

ATTACHMENT J.19
Paul Lawrence Dunbar High School | Building Information
Solicitation No. DCAM-18-NC-0045



Description: Originally named the "M Street School" and later "Preparatory High School for Colored Youth" before being renamed in honor of poet Paul Laurence Dunbar in 1916, Dunbar was D.C.'s first high school for black students. Known for excellent academics which had some parents move to Washington specifically so their children could attend, its faculty was paid well by the standards of the time, earning parity pay to Washington's white school teachers because they were federal employees. Dunbar also boasted a remarkably high number of graduates who went on to higher education.

The Paul Laurence Dunbar High School faced East on First Street, NW; built in 1916, it was a massive brick structure with stone trim, 400 feet long and 150 feet wide. Its architectural style was derivative of the Elizabethan period as is evidenced from its castellated cornice line, fenestrations, and ordering of its facade and main entrance, located in the middle of the symmetrical building. It was defined by two projecting crenellated towers which rose above the third floor of the building, symbolizing a fortress for learning. The towers contained a Greek Cross Motif. The parapet that connected the two towers contained an ornamental stone clock topped by two stone finials and below it, the legend "Dunbar High School".

Dunbar's school newly constructed building promotes advanced learning and a healthy, comfortable environment for students and staff; is cost efficient in construction and life cycle costs for maintenance and operations. In line with the district's goal of achieving LEED Silver Certification for the Schools or higher, the team is working vigorously to research and implement efficient energy sources and water efficiency strategies.

The school has a central "Armory" reminiscent of the old Dunbar that efficiently connects the academic, administrative, auditorium and gymnasium spaces. The design weaves sports fields of the school and recreation center together through the armory, fostering more frequent interactions between students and staff. The design also allows for ease of circulation and service, facilitating security through a single front entrance. The main entrance of the building is located on N street facing south, putting the school in its historic original location. Visual transparency is maximized to let natural light into learning spaces creating an agreeable learning and teaching environment.

Building Information:

Address:	101 N Street NW, Washington D.C
Ward:	7
School Capacity	1,100
Current Enrollment:	748
Total Building Sq. Footage:	258,000 sf
Garage:	Underground
Parking Spaces Provided	2

Occupant Hours:

Dunbar High School is open from 6:00 a.m. until 11:00 p.m. on Monday through Friday; and 8:00 a.m. until 2:00 p.m. on Saturday's. On-site engineering coverage is expected Monday through Friday from 5:00 a.m. until 5:00 p.m., unless otherwise authorized by COTR.

Chief Engineer:

The on-site Chief Engineer shall possess at least a valid 3rd Class Engineers license issued by the District of Columbia.

Operation of Mechanical Equipment after Hours:

The Contractor shall be responsible for the operations of mechanical, electrical, and utility equipment at the Dunbar Senior High School at other than normal occupant work hours to prevent damage to the building, or building systems and equipment, due to freezing outdoor temperatures. The Government considers these hours part of basic service and the Contractor will not be reimbursed for these hours. Additionally, the Contractor is responsible for ensuring the building temperature conditions are set properly prior to the end of the day (and return to site as needed) to ensure appropriate comfort for any afterhours events, including but not limited to sporting events.

Phase-in/Mobilization:

Contractor shall be provided the same information by the District via DVD, written material, or verbal training; in either case, contractor is expected to have and obtain the knowledge and experience to operate all building equipment.

Recognized Holidays:

The Government recognizes the following holidays:

1. New Year's Day
2. Martin Luther King's Birthday
3. President's Day
4. Memorial Day
5. July 4th
6. Labor Day
7. Columbus Day
8. Veteran's Day
9. Thanksgiving Day
10. Christmas Day

Note: Should a holiday fall on a weekend, the day designated by the Federal Government shall be recognized as the holiday.

LEED/ Sustainable Design Initiatives:

Dunbar is planned to achieve LEED Platinum certification in compliance with the US Green Building Council's LEED for Schools 2009 rating system criteria. Additional LEED funding is expected from the following sources;

- Photovoltaic Panel system on the roof.
- EPA - Innovative Storm Water Management Grant (TBD)
- Geothermal Well system.

Innovative "Green Street" construction implemented with the reopening of O St.