

FRANCIS/STEVENS EDUCATION CENTER

2425 N Street, N.W., Washington, DC



INITIAL YEAR BUILT	1927
BUILDING AREA	95,100 SF
CURRENT PROGRAM CAPACITY	520
ENROLLMENT 2008	257
WARD	2
PROPOSED PROGRAM CAPACITY	450



Site Plan

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PROPOSED PROGRAM PROFILE

GRADE CONFIGURATION	PK-8
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SQ. FT. (EXISTING)	95,100
SQ. FT. (ADDITION)	

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

TYPE	PROPOSED
Gym-Auditorium	
Auditorium	1
Multi-Purpose	
Cafeteria	1
Kitchen Services	1
Special Education	2
Administrative/Health Suite	1
Media Center	1
Computer Lab	1
OT/PT	1
Science Lab	1
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



<i>Building System</i>	<i>2008 Rating</i>
ADA Compliance	Unsatisfactory
Conveying Systems	Unsatisfactory
Electrical	Fair
Exterior Finish	Fair
HVAC	Fair
Interior Finish	Poor
Plumbing	Fair
Roof	Good
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:

1 Conveying System	The building is a multi-story facility without an elevator. 2008 Receiving School (R/S): Elevator addition at rear of building.
2 Electrical	Fire alarm system in facility is inadequate and needs upgrading. Public address system is inadequate for facility and needs to be upgraded. Service should be improved and a new emergency generator installed, but other major components are in fair shape. Lighting is outdated and should be replaced with modern fixtures. 2008 R/S: Upgraded electrical outlets throughout building where applicable. Replaced expired fluorescent ballast, tubes, and cracked, missing or broken light lens covers as required. Repaired and or installed new lighting fixtures in lavatories, classrooms, and other locations as required.
3 Exterior Finish	Exterior brick and concrete appear to be in fair condition overall. Routine maintenance such as repointing and sealing are recommended. The trim surfaces all around the building should be stripped and repainted. 2008 R/S: Broken window panes replaced, repointing/repair of brick walls, pressure-wash exterior frontage.
4 Structure	Basement structure leaks at perimeter walls from ground water. Tuck pointing and sealing the concrete and brick foundations should prevent further deterioration. Additional detailed inspection should be performed to verify the integrity of the walls following water infiltration.
5 HVAC	Boiler Plant in very good condition but has some ventilation issues and condensate return issues. The rest of the mechanical systems are very dated and need many upgrades. No central air conditioning exists, although window units are present, in poor condition, and nearing the end of their useful service life. 2007: Repaired boilers and classroom heating units. Installed 81 A/C window units, electrical upgrades and repairs to A/C Central units.
6 Interior Finish	Some asbestos floors are present in the building. Carpet flooring is poor and needs to be replaced. Numerous areas on plaster walls and ceiling exhibit cracking, some of which is severe. Repair is required. 2008 R/S: New patch and painting throughout, new VCT flooring, repaired hardwood floors, new ceiling tiles, replaced damaged/defective doors and hardware.
7 Plumbing	All of the plumbing system appears to be in poor condition. There are many obvious leaks throughout building. The facilities do not meet ADA standards for access. Fixtures are in poor condition and should be upgraded. 2008 R/S: New Pre-K and K area restrooms, existing restrooms repaired and renovated, boiler system and distribution piping troubleshooting to ensure correct pressure and temperature.
8 Roof	Roof is fairly new and in good shape. Routine maintenance around gutters and flashing should keep the membrane system performing well for eight to ten more years. 2008 R/S: Repaired / replaced leaking roof portions, including flashing, gutters, downspouts and roofing membrane.

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9 ADA Compliance	Some doors are double doors and are too small by building code. Improper ADA provisions in rest rooms, requiring extensive modification or overhaul. Hand rails, door hardware, accessibility, and improved parking are all areas requiring improvement in order to satisfy ADA codes. 2008 R/S: New door hardware, new restrooms or new fixtures are ADA-compliant, new exterior ramps are ADA-compliant.
10 Technology	Visual inspection is a limited tool for technology assessments. Generally, the equipment observed appears to be in fair condition. Upgrades should include software, networking, and climate controlled spaces to house equipment. 2008 R/S: Repairs to P.A. system throughout the building, added computer connectivity to new classrooms and library.
11 Grounds	The grounds are in fair to poor condition. Curb cuts should be added and general maintenance performed to seal concrete to prevent further cracking and spalling. 2008 R/S: New Pre-K and K playground areas, new landscaping at main entry. Repair parking area and driveway A/C paving.

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RECENT HISTORY OF MODERNIZATION

2008 STABILIZATIONS

✓	Heating Blitz - Boiler Repairs & Classroom Units
✓	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

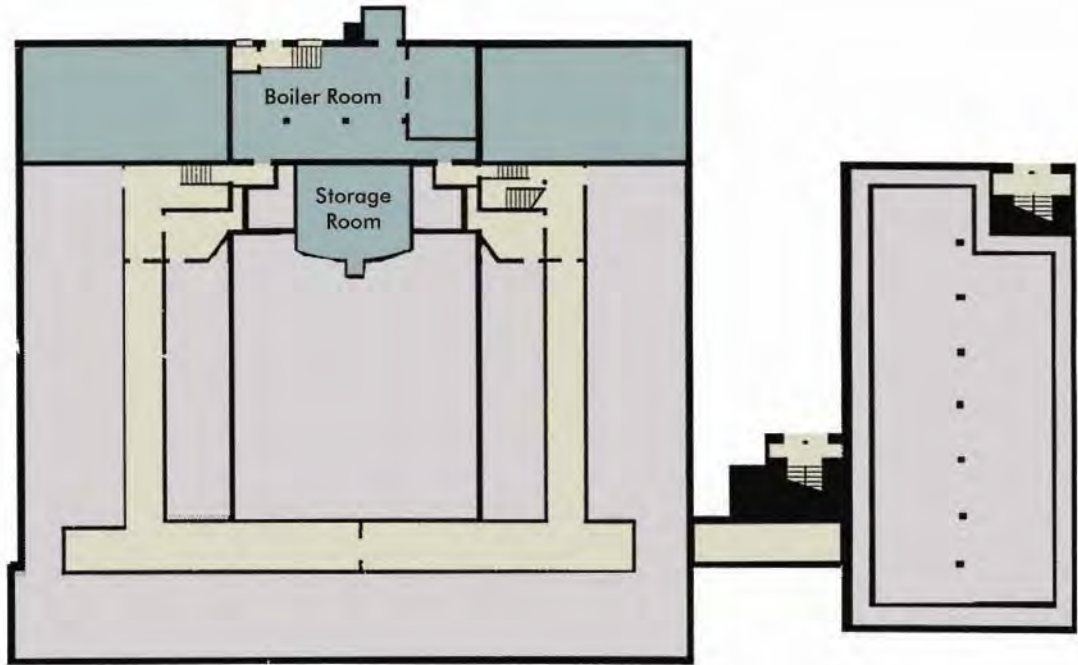
LEGACY PROJECTS - OTHER STABILIZATIONS

✓	Interior Renovations - Various (Swing Spaces/Libraries/Asst. Supt. Offices)
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◆ 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

- | | |
|-----------------------|-------------------|
| 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 |
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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

- | | |
|---|---|
| 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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