

FLETCHER JOHNSON SWING SPACE

WOODSON AT FLETCHER JOHNSON

4650 Benning Road, S.E., Washington, DC



INITIAL YEAR BUILT	1977
BUILDING AREA	302,000 SF
CURRENT PROGRAM CAPACITY	814
ENROLLMENT	Swing
WARD	7
PROPOSED PROGRAM CAPACITY	



Site Plan

FLETCHER JOHNSON SWING SPACE

WOODSON AT FLETCHER JOHNSON

4650 Benning Road, S.E., Washington, DC

PROPOSED PROGRAM PROFILE

GRADE CONFIGURATION	HS
----------------------------	----

STEM Program

SQ. FT. (EXISTING)	302,000
---------------------------	---------

SQ.FT. (ADDITION)	
--------------------------	--

TYPE	PROPOSED
Academic Classrooms	40
Science	8
Special Education	4
Visual Arts	2
Band/Instrument/Choral	2
Gymnasium	1
Auxiliary Gymnasium	
Fitness	

TYPE	PROPOSED
Multi-Purpose	1
Technical Labs	6
Main Office	1
Library/Media Center	1
Health Suite	1
Cafeteria	1
Kitchen	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.

FLETCHER JOHNSON SWING SPACE

WOODSON AT FLETCHER JOHNSON

4650 Benning Road, S.E., Washington, DC

CONDITION ASSESSMENT



Building System	2008 Rating
ADA Compliance	Unsatisfactory
Conveying Systems	Good
Electrical	Fair
Exterior Finish	Fair
HVAC	Poor
Interior Finish	Fair
Plumbing	Fair
Roof	Poor
Structure	Fair
Technology	Poor

Comments:

1 Conveying System	The elevator was found to be in working order, although more frequent routine maintenance may still improve the condition. 2008 R/S: Elevator addition is ADA-compliant
2 Electrical	Main electrical equipment is in fair to good condition. Fluorescent lighting is in poor to fair condition and should be repaired or replaced throughout the building. Some spaces have insufficient lighting as well. Fire/smoke detectors are unsatisfactory and should be replaced. The public address system should be upgraded throughout. Exit lighting is insufficient in some areas or missing altogether. 2008 R/S: Upgraded electrical outlets throughout building where applicable. Replaced expired fluorescent ballast and tubes as required. Replaced cracked, missing or broken light lens covers as required. Replaced lamps in existing fixtures & provide attic stock. Repaired and or installed new lighting fixtures in lavatories, classrooms, and other locations where current application is insufficient or non-existing.
3 Exterior Finish	Some exterior windows should be replaced due to poor condition. Minor repairs are required for exterior stairs and CIP concrete. More intensive repair work is needed on some exterior doors and curtain walls and panels. 2008 R/S: Security screens re-painted; broken window panes replaced. Major repainting/repair of brick walls.
4 Structure	The concrete structure appears typical for its age but does not require significant repair work.
5 HVAC	Overall, the system is in poor condition. Pneumatic controls should be upgraded. Several air handling units require replacement. Visible piping is in fair condition.
6 Interior Finish	Numerous book shelves, lockers, and cabinets require replacement. Large sections of concrete or tiled ceiling spaces are in poor condition. Wood, carpet, and vinyl flooring all have areas requiring repair or replacement, the majority of which is VCT. Several sections of CMU wall are in poor condition and require repair work. 2008 R/S: Repaired cracks in masonry walls, new patch and painting throughout, new VCT flooring, repaired hardwood floors, new ceiling tiles, replaced damaged/defective doors and hardware.
7 Plumbing	Fixtures should be upgraded for code and ADA compliance. Almost all drinking fountains should be replaced due to deteriorated condition. 2008 R/S: Existing restrooms repaired and renovated boiler system and distribution piping trouble-shooting to ensure correct pressure and temperature.
8 Roof	There are two roof systems present on the building. Both are in need of repair or replacement. In addition to roof replacement, flashing has begun to fail allowing moisture penetration into the building. 2008 R/S: Repaired / replaced leaking roof portions, including flashing, gutters, downspouts and roofing membrane.

FLETCHER JOHNSON SWING SPACE

WOODSON AT FLETCHER JOHNSON

4650 Benning Road, S.E., Washington, DC

<p>9 ADA Compliance</p>	<p>The building requires significant improvement for ADA compliance. Corridors, classrooms, and bathrooms have poor access relative to the standards. Handrails are lacking throughout. Fire alarms are not ADA compliant (no strobe alert) and some doors were padlocked shut, creating a fire hazard. Handicapped seating was missing from the auditorium space as well. 2008: New restrooms, interior doors in newly created spaces, newly created designated 'station', and replaced fixtures in existing restrooms are all ADA Compliant. 2008 R/S: New door hardware, new restrooms are ADA-compliant, new exterior ramp at staff entry.</p>
<p>10 Technology</p>	<p>Modernized telephone and public address systems should be installed throughout the building. A proper computer network with a climate controlled service room should be created. 2008 R/S: Repairs to P.A. system throughout the building, added computer connectivity to new classrooms, library, and media center.</p>
<p>11 Grounds</p>	<p>Improvements to the drainage system are required. Improved ADA access to grounds spaces is also needed. 2008: Repair of damaged concrete walkways and parking lot completed. Handicapped parking spaces designated. 2008 R/S: New parking area and driveway A/C paving and striping, new basketball court paving and fixtures.</p>

FLETCHER JOHNSON SWING SPACE

WOODSON AT FLETCHER JOHNSON

4650 Benning Road, S.E., Washington, DC

2008 STABILIZATIONS

<input checked="" type="checkbox"/>	Heating Blitz - Boiler Repairs & Classroom Units
<input type="checkbox"/>	Emergency Security Repair Work (Exterior Lighting Replacements)
<input checked="" type="checkbox"/>	AC Window Units Installations & Electrical Upgrades

SCHOOL CONSOLIDATIONS & RECEIVING SCHOOLS (I,II)

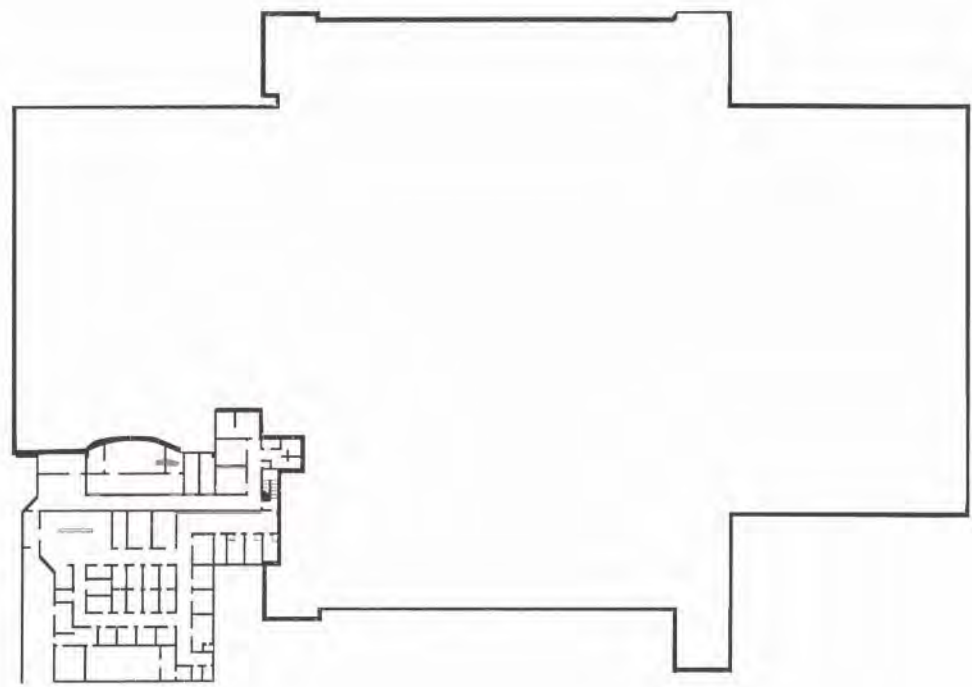
<input checked="" type="checkbox"/>	Classrooms Configurations
<input type="checkbox"/>	Sitework - (concrete, masonry, painting, fencing)
<input checked="" type="checkbox"/>	Wood and Plastics - (Carpentry)
<input checked="" type="checkbox"/>	Thermal and Moisture Protection (Roofing)
<input checked="" type="checkbox"/>	Doors and Windows
<input checked="" type="checkbox"/>	Finishes - (Interior Painting)
<input checked="" type="checkbox"/>	Mechanical
<input checked="" type="checkbox"/>	Electrical
<input checked="" type="checkbox"/>	Work Orders

Planning
 Design
 Pre-Construction
 In Progress
 Completed

FLETCHER JOHNSON SWING SPACE

WOODSON AT FLETCHER JOHNSON

4650 Benning Road, S.E., Washington, DC



Basement

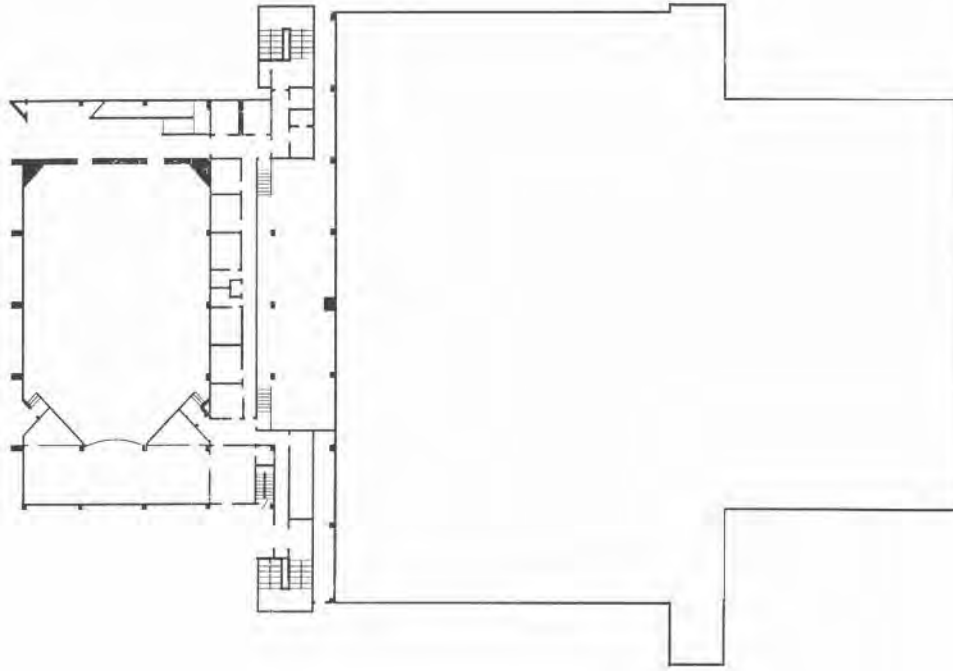
- | | |
|-----------------------|-------------------|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
| Music/Art | Special Education |
| Science Lab | Unassigned |
| Lobby | Elevator Addition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

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.

















FLETCHER JOHNSON SWING SPACE

WOODSON AT FLETCHER JOHNSON

4650 Benning Road, S.E., Washington, DC



Ground 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

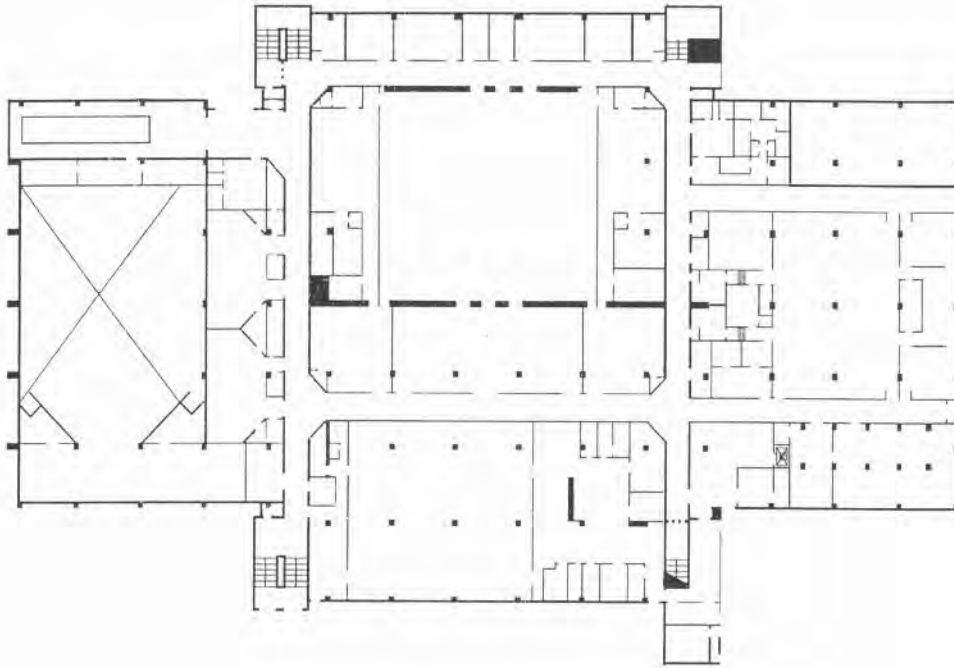
Concept Plans

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.

FLETCHER JOHNSON SWING SPACE

WOODSON AT FLETCHER JOHNSON

4650 Benning Road, 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 |

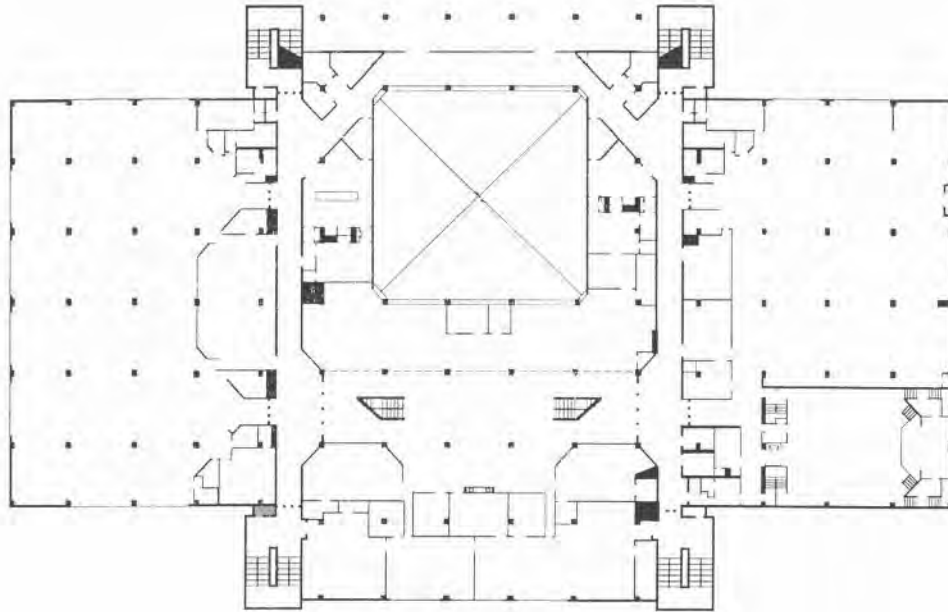
Concept Plans

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.

FLETCHER JOHNSON SWING SPACE

WOODSON AT FLETCHER JOHNSON

4650 Benning Road, S.E., Washington, DC



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 |

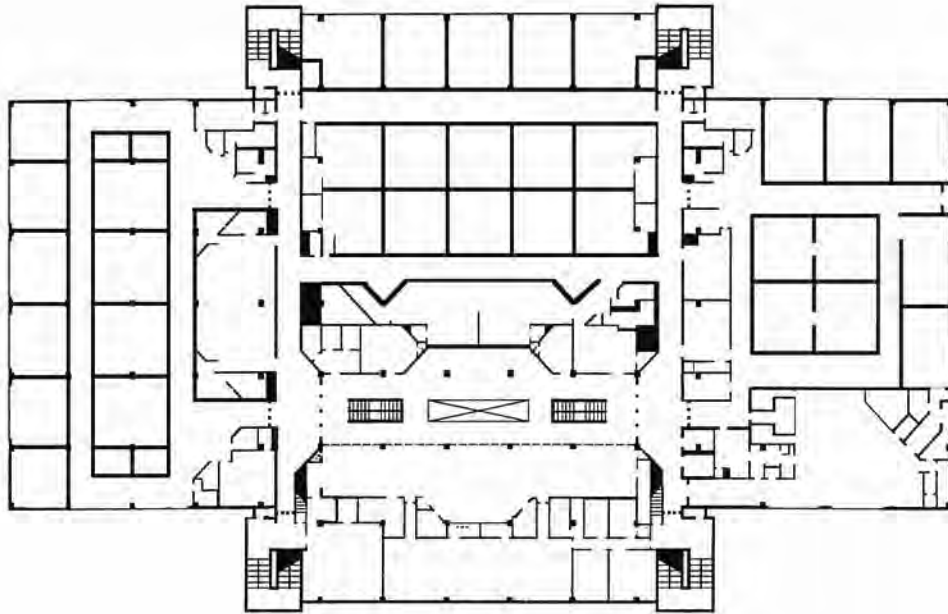
Concept Plans

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.

FLETCHER JOHNSON SWING SPACE

WOODSON AT FLETCHER JOHNSON

4650 Benning Road, 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.