

KENILWORTH ELEMENTARY SCHOOL

1300 44th Street, S.E., Washington, DC



INITIAL YEAR BUILT	1933
BUILDING AREA	57,100 SF
CURRENT PROGRAM CAPACITY	425
ENROLLMENT 2008	198
WARD	7
PROPOSED PROGRAM CAPACITY	325



Site Plan

KENILWORTH ELEMENTARY SCHOOL

1300 44th Street, S.E., Washington, DC

PROPOSED PROGRAM PROFILE

GRADE CONFIGURATION	PK-5
----------------------------	------

SQ. FT. (EXISTING)	57,100
SQ. FT. (ADDITION)	

TYPE	PROPOSED
Pre-School	1
Pre-Kindergarten	2
Kindergarten	2
1	2
2	2
3	2
4	2
5	2
Gym	
Bleachers	
Locker Rooms	
Gym-Cafeteria	
Cafetorium	
Gym-Cafetorium	
Gym-Auditorium	

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

KENILWORTH ELEMENTARY SCHOOL

1300 44th Street, S.E., Washington, DC

CONDITION ASSESSMENT



Building System	2008 Rating
ADA Compliance	Unsatisfactory
Conveying Systems	Unsatisfactory
Electrical	Poor
Exterior Finish	Poor
HVAC	Poor
Interior Finish	Fair
Plumbing	Poor
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	There is no elevator, escalator, or lift present in the building.
2 Electrical	The electrical system was installed with the original 1947 building with some panels and distribution upgraded with the new boilers in 1989, the main distribution panel was replaced in 2001. The building should have a complete electrical system upgrade. The fire alarm and emergency lighting are original and do not comply with current codes. The lighting system has had some minor renovations but should be replaced with modern fixtures providing proper light levels in all areas. 2007: Lighting, electrical work.
3 Exterior Finish	Brick work and exterior trim are in poor condition. Repointing and sealing are needed. Trim should be stripped and repainted. Windows and doors need repair or replacement. 2007: Exterior Lighting replaced. Ext - patch and paint exterior con walls.
4 Structure	No major deficiencies were observed. Minor cracking, typical for concrete framing, can be repaired as part of routine building maintenance.
5 HVAC	The boilers replaced in 1989 are nearing the point, 25 years when major inspection and renovation should be considered, the boiler feed system needs to be repaired, the system was tagged with a work order. The distribution and terminal equipment is original and requires a system-wide renovation. The building relies on window units for air conditioning; these should be replaced as part of renovation work. The ventilation and exhaust systems typically are not functioning properly and when the window air conditioning is operating, little or no outside air is circulated. 2007: Repairs to boilers and classroom units completed. 2008: 31 Window A/C units installed.
6 Interior Finish	Interior doors are in fair condition. Ceiling tiles should be replaced. Flooring is a mix of tile, carpet, and vinyl. All have areas requiring repairs. 2007: Interior - painting, flooring, ceiling replacement, completed.
7 Plumbing	The plumbing fixtures are original equipment and should be replaced with reduced water flow type fixtures. The piping distribution system should also be replaced to provide higher quality water. 2007: Plumbing repairs completed.

KENILWORTH ELEMENTARY SCHOOL

1300 44th Street, S.E., Washington, DC

8 Roof	The roof of the facility was upgraded approximately five years ago and should last another ten to fifteen years. Part of end wall flashing on the roof needs immediate repair.
9 ADA Compliance	The building is not code compliant. The deficiencies include: no accessibility, plumbing (fountains, toilets, and sinks) does not comply with ADA standards, no ADA handrail extensions, no offset at lever side of doors for wheel chair entry, and fire alarm system does not have strobes.
10 Technology	The building internet and telephone connections have had various upgrades in recent years, but placing the head end systems in climate controlled rooms would provide greater reliability. The security and camera systems appear to be functioning properly. The intercom system appears to be original and should also be part of a systemic renovation.
11 Grounds	The ground facilities and asphalt pavement need upgrading and the parking lot requires expansion.

KENILWORTH ELEMENTARY SCHOOL

1300 44th Street, S.E., Washington, DC

RECENT HISTORY OF MODERNIZATION

2007 WHOLE SCHOOL BLITZ

✓	Interior Finishes - Door Replacements/Door Hardware Repair
✓	Interior Finishes - Drywall & Ceiling Repairs
✓	Interior Finishes - Select Carpet Replacements/Flooring Repairs
✓	Interior Finishes - Painting/Plastering
✓	Plumbing Repairs - Restrooms/Fixtures & Flush Valves; Water Fountains
✓	Electrical Repairs - Lighting & Power
✓	Exterior Work & Building Envelope - Lighting, Site Work, Playground, etc.
✓	Other Work Orders

2008 STABILIZATIONS

✓	Emergency Security Repair Work (Exterior Lighting Replacements)
✓	AC Window Units Installations & Electrical Upgrades

LEGACY PROJECTS - OTHER STABLIZATIONS

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

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

KENILWORTH ELEMENTARY SCHOOL

1300 44th Street, S.E., Washington, DC



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.

KENILWORTH ELEMENTARY SCHOOL

1300 44th Street, S.E., Washington, DC



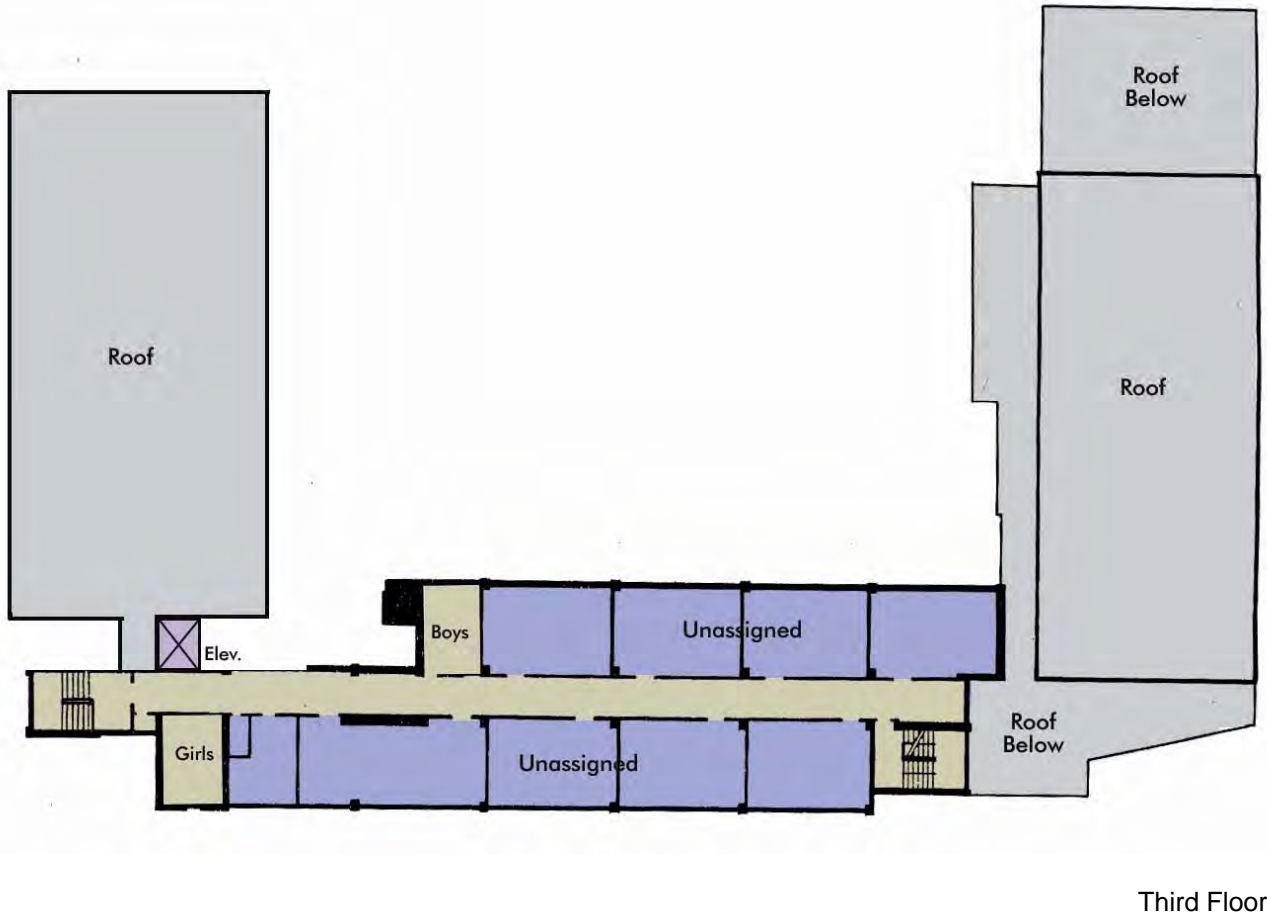
- | | |
|---|---|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
| Music/Art | Special Education |
| Science Lab | Unassigned |
| Lobby | Elevator Addition |

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.

KENILWORTH ELEMENTARY SCHOOL

1300 44th Street, S.E., Washington, DC



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 |

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.