

AITON ELEMENTARY SCHOOL

533 48th Place, N.E., Washington, DC



INITIAL YEAR BUILT	1960
BUILDING AREA	57,100 SF
CURRENT PROGRAM CAPACITY	479
ENROLLMENT 2008	329
WARD	7
PROPOSED PROGRAM CAPACITY	400



Site Plan

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PROPOSED PROGRAM PROFILE

GRADE CONFIGURATION	PK-5
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SQ. FT. (EXISTING)	57,100 SF
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SQ. FT. (ADDITION)	
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TYPE	PROPOSED
Pre-School	2
Pre-Kindergarten	2
Kindergarten	3
1	3
2	3
3	2
4	2
5	2
Gym	
Bleachers	
Locker Rooms	
Gym-Cafeteria	
Cafetorium	
Gym-Cafetorium	
Gym-Auditorium	

TYPE	PROPOSED
Auditorium	
Multi-Purpose	1
Cafeteria	
Kitchen Services	1
Special Education	2
Media Center	1
Administrative/Health Suite	1
Computer Lab	1
OT/PT	1
Science Lab	
Art	1
Music	1
Teacher Workroom	1
Parent Resource	1

Proposed Planning Profiles

The inventory of spaces listed here is intended to outline the program of educational and support spaces necessary to support the proposed program capacity. Individual educational specifications and facility programs will be developed with the School Improvement and School Planning / Design teams at the time of project initiation.

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CONDITION ASSESSMENT



Building System	2008 Rating
ADA Compliance	Unsatisfactory
Conveying Systems	Unsatisfactory
Electrical	Fair
Exterior Finish	Fair
HVAC	Fair
Interior Finish	Fair
Plumbing	Fair
Roof	Poor
Structure	Good
Technology	Fair

Condition Assessment

The body of information summarized below is based on a detailed facility condition assessment completed in 2006 and updated by visual observations conducted in 2007. Improvement initiatives completed by OPEFM in 2007 and 2008 are noted in red text in each section. An overall summary of work completed under various OPEFM programs is provided at the end of the condition assessment.

Condition Scorecard

These ratings reflect the overall condition and level of replacement need for an entire system, in adherence with the **Facility Condition Index (FCI) System**, categorizing systems as "Good" (FCI < .25), "Fair" (FCI 0.25 – 0.50), "Poor" (FCI 0.51 – 0.85), or "Unsatisfactory" (FCI > .86).

Comments:

1 Conveying System	There is no elevator, escalator, or lift present in the building.
2 Electrical	No emergency generator. No emergency lighting. Fire alarm system is unsupervised original line voltage system, no strobes or visual indicators, no call out. Lighting is not energy efficient. It should all be replaced with energy efficient equipment. Public address system should be modernized. 2007: Interior lighting, electrical repairs. 2008: Replaced exterior lighting.
3 Exterior Finish	Water is leaking in window heads throughout entire building - causing dripping water, mold, ceiling and floor damage. Air conditioner supports and window grating rusted and damaged, requiring replacement. 2007: Windows were re-caulked, parking lot was re-stripped repair.
4 Structure	Some vertical settlement cracking at wall corners. No major building deficiencies were noted.
5 HVAC	No central air conditioning or exhaust systems are in place. Window units are used for cooling and all are in poor condition. 2008: Repairs to boilers and classroom units.
6 Interior Finish	Floor VCT tile is asbestos tile and needs to be removed. Ceiling tiles are in severe disrepair and should be removed and replaced. Several doors require repair. Carpeting also needs to be updated. 2007: Interior - plaster repair, painting, floor replacement, caulk windows and replace toilet partitions, door and hardware.
7 Plumbing	No fire suppression system is present. Fixtures are old and should be brought up to code standards. No visible piping problems or deficiencies noted.
8 Roof	Roof is three years old approximately - good condition metal coping - 20 linear feet - fair condition, aesthetics issue, rehabilitation needed. Some areas of the roof appear to leak to below.
9 ADA Compliance	Building doesn't meet ADA requirements for access, doors, fire alarms, bathrooms, etc. Entrances not ADA accessible, one step up (not really stairs). 2007: Restroom compliance work.
10 Technology	The system is generally in fair condition. PCs range in condition, although software and hardware likely require upgrades. Networking and telecom can be integrated through modernization, improving both existing systems.
11 Grounds	Minor spalling was observed on the sidewalk to playground.

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RECENT HISTORY OF MODERNIZATION

2007 WHOLE SCHOOL BLITZ

<input checked="" type="checkbox"/>	Interior Finishes - Door Replacements/Door Hardware Repair
<input checked="" type="checkbox"/>	Interior Finishes - Select Carpet Replacements/Flooring Repairs
<input checked="" type="checkbox"/>	Interior Finishes - Painting/Plastering
<input checked="" type="checkbox"/>	Plumbing Repairs - Restrooms/Fixtures & Flush Valves; Water Fountains
<input checked="" type="checkbox"/>	Electrical Repairs - Lighting & Power
<input checked="" type="checkbox"/>	Exterior Work & Building Envelope - Lighting, Site Work, Playground, etc.
<input checked="" type="checkbox"/>	Other Work Orders

2008 STABILIZATIONS

<input checked="" type="checkbox"/>	Heating Blitz - Boiler Repairs & Classroom Units
<input type="checkbox"/>	Emergency Security Repair Work (Exterior Lighting Replacements)
<input type="checkbox"/>	AC Window Units Installations & Electrical Upgrades

LEGACY PROJECTS - OTHER STABLIZATIONS

<input checked="" type="checkbox"/>	Interior Renovations Various (Swing Spaces/Libraries/Asst. Supt. Offices)
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◻ Planning
▼ Design
◆ Pre-Construction
◻ In Progress
✔ Completed

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First Floor

- | | |
|--|--|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
| Music/Art | Special Education |
| Science Lab | Unassigned |
| Lobby | Elevator Addition |

Concept Plans

These floor plans represent planning concepts for proposed facility use, aligning the proposed program capacity, the proposed planning profiles, and the conceptual reconfiguration of the building. Each project is subject to a formal design process, incorporating input from the School Improvement team at the time of project initiation.

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Second Floor

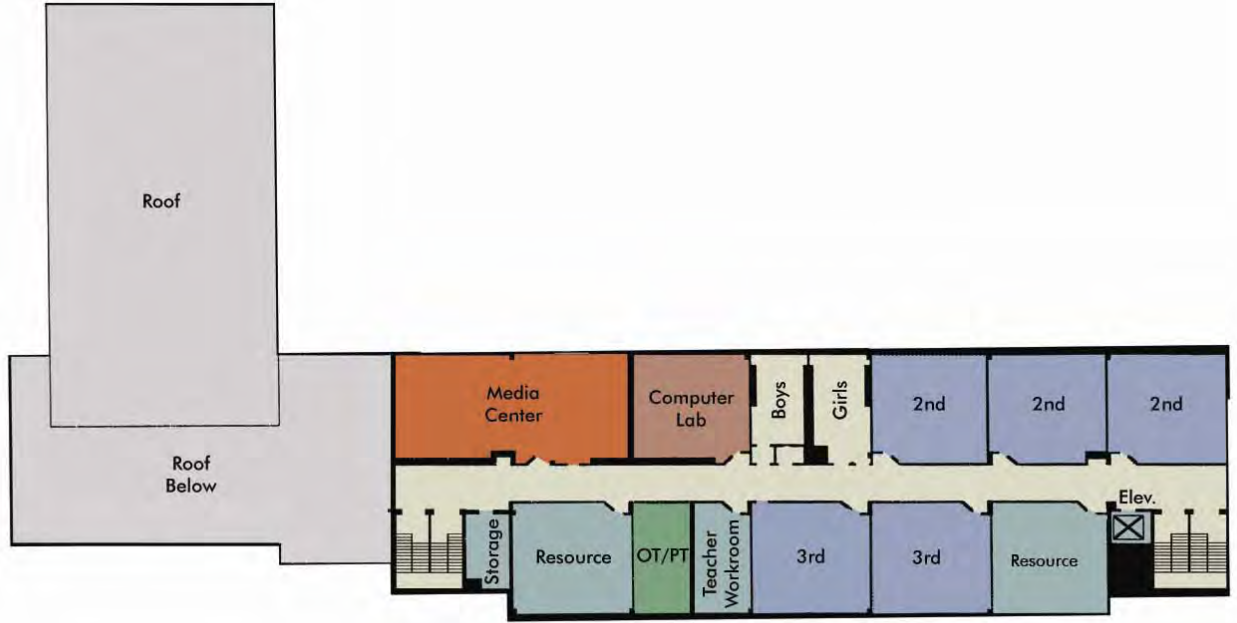
- | | |
|---|---|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
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Third Floor

- | | |
|---|---|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
| Music/Art | Special Education |
| Science Lab | Unassigned |
| Lobby | Elevator Addition |

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Fourth Floor

- | | |
|-----------------------|-------------------|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
| Music/Art | Special Education |
| Science Lab | Unassigned |
| Lobby | Elevator Addition |

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