

TAKOMA EDUCATIONAL CENTER

7010 Piney Branch Road, N.W., Washington, DC



INITIAL YEAR BUILT	1976
BUILDING AREA	119,000 SF
CURRENT PROGRAM CAPACITY	467
ENROLLMENT 2008	308
WARD	4
PROPOSED PROGRAM CAPACITY	450



Site Plan

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PROPOSED PROGRAM PROFILE

GRADE CONFIGURATION PK-8

SQ. FT. (EXISTING) 119,000

SQ. FT. (ADDITION)

TYPE	PROPOSED
Pre-School	1
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	2
Gym-Cafeteria	
Cafetorium	

TYPE	PROPOSED
Gym-Cafetorium	
Gym-Auditorium	
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	2
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	Poor
Conveying Systems	Ok
Electrical	Fair
Exterior Finish	Fair
HVAC	Fair
Interior Finish	Good
Plumbing	Fair
Roof	Poor
Structure	Fair
Technology	Good

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	This building has an elevator, but it needs upgraded to meet ADA requirements for car controls.
2 Electrical	The lighting system in the entire school uses old T-12 lamps and electro magnetic ballasts. Energy bills can be significantly cut by replacing the entire lighting system. The fire alarm system is old and should be replaced with a modern system. The building has a new emergency generator in good condition. The switchboard and panel boards are original and should be replaced with new ones to provide spare capacity. Exterior lighting was noticed to be on during the day of the survey. It may be due to the photocell is bad or the controls are bad. 2008: Electrical completed.
3 Exterior Finish	Re-point the brick under the cornice areas of the building. In addition to the roof leaking, there is more water entering at failed window panel sealant joints. Window replacement with insulated glass is strongly recommended after mechanical upgrades have been completed. Also, several brick piers are cracked and need the brick replaced.
4 Structure	The overall foundation and structure appears sound except for the brick piers previously mentioned.
5 HVAC	There are no emergency boiler shutdown switches at the boiler room exits. Combustion air intake louver appeared to be too small. Most stairways lacked ample heat. Some AHU unit controls do not function. Observed simultaneous heating and cooling; temperature control ultimately achieved by opening windows. 2008: Repairs to Boilers and Classroom heating units. Repairs to A/C central unit.
6 Interior Finish	Several classroom spaces on the second and third floor need ceilings replaced due to water damage. There have been reports of mold in the carpet which is generally in very poor condition. 2008: Cleaning, Ceilings, Floors, Paint, Re-glazing completed.
7 Plumbing	Most of the fixtures appeared to be original to the building and were significantly degraded. Most were of the high flow type and should be upgraded with ADA modifications. 2008: Plumbing completed.

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8 Roof	The roofing is primarily built-up bitumen with gravel ballast in poor condition. There are extensive bubbles and cracks in the bitumen, soft spots in the insulation below, and holes in the perimeter curb flashing, all of which needs a total tear-off and replacement. The perimeter copper gravel guard/fascia and the fascia of the standing seam metal roof over the bridge to the gym, exposing the interior of the outside wall to water infiltration. All such conditions must be corrected. The drainage seems to be working except for one stopped up drain on the main building. 2008: Roofing completed.
9 ADA Compliance	A large percentage of the enclosed classrooms and primary function areas such as the auditorium and restrooms require ADA compliant fixtures and room signage.
10 Technology	Existing tech drops are in good condition except some places the raceways and the outlets are coming out of the walls and these should be repaired. Security system is new one and in working condition.
11 Grounds	The simulated concrete cobblestone paving for the school walkways poses a severe trip hazard and does not meet ADA requirements. Also replace cracked bituminous paving around the play structures and basketball courts. The ball fields need to be regraded and reseeded. There are no bleachers for spectators. The perimeter fencing is in poor condition and needs replaced. Several trees next to the main crossing at Piney Branch have been removed from their tree grates. The tree stumps should be removed and new trees.
Other Comments	Maintenance and painting finishes on the interior of the building was excellent for a staff of four custodians. Lack of temperature control and ventilation is a major issue around the school.

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RECENT HISTORY OF MODERNIZATION

2008 STABILIZATIONS

- ✓ Heating Blitz Boiler Repairs & Classroom Units

2008 SUMMER BLITZ

- ✓ Site Work (Concrete Masonry, Painting, Fencing)

- ✓ Carpentry

- ✓ Doors & Windows

- ✓ Interior Finishes - Painting/Plastering

- ✓ Roof Repairs/Replacement

- ✓ Other Work Orders

- ✓ Mechanical

- ✓ Electrical

◆ 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 |
| 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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