

WINSTON EDUCATION CENTER

3100 Erie Street, S.E., Washington, DC



INITIAL YEAR BUILT	1976
BUILDING AREA	137,700 SF
CURRENT PROGRAM CAPACITY	700
ENROLLMENT 2008	311
WARD	7
PROPOSED PROGRAM CAPACITY	450



Site Plan

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PROPOSED PROGRAM PROFILE

GRADE CONFIGURATION	PK-8
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SQ. FT. (EXISTING)	137,700
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SQ. FT. (ADDITION)	
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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	
Bleachers	
Locker Rooms	2
Gym-Cafeteria	
Cafetorium	
Gym-Cafetorium	1

TYPE	PROPOSED
Gym-Auditorium	
Auditorium	
Multi-Purpose	
Cafeteria	
Kitchen Services	1
Special Education	2
Media Center	1
Administrative/Health Suite	2
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	Good
Electrical	Fair
Exterior Finish	Fair
HVAC	Poor
Interior Finish	Fair
Plumbing	Fair
Roof	Good
Structure	Fair
Technology	Poor

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 an elevator in good working order in the building.
2 Electrical	The electrical system was installed with the building in 1976. The building should have a complete electrical systematic 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.
3 Exterior Finish	Although the exterior of the facility is aged, the finish is in fair condition. There are some cracks in the existing brick. A portion of the building is underground and ground water is infiltrating the existing exterior walls and slabs. 2007: Replaced exterior lighting.
4 Structure	The visible portions of the existing structure appear to be in fair condition. The existing elevator machine room has some cracks in the existing concrete beams and columns. The dunnage for the cooling towers is corroded and should be replaced.
5 HVAC	The boilers replaced in 1989 are nearing the point when major inspection and renovation should be considered. The boiler feed system needs to be repaired; the system is tagged with a work order. The distribution and terminal equipment is original and requires renovation. The building relies on window units for air conditioning; these should be replaced as part of any renovation. The ventilation and exhaust systems typically are not functioning properly and when the window air conditioning is operating there is little or no outside air circulation. 2008: Repairs to boilers and classroom units. Repairs to A/C Central unit, replaced ducting.
6 Interior Finish	The interior finish is in poor condition. A large portion of the ceiling tiles are water stained and have mold growing on the due to a leaking roof and leaking interior pipes. The dark interior finish, combined with the lack of natural lighting, is not suitable for a healthy learning environment. 2008: Cleaning, roofing, ceiling, floors, paint, plumbing, electrical repairs 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.

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8 Roof	The roof was replaced approximately 5 years ago and needs to be repaired. There is some evidence of water infiltration.
9 ADA Compliance	The facility is not in compliance with ADA due to the lack of ramps in the school and lack of accessibility. The bathrooms are not ADA compliant.
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	Portions of retaining wall and asphalt pavement in the parking lot need rehabilitation.

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RECENT HISTORY OF MODERNIZATION

2008 STABILIZATIONS

- ✓ Emergency Security Repair Work (Exterior Lighting Replacements)

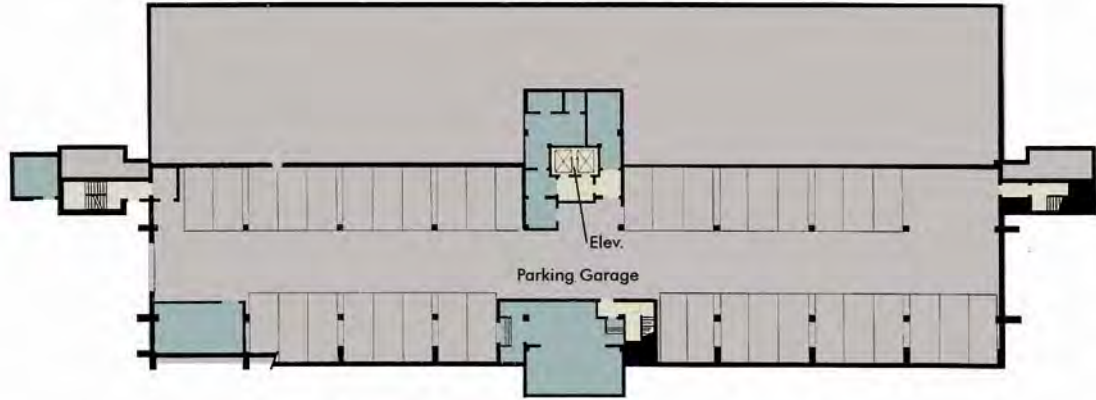
2008 SUMMER BLITZ

- ✓ Window (Reglazing) Repairs/Replacements
- ✓ 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
- ✓ Roof Repairs/Replacement
- ✓ Other Work Orders

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

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Basement

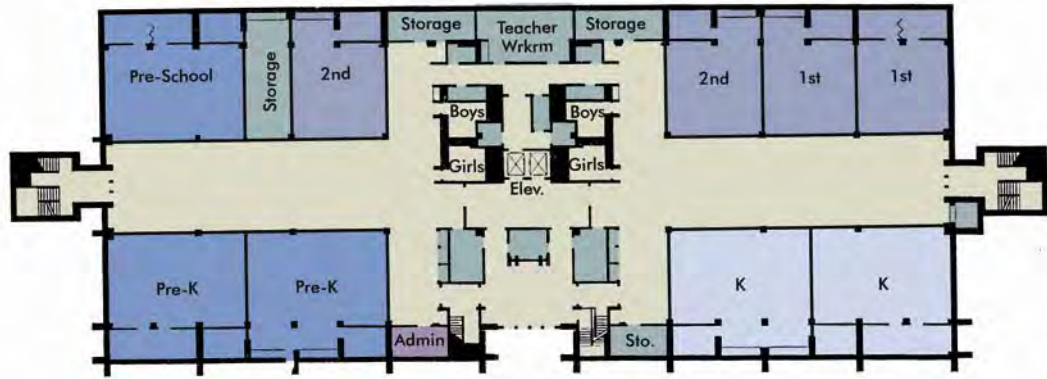
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|---|---|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
| Music/Art | Special Education |
| Science Lab | Unassigned |
| Lobby | Elevator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

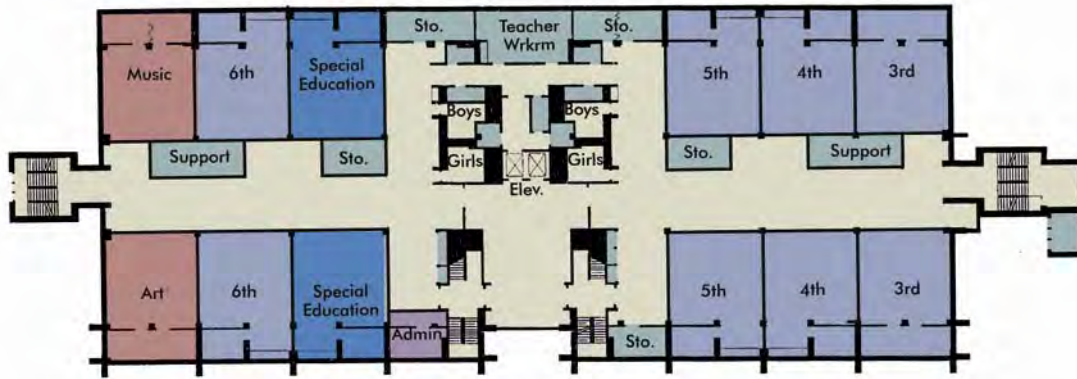
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Second Floor

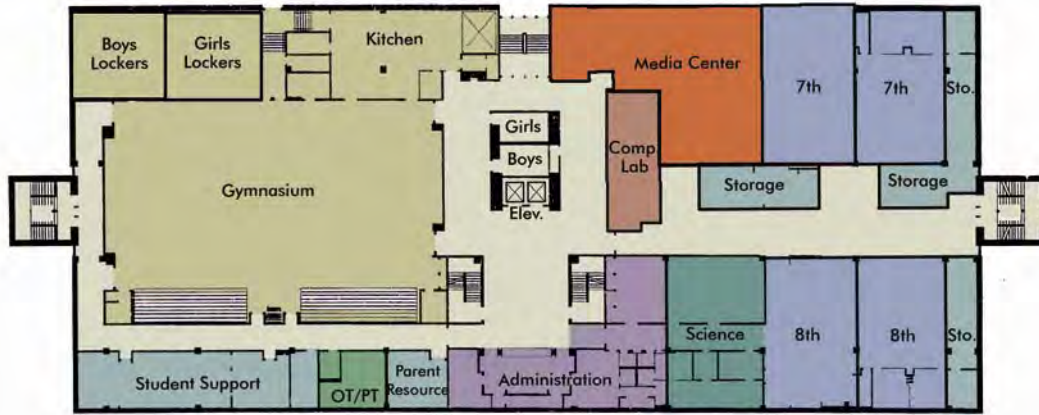
- | | |
|---|---|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
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Third Floor

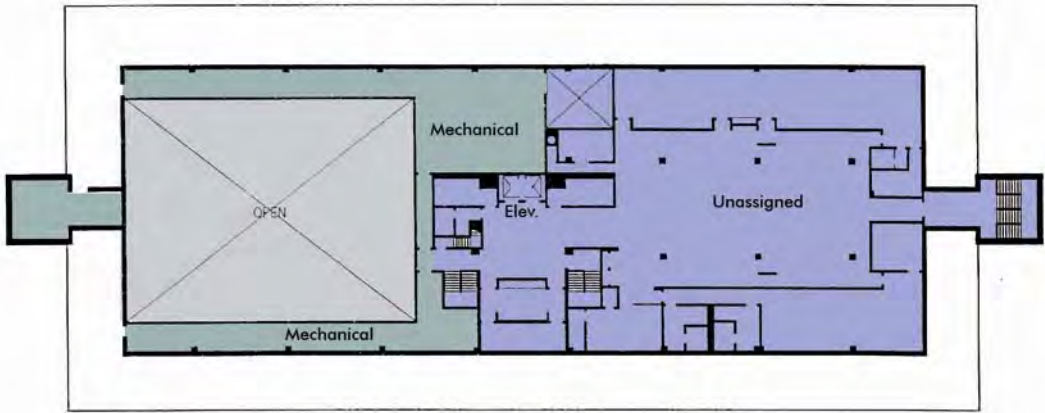
- | | |
|-----------------------|-------------------|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
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Fourth Floor

- | | |
|---|---|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
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