

TUBMAN ELEMENTARY SCHOOL

3101 13th Street, N.W., Washington, DC



INITIAL YEAR BUILT	1970
BUILDING AREA	66,600 SF
CURRENT PROGRAM CAPACITY	607
ENROLLMENT 2008	488
WARD	1
PROPOSED PROGRAM CAPACITY	450



Site Plan

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PROPOSED PROGRAM PROFILE

GRADE CONFIGURATION	PK-5
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SQ. FT. (EXISTING)	66,600
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TYPE	PROPOSED
Pre-School	2
Pre-Kindergarten	2
Kindergarten	3
1	3
2	3
3	3
4	3
5	3
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	2
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	Poor
Conveying Systems	Unsatisfactory
Electrical	Fair
Exterior Finish	Fair
HVAC	Poor
Interior Finish	Fair
Plumbing	Fair
Roof	Fair
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 are no lifts in the building.
2 Electrical	Wiring appears to be original. Inadequate number of receptacles in the classrooms. Type of receptacle needs to be changed to three-prong as well.
3 Exterior Finish	All exterior and interior court windows need to be replaced to prevent water damage to interior finishes. 2007 Exterior lighting replaced.
4 Structure	The general structure of facility is in fair condition and showing signs of deterioration typical for the age.
5 HVAC	Numerous radiators are in poor shape and should be replaced or repaired. Window units are used for cooling and are in mostly fair to good shape. An entire system overhaul upgrading all climate control and exhaust systems is recommended. 2008: Repairs to Boilers and Classroom heating units. Installed window A/C units.
6 Interior Finish	Minor repairs are required on interior walls, mostly patching and painting. Sections of flooring should be replaced to maintain clean aesthetics. Several doors should be replaced or repaired, and numerous ceiling tiles are damaged, requiring replacement.
7 Plumbing	No fire suppression system is present in the building. The sanitary waste system is in terrible shape and should be replaced.
8 Roof	250LF of coping is missing or not properly secured. This is a life safety issue and needs to be addressed immediately. The service life of the roof is eight to ten more years, if repairs to coping and flashing are completed immediately.
9 ADA Compliance	Handrail extension needed at ramp and stairs; There are no ADA compliant bathrooms or drinking fountains; clear ADA access is absent from the building; exit doors do not have offset at lever side for wheel chair entry. Any interior finish renovations should include these minimal adjustments for code compliance.
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.
11 Grounds	The grounds are in poor shape. Green spaces require improved grading and associated drainage and should be reseeded.

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RECENT HISTORY OF MODERNIZATION

2008 STABILIZATIONS

✓	Heating Blitz - Boiler Repairs & Classrooms 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

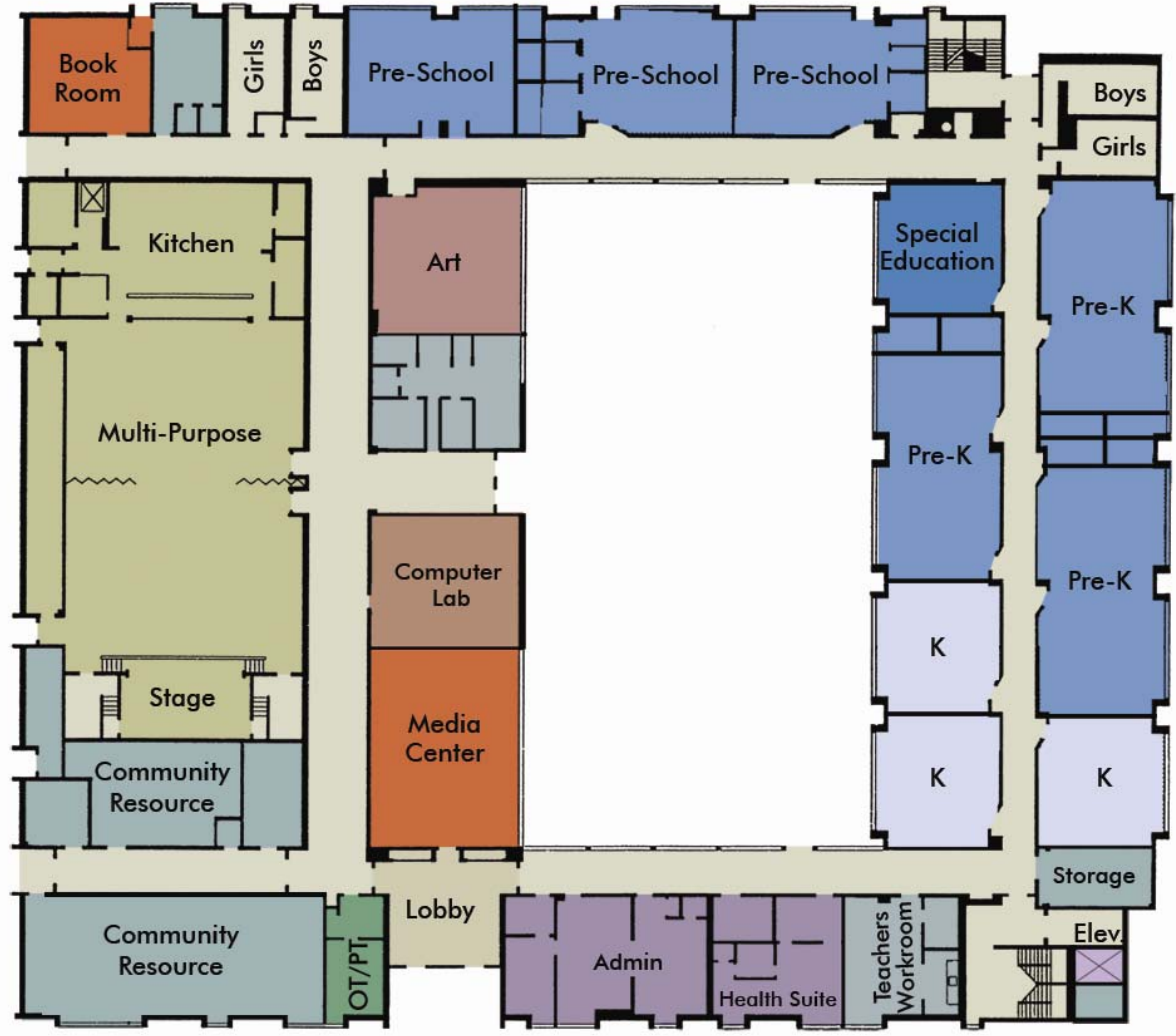
LEGACY PROJECTS - OTHER STABILIZATIONS

◆	Window Replacements
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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
 Pre-K/Pre-School	 OT/PT
 Music/Art	 Special Education
 Science Lab	 Unassigned
 Lobby	 Elevator Addition

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| Music/Art | Special Education |
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Third Floor

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