23 - WORKFORCE - IT

MEETING SUMMARY

- Labs
 - Need charging stations
 - Prefer laptops to desktops
 - Need shelf for equipment
 - Need laptop and monitor (monitors are permanent in the room)
 - Need peninsulas to run power
 - Need stand up tables - 4 or 5 areas
 - HVAC improvements
 - Need storage for bookbags and coats
 - Remove toilet rooms for more lab space
- Need shelves for textbooks for COMP TIA

FOCUS GROUP SUMMARIES

08/04/23 - WARD 5 PRINCIPAL/AA

MEETING SUMMARY

- Ingrid Garcia - AA
 - Needs an office that can be locked, not out in the open
 - Headsets for privacy
 - Need a **desk for soon to be hired Assistant Principal** (outside Principal's off.)
 - Needs to be more inviting/welcoming
- Principal
 - Needs more space, ideally **2 bigger cabinets**
 - Needs **conference table**/access to a conference room
- Would like a dedicated student multipurpose room
 - W5 multipurpose room has a kitchen and is used for breaks/to eat in, can't be used when there's an event/another department needs it
- Convert blacktop area into a shared space (outdoor benches, basketball court, garden, etc.)
- Space needed for downtime - learners + faculty
- Dedicated testing room needed
- Need better heating/cooling systems, classroom temperatures fluctuate and multipurpose AC unit is extremely loud
- Transportation - shuttle needs to be advertised more
- Classroom sizes need to be bigger - preferably space for at least 25 students
- Classroom lockers need to be used, currently only teachers have the key and not many students use them (W5)

FOCUS GROUP SUMMARIES

08/04/23 - OPERATIONS

MEETING SUMMARY

- Human Resources
 - HR W5 Rm 309
 - No windows
 - Executive Assistant and Business Manager space next to HR Generalist
 - Needs **drawers that lock**
 - Priv access to copier needed
 - Exec Office W8
 - Bad acoustics, needs to be soundproofed
- Operations
 - Furniture is pilling/broken/wearing out - re-purposed furniture or new
 - More universal/updated/innovative furniture locks
 - Organized shelving, better storage security
 - Need better marketing - **pamphlets/brochures on walls outside W5 Food Pantry**
 - W5 lockers need to be put to use
- Need updated security measures, key fobs, security cameras
 - Review of policies/procedures
 - Multipurpose room + main hallways need camera monitoring
- **Pamphlet holders** at entry - advertisement
- Desktops - staff

CODE ANALYSIS- WARD 5

ACADEMY OF HOPE WARD 5				
BUILDING CODE			EXISTING CONDITIONS	
BUILDING CODE - 2015 International Existing Building Code (IEBC) Reference: 2017 District of Columbia Building Code Reference: ICC A117.1-09 Accessibility Code			Building is fully sprinklered Construction Type: TYPE II B (noncombustible unprotected)	
CODE ANALYSIS			EXISTING CONDITIONS	
CODE	SECTION	ALLOWABLE	EXISTING	NOTES
CHAPTER 3: USE AND OCCUPANCY CLASSIFICATION				
DCBC	304.1	USE GROUP B	USE GROUP B	OFFICES, ADULT EDUCATION
DCBC	305.1	USE GROUP A3	USE GROUP A3	MULTIPURPOSE ROOM, CONFERENCE ROOMS <i>ACCESSORY TO B USE</i>
CHAPTER 5: GENERAL BUILDING HEIGHTS AND AREAS				
DCBC	USE GROUP B	ALLOWABLE HEIGHT AND AREA CONSTRUCTION TYPE II B SPRINKLERED		A3 IS ACCESSORY USE
504	HEIGHT	75' BUILDING HEIGHT, 6 STORIES	30' BUILDING HEIGHT (APPROX.), 2 STORIES	
506	AREA	92,000 SF/FIRST FLOOR; 69,000 SF/UPPER FLOORS	20,900 SF FIRST FL; 8,392 SF SECOND FLOOR	41,800 SF AND TWO STORIES MAY BE ADDED WITH KEEPING THE EXISTING FLOOR AREA

CODE ANALYSIS- WARD 5

CHAPTER 6: TYPES OF CONSTRUCTION							
DCBC	T601						
TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)							
BUILDING ELEMENT	TYPE I		TYPE II		TYPE III		TYPE IV
	A	B	A	B	A	B	HT
Primary structural frame ^f (see Section 202)	3 ^a	2 ^a	1	0	1	0	HT
Bearing walls							
Exterior ^{e,f}	3	2	1	0	2	2	2
Interior	3 ^a	2 ^a	1	0	1	0	1/HT
Nonbearing walls and partitions Exterior	See Table 602						
Nonbearing walls and partitions Interior ^d	0	0	0	0	0	0	See Section 602.4.6
Floor construction and associated secondary members (see Section 202)	2	2	1	0	1	0	HT
Roof construction and associated secondary members (see Section 202)	1½ ^b	1 ^{b,c}	1 ^{b,c}	0 ^c	1 ^{b,c}	0	HT
		602.2 TYPES I AND II. TYPES I AND II CONSTRUCTION ARE THOSE TYPES OF CONSTRUCTION IN WHICH THE BUILDING ELEMENTS LISTED IN TABLE 601 ARE OF NONCOMBUSTIBLE MATERIALS, EXCEPT AS PERMITTED IN SECTION 603 AND ELSEWHERE IN THIS CODE.					
DCBC	603						ENSURE NEW CONSTRUCTION IS NON COMBUSTIBLE
CHAPTER 9: FIRE PROTECTION SYSTEMS							
DCBC	903	AUTOMATIC SPRINKLER SYSTEMS					
DCBC	907	FIRE ALARM AND DETECTION SYSTEMS					
	907.2.2 GROUP B	PROVIDE FIRE ALARM SYSTEM WITH MANUAL PULL STATIONS					FIRE ALARM SYSTEM IS PROVIDED

CODE ANALYSIS- WARD 5

DCBC	912	FIRE DEPARTMENT CONNECTIONS			
		FIRE DEPARTMENT CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE NFPA STANDARD APPLICABLE TO THE SYSTEM DESIGN AND SHALL COMPLY WITH SECTIONS 912.2 THROUGH 912.5.			FIRE DEPARTMENT CONNECTIONS IS INSTALLED
CHAPTER 10: MEANS OF EGRESS					
DCBC	1004.1	MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT			
		B SPACES - 100 SF GROSS/OCCUPANT A-3 SPACES - 15 SF NET/OCCUPANT			Consider 703 occupants, Proposed occupancy of classrooms, and 300 occupants in multipurpose room.
DCBC	1009	STAIRWAYS			
	1019.3	EXIT ACCESS STAIRWAYS EXCEPTION 4:			With a Sprinkler System, an open exit access stair may connect 4 stories with a draft curtain.
CODE ANALYSIS			EXISTING CONDITIONS		
CODE	SECTION	ALLOWABLE	EXISTING		NOTES
	1009.3.1.2	EXIT STAIRWAYS ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOUR WHERE CONNECTING LESS THAN FOUR STORIES.			
	1009.4	WIDTH 44" MINIMUM WIDTH EXCEPTION 1 - OCCUPANT LOAD LESS THAN 50, WIDTH = 36"			
DCBC	1010	RAMPS RAMPS SLOPE 1:12 MAX			CONFIRM RAMPS ARE NOT REQUIRED IN PROJECT
DCBC	T1006.2	COMMON PATH OF EGRESS TRAVEL 100 FEET WITH SPRINKLER SYSTEM			PROVIDED
DCBC	T1017.2	EXIT ACCESS TRAVEL DISTANCE			
		USE GROUP B - 300 FEET WITH SPRINKLER SYSTEM			PROVIDED

CODE ANALYSIS- WARD 5

		OCCUPANCY	WITHOUT SPRINKLER SYSTEM (feet)	WITH SPRINKLER SYSTEM (feet)
		A, E, F-1, M, R, S-1	200	250 ^b
		I-1	Not Permitted	250 ^b
		B	200	300 ^c
		F-2, S-2, U	300	400 ^c
		H-1	Not Permitted	75 ^c
		H-2	Not Permitted	100 ^c
		H-3	Not Permitted	150 ^c
		H-4	Not Permitted	175 ^c
		H-5	Not Permitted	200 ^c
		I-2, I-3, I-4	Not Permitted	200 ^c

DCBC	T1020.1	CORRIDORS		
		USE GROUP B - CORRIDOR FIRE RATING = 0 HR		

TABLE 1020.1 CORRIDOR FIRE-RESISTANCE RATING

OCCUPANCY	OCCUPANT LOAD SERVED BY CORRIDOR	REQUIRED FIRE-RESISTANCE	
		RATING (hours)	
		Without sprinkler system	With sprinkler system ^c
H-1, H-2, H-3	All	Not Permitted	1
H-4, H-5	Greater than 30	Not Permitted	1
A, B, E, F, M, S, U	Greater than 30	1	0
R	Greater than 10	Not Permitted	0.5
I-2 ^a , I-4	All	Not Permitted	0
I-1, I-3	All	Not Permitted	1 ^b

CODE ANALYSIS- WARD 5

DCBC	T1020.2	CORRIDORS USE GROUP B - MINIMUM CORRIDOR WIDTH = 44"			
TABLE 1020.2 MINIMUM CORRIDOR WIDTH					
		OCCUPANCY	MINIMUM WIDTH (inches)		
		Any facilities not listed below	44		
		Access to and utilization of mechanical, plumbing or electrical systems or equipment	24		
		With an occupant load of less than 50	36		
		Within a <i>dwelling unit</i>	36		
		In Group E with a <i>corridor</i> having an occupant load of 100 or more	72		
		In <i>corridors</i> and areas serving stretcher traffic in occupancies where patients receive outpatient medical care that causes the patient to be incapable of self-preservation	72		
		Group I-2 in areas where required for bed movement	96		
	1020.4	DEAD END CORRIDORS = 50 FEET BUILDING IS EQUIPPED WITH AUTOMATIC SPRINKLERS PER SECTION 903.3.1.1			
DCBC	1022	EXITS FROM STORIES MINIMUM TWO EXITS REQUIRED AT EACH FLOOR EXCEEDS 50 OCCUPANTS			

CODE ANALYSIS - WARD 8

ACADEMY OF HOPE WARD 8					
BUILDING CODE			EXISTING CONDITIONS		
BUILDING CODE - 2015 International Existing Building Code (IEBC) Reference: 2017 District of Columbia Building Code Reference: ICC A117.1-09 Accessibility Code			Building is NOT fully sprinklered Construction Type: TYPE II B (noncombustible unprotected) USE GROUP: Unseparated Mixed Use (B and A-3)		
CODE ANALYSIS			EXISTING CONDITIONS		
CODE	SECTION	ALLOWABLE	EXISTING	NOTES	
CHAPTER 3: USE AND OCCUPANCY CLASSIFICATION					
DCBC	304.1	USE GROUP B	USE GROUP B	OFFICES, ADULT EDUCATION	
DCBC	305.1	USE GROUP A3	USE GROUP A3	MULTIPURPOSE ROOM, SANCTUARY SPACE	
CHAPTER 5: GENERAL BUILDING HEIGHTS AND AREAS					
DCBC	USE GROUP B	ALLOWABLE HEIGHT AND AREA CONSTRUCTION TYPE II uNSeparated Mixed Use		A3 and B	
504	HEIGHT	55' BUILDING HEIGHT, 3 STORIES	40' BUILDING HEIGHT (APPROX.), 3 STORIES	CONSIDER MOST RESTRICTIVE USE, A-3	
506.3.3	AREA	9,500 SF/FLOORS	11,775 SF First and 8,051 Second Floor,	Additional Floor Area allowed by increase street frontage, 11,875 SF (25% more)	

CODE ANALYSIS - WARD 8

CHAPTER 9: FIRE PROTECTION SYSTEMS				
DCBC	903	AUTOMATIC SPRINKLER SYSTEMS		Not Provided
DCBC	907	FIRE ALARM AND DETECTION SYSTEMS		
	907.2.2 GROUP B and Existing A-3	PROVIDE FIRE ALARM SYSTEM WITH MANUAL PULL STATIONS		MANUAL FIRE ALARM IS PROVIDED
DCBC	912	FIRE DEPARTMENT CONNECTIONS		
		FIRE DEPARTMENT CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE NFPA STANDARD APPLICABLE TO THE SYSTEM DESIGN AND SHALL COMPLY WITH SECTIONS 912.2 THROUGH 912.5.		FIRE DEPARTMENT CONNECTIONS IS INSTALLED
CHAPTER 10: MEANS OF EGRESS				
DCBC	1004.1	MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT		
		B SPACES - 100 SF GROSS/OCCUPANT A-3 SPACES - 15 SF NET/OCCUPANT		Consider 657 occupants, Proposed occupancy of classrooms, and 300 occupants in multipurpose room.
DCBC	1009	STAIRWAYS		
	1009.3.1.2	EXIT STAIRWAYS ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOUR WHERE CONNECTING LESS THAN FOUR STORIES.		
CODE ANALYSIS			EXISTING CONDITIONS	
CODE	SECTION	ALLOWABLE	EXISTING	NOTES
	1009.4	WIDTH		
		44" MINIMUM WIDTH		
		EXCEPTION 1 - OCCUPANT LOAD LESS THAN 50, WIDTH = 36"		

CODE ANALYSIS - WARD 8

DCBC	1010	RAMPS RAMPS SLOPE 1:12 MAX																																			
DCBC	T1006.2	COMMON PATH OF EGRESS TRAVEL 75 FEET WITHOUT SPRINKLER SYSTEM		PROVIDED																																	
DCBC	T1017.2	EXIT ACCESS TRAVEL DISTANCE USE GROUP B - 200 FEET WITH SPRINKLER SYSTEM		PROVIDED																																	
<table border="1"> <thead> <tr> <th>OCCUPANCY</th> <th>WITHOUT SPRINKLER SYSTEM (feet)</th> <th>WITH SPRINKLER SYSTEM (feet)</th> </tr> </thead> <tbody> <tr> <td>A, E, F-1, M, R, S-1</td> <td>200</td> <td>250^b</td> </tr> <tr> <td>I-1</td> <td>Not Permitted</td> <td>250^b</td> </tr> <tr> <td>B</td> <td>200</td> <td>300^c</td> </tr> <tr> <td>F-2, S-2, U</td> <td>300</td> <td>400^c</td> </tr> <tr> <td>H-1</td> <td>Not Permitted</td> <td>75^c</td> </tr> <tr> <td>H-2</td> <td>Not Permitted</td> <td>100^c</td> </tr> <tr> <td>H-3</td> <td>Not Permitted</td> <td>150^c</td> </tr> <tr> <td>H-4</td> <td>Not Permitted</td> <td>175^c</td> </tr> <tr> <td>H-5</td> <td>Not Permitted</td> <td>200^c</td> </tr> <tr> <td>I-2, I-3, I-4</td> <td>Not Permitted</td> <td>200^c</td> </tr> </tbody> </table>					OCCUPANCY	WITHOUT SPRINKLER SYSTEM (feet)	WITH SPRINKLER SYSTEM (feet)	A, E, F-1, M, R, S-1	200	250 ^b	I-1	Not Permitted	250 ^b	B	200	300 ^c	F-2, S-2, U	300	400 ^c	H-1	Not Permitted	75 ^c	H-2	Not Permitted	100 ^c	H-3	Not Permitted	150 ^c	H-4	Not Permitted	175 ^c	H-5	Not Permitted	200 ^c	I-2, I-3, I-4	Not Permitted	200 ^c
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CODE ANALYSIS - WARD 8

DCBC	T1020.1	CORRIDORS			
		USE GROUP B - CORRIDOR FIRE RATING = 1 HR			PROVIDED
TABLE 1020.1 CORRIDOR FIRE-RESISTANCE RATING					
OCCUPANCY	OCCUPANT LOAD SERVED BY CORRIDOR	REQUIRED FIRE-RESISTANCE			
		RATING (hours)			
		Without sprinkler system	With sprinkler system ^c		
H-1, H-2, H-3	All	Not Permitted	1		
H-4, H-5	Greater than 30	Not Permitted	1		
A, B, E, F, M, S, U	Greater than 30	1	0		
R	Greater than 10	Not Permitted	0.5		
I-2 ^a , I-4	All	Not Permitted	0		
I-1, I-3	All	Not Permitted	1 ^b		

