

INFORMAL FACILITIES AUDIT

***THEODORE ROOSEVELT COLLEGE & CAREER ACADEMY
"GARY-ROOSEVELT"***

September 16 & 20, 2016



**NATIONAL REGISTRY OF HISTORIC PLACES, GALLERY OF ASSETS,
THEODORE ROOSEVELT HIGH SCHOOL**

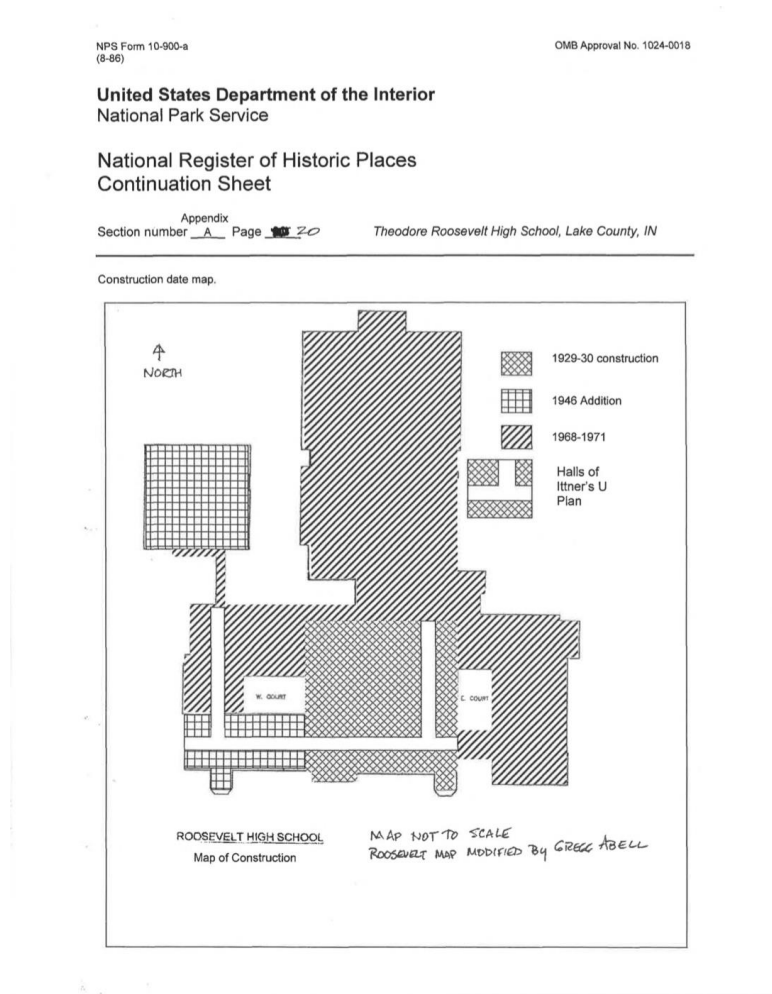
Roosevelt Informal Facilities Audit

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Background

Theodore Roosevelt College and Career Academy or Gary-Roosevelt as it is commonly called, is 427,306 square feet facility on an 18 acre space. According to the National Park Service, *National Registry of Historic Places Registration Form (2012)*, Theodore Roosevelt High School consists of buildings erected in phases: 1929-30, 1946 and 1968-70.



Roosevelt, met several qualifications for historic designation, including “its role in developing civic pride in the African American community of Gary during the era of forced segregation and Jim Crow laws in the last quarter of the nineteenth century and first half of the twentieth century,” (Registration Form, 2012). Roosevelt is also a national historic treasure because of its innovative layout designed by William Butts Ittner, which allowed for “classrooms on only one side of the interior halls, central auditoriums and gymnasiums, all educational space above ground, large school sites that allowed for expansion, maximum safety, correct lighting and efficient ventilation,” (Registration Form, 2012).

Roosevelt Informal Facilities Audit

In 2011, after the sixth consecutive year that Roosevelt was placed in the lowest category or designation of school improvement, the Indiana State Board of Education (SBOE) intervened as dictated by law, and hired a special management team, EdisonLearning, Inc. to operate all of the school for a period of four years. Roosevelt was removed from GCSC and fell under the jurisdiction of the SBOE.

In 2013, Dr. Cheryl Pruitt, the Superintendent of GCSC, and Thomas Jackson, Chief Operating Officer & President of EdisonLearning Inc. entered into a *Facilities Agreement* supported by a *Roosevelt Maintenance Matrix*. In 2016, after the fifth consecutive year in the lowest category or designation of school improvement under EdisonLearning, the SBOE authorized a new intervention, the establishment of Roosevelt as an Innovation Network School. In effort to maintain stability for the sake of students, GCSC and EdisonLearning agreed to enter into a new agreement beginning in the 2017-2018 school year.

Overview

Mishawna S. Manning, Project Manager Consultant, SBOE conducted an informal audit of Roosevelt.

The site visit scheduled for September 16, 2016 at 8:30 am was coordinated in conjunction with Rodd Coker, VP Business Development, EdisonLearning and Dr. Pruitt. Participants of the first site visit were M. Manning, Karen Raymond, Site Operations Manager at Roosevelt, building maintenance contractor representative, Charles Patton, Allied Maintenance, as well as Michael Gillespie, IT staff member at GCSC. K. Raymond led the site visit along with C. Patton who to provide access to secured locations. Antwoine Temple and Desmond D, Roosevelt IT staff members, provided an overview of IT and technology.

This report incorporates information compiled from the first and the second site visit, which occurred on September 20, 2016 at 8:30 am. The second site visit was conducted to gather additional information necessary to clarify the first site visit and access spaces that were not previously observed. Attendees at the second site visit included Dr. L'Tanya Simmons, Transition Liaison Consultant, SBOE, M. Gillespie, who was joined by GCSC IT staff member, Randy Becker and Charles Prewitt, GCSC Buildings/Grounds Supervisor. K. Raymond participated in the September 20 site visit (except observation of the football structure). C. Prewitt guided the group and provided insight on boiler project/"Rehabilitation Project" and clarified information compiled during the first site visit.

Upon receipt of the equipment inventory from Roosevelt, M. Gillespie will submit a brief report outlining the transition of IT and technology that is expected to occur without issue. For example, the bell system, PA system, fire alarm, and wiring meet standards of GCSC. Although the phone system is incompatible with the GCSC phone system, adequate equipment is on hand for use at Roosevelt. Mr. Gillespie suggests the transition of IT services takes place between April and May 2017 to ensure all systems are functional by the start of the new school year in August 2017.

Key Issues

- *Maintenance* - Most utilized areas of the building are impeccably clean and organized. However, some areas of the building and grounds are not clean, organized, monitored or maintained. Areas with mildew/odor or damaged ceiling tiles must be addressed. The misconception that areas contain mold but actually have mildew is the root cause why some spaces are neglected. A thorough review of the responsibilities and a practical schedule to resolve issues is suggested.
- *Rehabilitation Project* - Boiler related repairs are in progress but will continue without proper routine maintenance and elimination of the root cause—lack of proper water treatment. GCSC should investigate a feasible water treatment process and reiterate specific preventive maintenance requirements for the system.
- *Safety Compliance* - Reports were not available at the time of the site visit.
- *Surrender of Facilities* - Temporary structural changes may actually be permanent. Some historical/nostalgic items are visible.

Overall, GCSC and EdisonLearning are effectively communicating to maintain facilities.

Low Priority Issues

- Food service equipment is in need of repair but has not disrupted food distribution.

Sources

National Parks. National Registry of Historic Places. Gallery of Assets (Theodore Roosevelt High School).

<http://npgallery.nps.gov/nrhp/SearchResults/810e364afa6840eeb4930e6e100a884f?page=3&view=list>

National Parks. National Registry of Historic Places Registration Form (Theodore Roosevelt High School).

<http://npgallery.nps.gov/nrhp/GetAsset?assetID=aef81ea1-b7dd-4d41-9445-e2ccda5c7fe6>

Google Photo Album <https://goo.gl/photos/goCpyiBpwbpQsQFV8>

Letter from *Indiana State Department of Health regarding air quality evaluation*, February 14, 2014

Facilities Agreement, 2013

Roosevelt Maintenance Matrix, 2013