

WILSON, J.O. ELEMENTARY SCHOOL

660 K Street, N.E., Washington, D.C.



INITIAL YEAR BUILT	1961
BUILDING AREA	98,900 SF
CURRENT PROGRAM CAPACITY	412
ENROLLMENT 2008	335
WARD	6
PROPOSED PROGRAM CAPACITY	400



Site Plan

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PROPOSED PROGRAM PROFILE

GRADE CONFIGURATION	PK-5
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SQ. FT. (EXISTING)	98,900
SQ. FT. (ADDITION)	

TYPE	PROPOSED
Pre-School	2
Pre-Kindergarten	2
Kindergarten	3
1	3
2	3
3	2
4	2
5	2
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	Unsatisfactory
Conveying Systems	Unsatisfactory
Electrical	Unsatisfactory
Exterior Finish	Fair
HVAC	Poor
Interior Finish	Fair
Plumbing	Poor
Roof	Fair
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	There are no lifts, elevators, or escalators present.
2 Electrical	The lighting in the building needs a total rehabilitation. Most of the classrooms don't meet the recommended foot candle level. The fire alarm system needs to be modified to be brought up to current standards and a preventative maintenance program needs to be implemented on all the equipment to help extend the service life.
3 Exterior Finish	Exterior brick and concrete appear to be in fair condition overall. Routine maintenance such as re-pointing and sealing are recommended. 2007: Replaced exterior lighting.
4 Structure	No major deficiencies were observed. Minor cracking consistent with concrete frames was seen.
5 HVAC	All the boiler room equipment needs to be replaced. The classrooms are currently being cooled by ceiling mounted air handling units that don't get the proper maintenance and are past life expectancy. In the new addition, built just a few years ago, there are many pieces of HVAC equipment and plumbing fixtures that are much older. Even though the new addition is a few years old, all the baseboard heaters should reach the end of useful service life within five years. 2008: Repairs to boilers and classroom units. Repairs to AC Central Unit.
6 Interior Finish	Sections of flooring should be replaced with new carpet and/or vinyl tiles. Ceiling tiles are damaged and should be replaced with new.
7 Plumbing	Plumbing fixtures in the new addition are not new and do not appear to have been installed new. They will reach the end of useful service life in about five years as well. Additional ADA compliant fixtures should be installed throughout the building.
8 Roof	There was standing water on the roof of the new addition also. This will lead to premature roof failure. More roof drains need to be added and weren't considered after the roof top air handling units were installed.
9 ADA Compliance	Currently there aren't any elevators or ramps, and only a few bathrooms which meet ADA requirements. Issues exist with access, alarms, various fixtures and switches, and handrails.
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 fair to poor condition. Curb cuts should be added and general maintenance performed to seal concrete to prevent cracking and spalling.

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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
✓	Mechanical Repairs - AHU & Boiler Repairs, HVAC Filter Replacement
✓	Exterior Work & Building Envelope - Lighting, Site Work, Playground, etc.
✓	Other Work Orders

2008 STABILIZATIONS

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

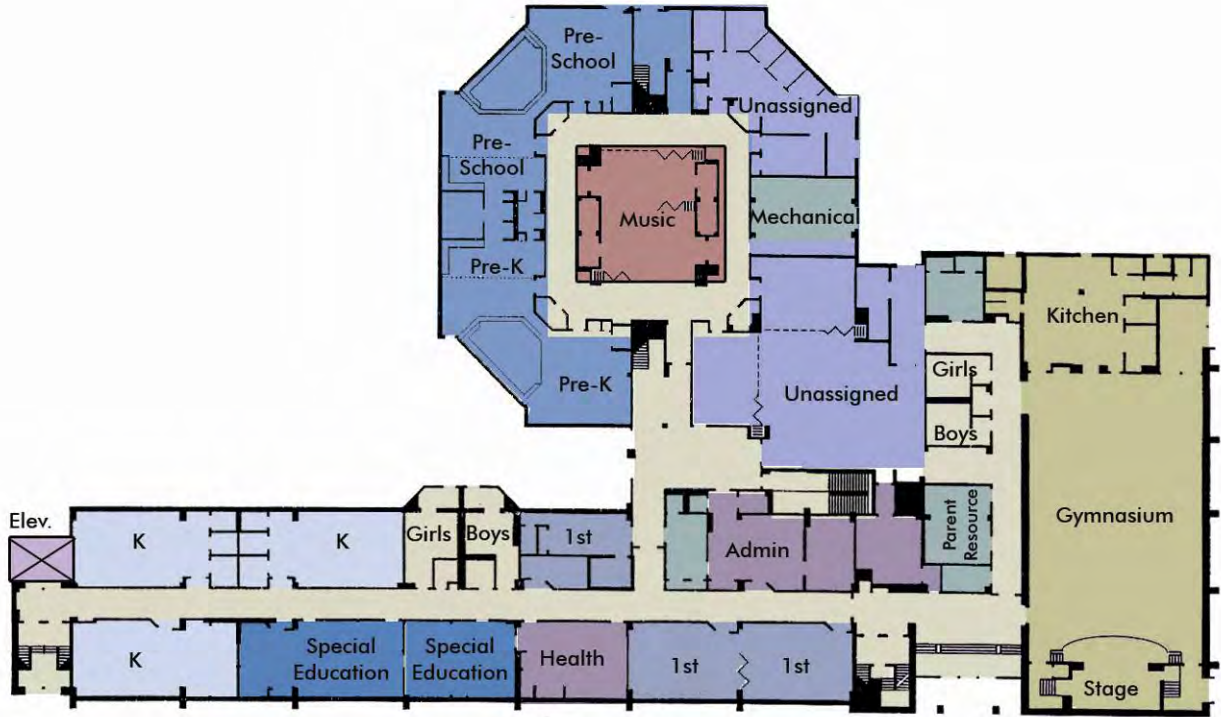
ATHLETIC FIELDS MODERNIZATION

◆	2008 Athletic Fields (Premier)
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◻ Planning
▼ Design
◆ Pre-Construction
◻ In Progress
✓ Completed

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First Floor

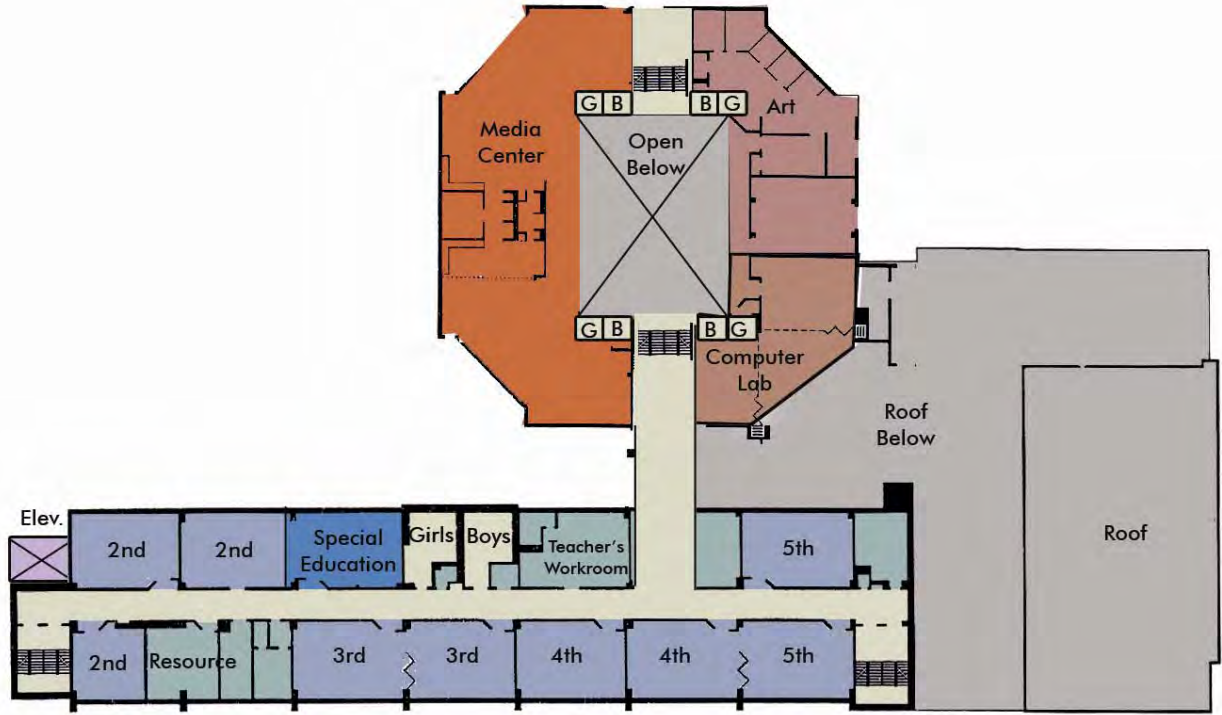
- | | |
|---|---|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
| Music/Art | Special Education |
| Science Lab | Unassigned |
| Lobby | Elevator Addition |

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

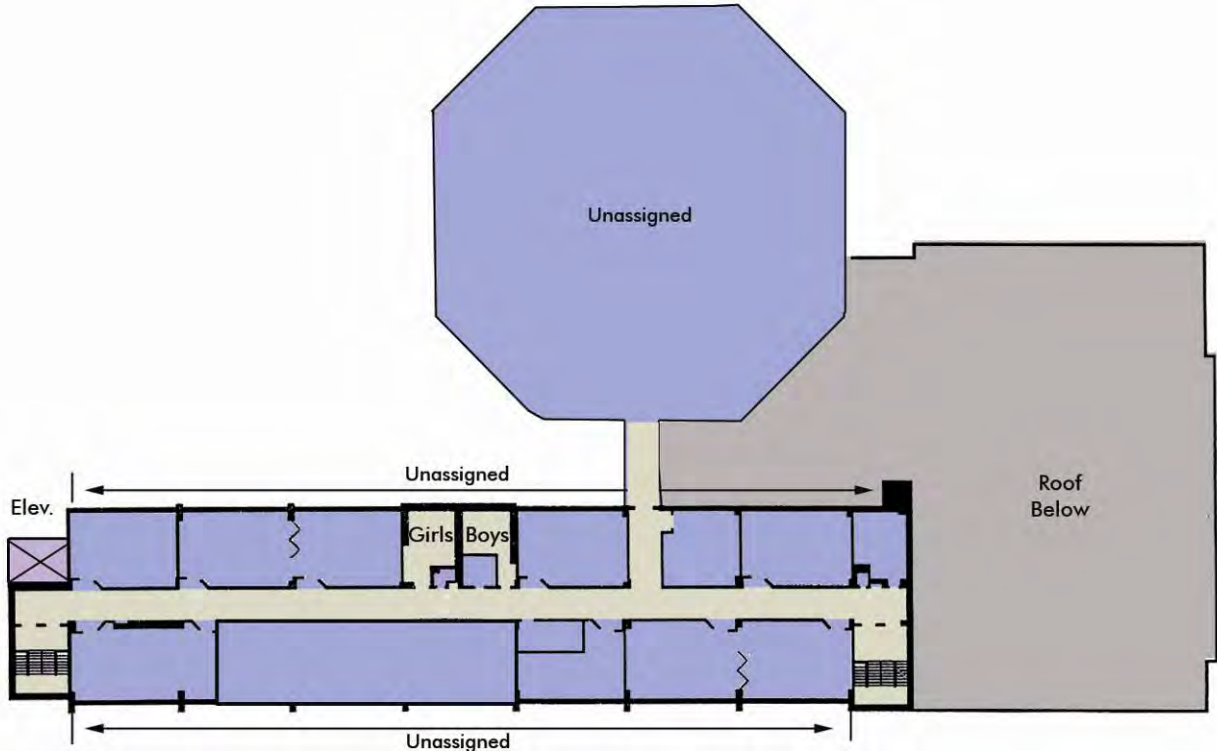
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|-----------------------|-------------------|
| Administration/Health | Auditorium |
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Third Floor

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