

# BROWNE EDUCATIONAL CENTER

850 26th Street, N.E., Washington, DC



|                                  |            |
|----------------------------------|------------|
| <b>INITIAL YEAR BUILT</b>        | 1932       |
| <b>BUILDING AREA</b>             | 215,400 SF |
| <b>CURRENT PROGRAM CAPACITY</b>  | 835        |
| <b>ENROLLMENT 2008</b>           | 493        |
| <b>WARD</b>                      | 5          |
| <b>PROPOSED PROGRAM CAPACITY</b> | 750        |



Site Plan

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## PROPOSED PROGRAM PROFILE

|                            |      |
|----------------------------|------|
| <b>GRADE CONFIGURATION</b> | PK-8 |
|----------------------------|------|

|                           |         |
|---------------------------|---------|
| <b>SQ. FT. (EXISTING)</b> | 215,400 |
| <b>SQ. FT. (ADDITION)</b> |         |

| TYPE             | PROPOSED |
|------------------|----------|
| Pre-School       | 2        |
| Pre-Kindergarten | 2        |
| Kindergarten     | 4        |
| 1                | 4        |
| 2                | 4        |
| 3                | 4        |
| 4                | 4        |
| 5                | 4        |
| 6                | 3        |
| 7                | 3        |
| 8                | 3        |
| Gym              | 1        |
| Bleachers        |          |
| Locker Rooms     | 2        |
| Gym-Cafeteria    |          |
| Cafetorium       |          |
| Gym-Cafetorium   |          |

| TYPE                  | PROPOSED |
|-----------------------|----------|
| Gym-Auditorium        |          |
| Auditorium            | 1        |
| Multi-Purpose         |          |
| Cafeteria             | 1        |
| Kitchen Services      | 1        |
| Special Education     | 2        |
| Media Center          | 1        |
| Administrative/Health | 2        |
| Computer Lab          | 3        |
| OT/PT                 | 1        |
| Science Lab           | 3        |
| Art                   | 3        |
| Music                 | 1        |
| Teacher Workroom      | 3        |
| 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    | Good        |
| Conveying Systems | Good        |
| Electrical        | Fair        |
| Exterior Finish   | Fair        |
| HVAC              | Fair        |
| Interior Finish   | Fair        |
| Plumbing          | Good        |
| Roof              | Poor        |
| Structure         | Fair        |
| 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:**

|                           |  |
|---------------------------|--|
| <b>1 Conveying System</b> | There is no elevator in the school. Stairs and handrails are dark and in disrepair. <b>2008: Receiving School (R/S): Elevator addition in courtyard adjacent to 1970's Wing.</b>   |
| <b>2 Electrical</b>       | Lighting throughout the school utilizes T12 fixtures (inefficient) or older. Those in use need rehabilitation. In certain parts of the building, electrical outlets along entire walls are dead, or a classroom only has a single working receptacle. <b>2008 R/S: Upgraded electrical outlets throughout building where applicable. Replaced expired fluorescent ballast and tubes as required. Replaced cracked, missing or broken light lens covers as required. Replaced lamps in existing fixtures and provide attic stock. Repaired and or installed new lighting fixtures in lavatories, classrooms, and other locations where current application is insufficient or non-existing.</b> |
| <b>3 Exterior Finish</b>  | Exterior brick appears to be in fair condition. Routine maintenance such as repointing and sealing are recommended. <b>2007: Replaced Exterior Lighting. 2008 R/S: Security screens re-painted; broken window panes replaced, damaged windows replaced. Major repointing/repair of brick walls.</b>  |
| <b>4 Structure</b>        | On the second floor, there is a separation of the original facility from the 1970s addition. A gap is present along the perimeter of a stairwell.  |
| <b>5 HVAC</b>             | The building must have been over 90 degrees on the day of assessment. Ventilation is non-existent. The HVAC system has reportedly been "repaired", but never tested or used. <b>2006: Chiller Replacement. 2008: Repairs to boilers and classroom heating units. Installed 62 AC Window Units and Electrical Upgrade/Repairs to A/C Central Unit.</b>  |
| <b>6 Interior Finish</b>  | There are spots of wall damage due to water infiltration. Other concrete wall sections require repair of cracks. Asbestos composite flooring is present and should be removed and replaced as part of any site renovation. Dozens of interior doors are in poor condition and should be replaced (see ADA comments below). <b>2008 R/S: Repaired cracks in masonry walls, new patch and painting throughout, new VCT flooring, repaired hardwood floors, new ceiling tiles, replaced damaged/defective doors and hardware.</b>   |
| <b>7 Plumbing</b>         | Leaks are evident in some of the plumbing, and it has been some time since any renovation has taken place. The plumbing fixtures are not ADA compliant and hot water is not available in many bathrooms. <b>2008 R/S: New Pre-K and K area restrooms, existing restrooms repaired and renovated, boiler system and distribution piping trouble-shooting to ensure correct pressure and temperature.</b>  |

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|                         |  |
|-------------------------|--|
| <b>8 Roof</b>           | <p>The roof is in poor condition and needs to be entirely replaced. Repairs would prevent additional water infiltration into the building and limit damage to interior finishes.<br/> <b>2008 R/S: Repaired / replaced leaking roof portions, including shingles, flashing, gutters, downspouts and roofing membrane.</b></p>  |
| <b>9 ADA Compliance</b> | <p>Doors, hardware and latches are all non-ADA. Some of the doors are very old and too heavy, others had non-compliant hardware and still others just didn't close. Intercom and light switches are too high above the floor. <b>2008 R/S: New door hardware, new restrooms are ADA-compliant, new exterior ramp at main entry.</b></p>                                    |
| <b>10 Technology</b>    | <p>There is evidence of fiber optic cable run throughout the building, but the copper distribution is insufficient. There are reported problems with the intercom, and only one visible CCTV camera facing the parking lot. <b>2008 R/S: Repairs to P.A. system throughout the building, added computer connectivity to new classrooms, library, and media center.</b></p> |
| <b>11 Grounds</b>       | <p>The grounds are in fair condition, but the parking lot and exit ramp could use some repair. Most of the mechanical and electrical equipment in the rear of the building is inoperable and could be removed. <b>2008 R/S: New parking area and driveway A/C paving and striping, new Pre-K and K playground areas.</b></p>   |

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## RECENT HISTORY OF MODERNIZATION

### 2008 STABILIZATIONS

|   |   |
|---|---|
| ✓ | Heating Blitz - Boiler Repairs & Classroom Units                |
| ✓ | Emergency Security Repair Work (Exterior Lighting Replacements) |
| ✓ | AC Window Units Installations & Electrical Upgrades             |

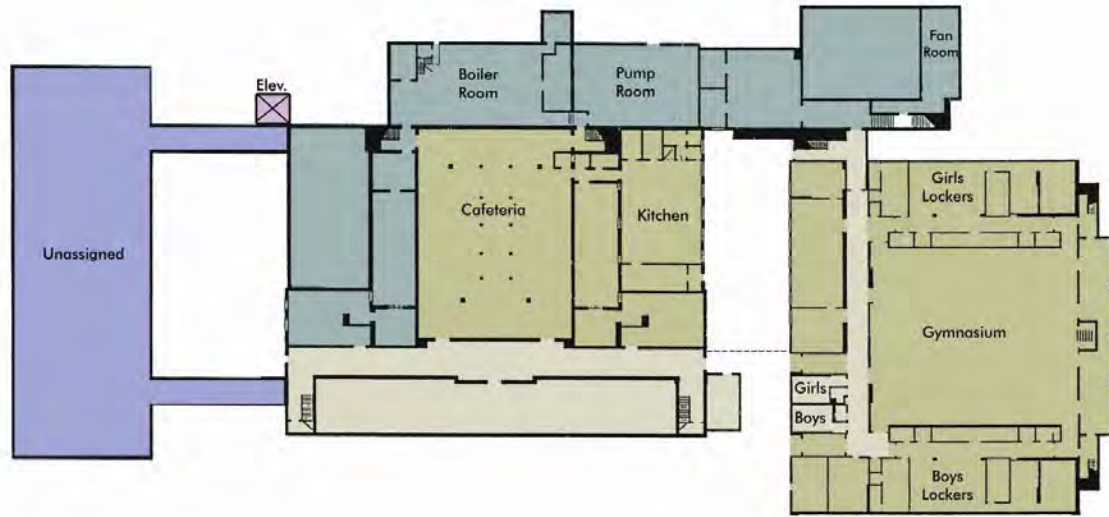
### SCHOOL CONSOLIDATIONS & RECEIVING SCHOOLS (I,II)

|   |   |
|---|---|
| ✓ | Classrooms Configurations                         |
| ✓ | Site Work - (Concrete Masonry, Painting, Fencing) |
| ✓ | Wood and Plastics - (Carpentry)                   |
| ✓ | Thermal and Moisture Protection (Roofing)         |
| ✓ | Doors and Windows                                 |
| ✓ | Finishes - (Interior Painting)                    |
| ✓ | Mechanical  |
| ✓ | Electrical  |
| ✓ | Work Orders                                       |

◆ Planning     
 ▼ Design     
 ◆ Pre-Construction     
   In Progress     
 ✓ Completed

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Basement

- |                       |                   |
|-----------------------|-------------------|
| 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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First Floor

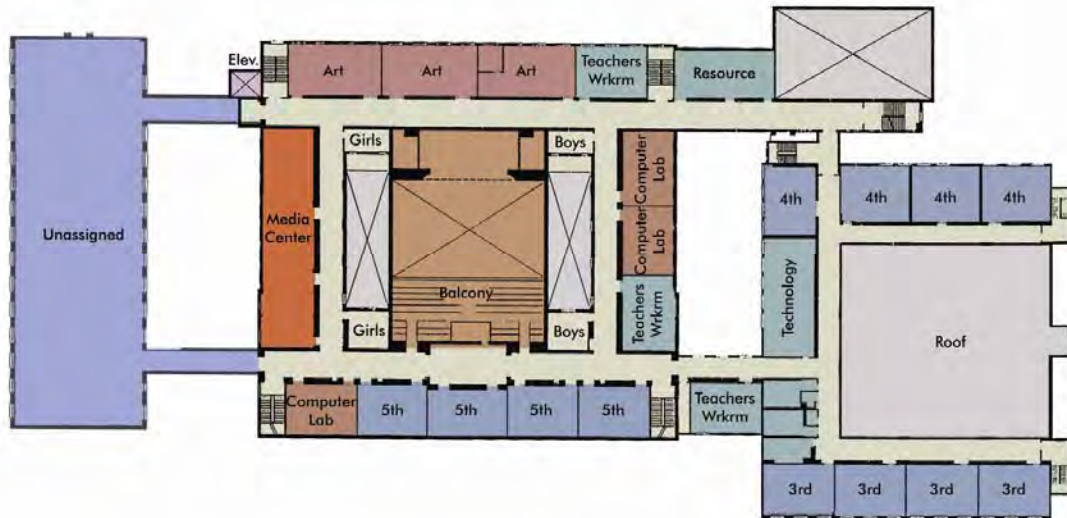
- |   |   |
|---|---|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #808080; border: 1px solid black;"></span> Administration/Health | <span style="display: inline-block; width: 15px; height: 15px; background-color: #D2691E; border: 1px solid black;"></span> Auditorium        |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #90EE90; border: 1px solid black;"></span> Gymnasium/Cafeteria   | <span style="display: inline-block; width: 15px; height: 15px; background-color: #ADD8E6; border: 1px solid black;"></span> Other             |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #6A5ACD; border: 1px solid black;"></span> Classrooms            | <span style="display: inline-block; width: 15px; height: 15px; background-color: #FF8C00; border: 1px solid black;"></span> Media Center      |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #ADD8E6; border: 1px solid black;"></span> Kindergarten          | <span style="display: inline-block; width: 15px; height: 15px; background-color: #8B4513; border: 1px solid black;"></span> Computer Lab      |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #4169E1; border: 1px solid black;"></span> Pre-K/Pre-School      | <span style="display: inline-block; width: 15px; height: 15px; background-color: #3CB371; border: 1px solid black;"></span> OT/PT             |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #A52A2A; border: 1px solid black;"></span> Music/Art             | <span style="display: inline-block; width: 15px; height: 15px; background-color: #0000FF; border: 1px solid black;"></span> Special Education |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #2E8B57; border: 1px solid black;"></span> Science Lab           | <span style="display: inline-block; width: 15px; height: 15px; background-color: #9370DB; border: 1px solid black;"></span> Unassigned        |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #D2B48C; border: 1px solid black;"></span> Lobby                 | <span style="display: inline-block; width: 15px; height: 15px; background-color: #9370DB; border: 1px solid black;"></span> Elevator Addition |

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Second 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 |

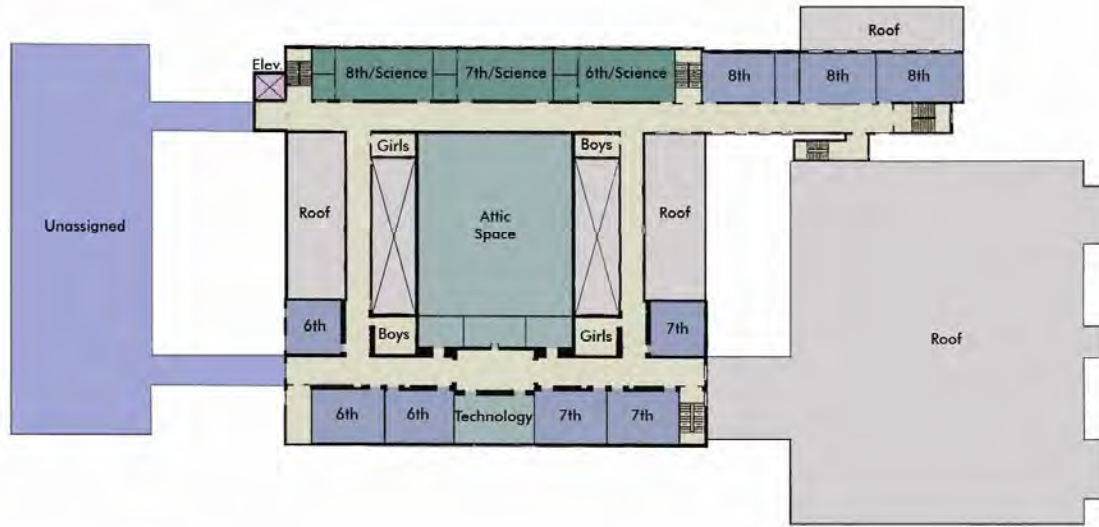
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Third Floor

- |   |   |
|---|---|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #808080; border: 1px solid black;"></span> Administration/Health | <span style="display: inline-block; width: 15px; height: 15px; background-color: #D2691E; border: 1px solid black;"></span> Auditorium        |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #9ACD32; border: 1px solid black;"></span> Gymnasium/Cafeteria   | <span style="display: inline-block; width: 15px; height: 15px; background-color: #ADD8E6; border: 1px solid black;"></span> Other             |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #6A5ACD; border: 1px solid black;"></span> Classrooms            | <span style="display: inline-block; width: 15px; height: 15px; background-color: #FF4500; border: 1px solid black;"></span> Media Center      |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #ADD8E6; border: 1px solid black;"></span> Kindergarten          | <span style="display: inline-block; width: 15px; height: 15px; background-color: #8B4513; border: 1px solid black;"></span> Computer Lab      |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #4169E1; border: 1px solid black;"></span> Pre-K/Pre-School      | <span style="display: inline-block; width: 15px; height: 15px; background-color: #3CB371; border: 1px solid black;"></span> OT/PT             |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #A52A2A; border: 1px solid black;"></span> Music/Art             | <span style="display: inline-block; width: 15px; height: 15px; background-color: #4169E1; border: 1px solid black;"></span> Special Education |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #2E8B57; border: 1px solid black;"></span> Science Lab           | <span style="display: inline-block; width: 15px; height: 15px; background-color: #9370DB; border: 1px solid black;"></span> Unassigned        |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #D9EAD3; border: 1px solid black;"></span> Lobby                 | <span style="display: inline-block; width: 15px; height: 15px; background-color: #9370DB; border: 1px solid black;"></span> Elevator Addition |

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