

ADAMS ELEMENTARY SCHOOL

2020 19th Street, N.W., Washington, DC



INITIAL YEAR BUILT	1938
BUILDING AREA	59,400 SF
CURRENT PROGRAM CAPACITY	304
ENROLLMENT 2008	276
WARD	1
PROPOSED PROGRAM CAPACITY	400



Site Plan

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PROPOSED PROGRAM PROFILE

GRADE CONFIGURATION	4-8
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SQ. FT. (EXISTING)	59,400
SQ. FT. (ADDITION)	4,500

TYPE	PROPOSED
4	3
5	3
6	3
7	3
8	3
Gym	1
Locker Rooms	2
Gym-Cafeteria	
Cafetorium	
Gym-Cafetorium	
Gym-Auditorium	1
Auditorium	
Multi-Purpose	

TYPE	PROPOSED
Cafeteria	1
Kitchen Services	1
Special Education	3
Media Center	1
Administrative/Health Suite	1
Computer Lab	1
OT/PT	1
Science Lab	3
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	Poor
Conveying Systems	Unsatisfactory
Electrical	Fair
Exterior Finish	Poor
HVAC	Poor
Interior Finish	Fair
Plumbing	Poor
Roof	Poor
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 are no elevators, lifts, or escalators present in the building.
2 Electrical	Major electrical components are beyond expected serviceable life. Recommend replacement, upgrade of service capacity, and replacement of wiring throughout. Numerous fluorescent lights appear to not function properly and should be replaced. Emergency lighting, fire alarm, and security systems also should be replaced to meet current code requirements. 2007: Interior lighting. 2008: Exterior lighting replacement. Interior lighting in swing spaces, Library and Interior Athletic spaces.
3 Exterior Finish	As is typical with older brick, numerous areas require patching and repointing to prevent deterioration of the façade. Some doors and windows are in need of repair or replacement as appropriate. Large areas of trim require repainting or replacement due to apparently poor maintenance.
4 Structure	There are no significant observable structural problems with the facility. A more complete assessment should be performed as part of any renovation plan.
5 HVAC	This is the most deficient system in the building. Although most heating equipment seems to be in fair condition, there is no central cooling system and maintenance appears to be an issue. In addition, the air handling units are in unsatisfactory condition and should be replaced immediately. 2008: System wide Boiler Repair and Room Unit Repair/Replacement. A/C Unit repairs and replacement in progress.
6 Interior Finish	Almost all surfaces (ceilings, floors, and walls) are in need of some repair. Large amounts of drywall are in poor condition, requiring patching and painting. Cracking is observed in concrete floors and ceilings; cracked, stained, or missing sections of plaster ceilings need to be repaired or replaced with drywall to facilitate easier maintenance. Vinyl floor tiles are aging and showing significant wear in some areas, such as broken or missing tiles. 2007: Plaster repair, painting, whiteboards, and flooring. 2008: Interior renovations in planning phase.
7 Plumbing	Most fixtures are stained and do not meet current codes for water use. Recommend replacement with new fixtures to meet code and ADA requirements.

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8 Roof	The roof is in need of immediate repair to prevent further damage to interior finish work. Portions of the roof are original slate and should be repaired or replaced with modern roofing materials. Isolated sections of both flashing and gutters will require replacement as part of any repair work.
9 ADA Compliance	The building does not meet ADA requirements. Deficiencies include, but are not limited to, room access, bathroom facilities, conveying, and fire alarms.
10 Technology	Telephone and public address systems should be included in upgrades to the building. A modern computer network should be installed to connect the PCs. Visual inspection of the workstations does not necessarily indicate their suitability for educational use, only that they appear to be in working order.
11 Grounds	Small portions of the grounds require attention. Some surfaces, such as sidewalks and parking spaces, require patching but no major resurfacing. Drainage needs to be improved in order to maintain the grounds.

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RECENT HISTORY OF MODERNIZATION

2007 WHOLE SCHOOL BLITZ

✓	Interior Finishes - Select Carpet Repl./Flooring Repairs
✓	Interior Finishes - Painting and Plastering
✓	Plumbing Repairs Restrooms/Plumbing Fixtures & Water Fountains
✓	Electrical Repairs - Lighting and Power
✓	Mechanical Repairs - AHU & Boiler Repairs, HVAC
✓	Other Work Orders

2008 STABILIZATIONS

✓	Emergency Security Repair Work (Exterior Lighting Replacements)
✓	AC Window Units Installations & Electrical Upgrades

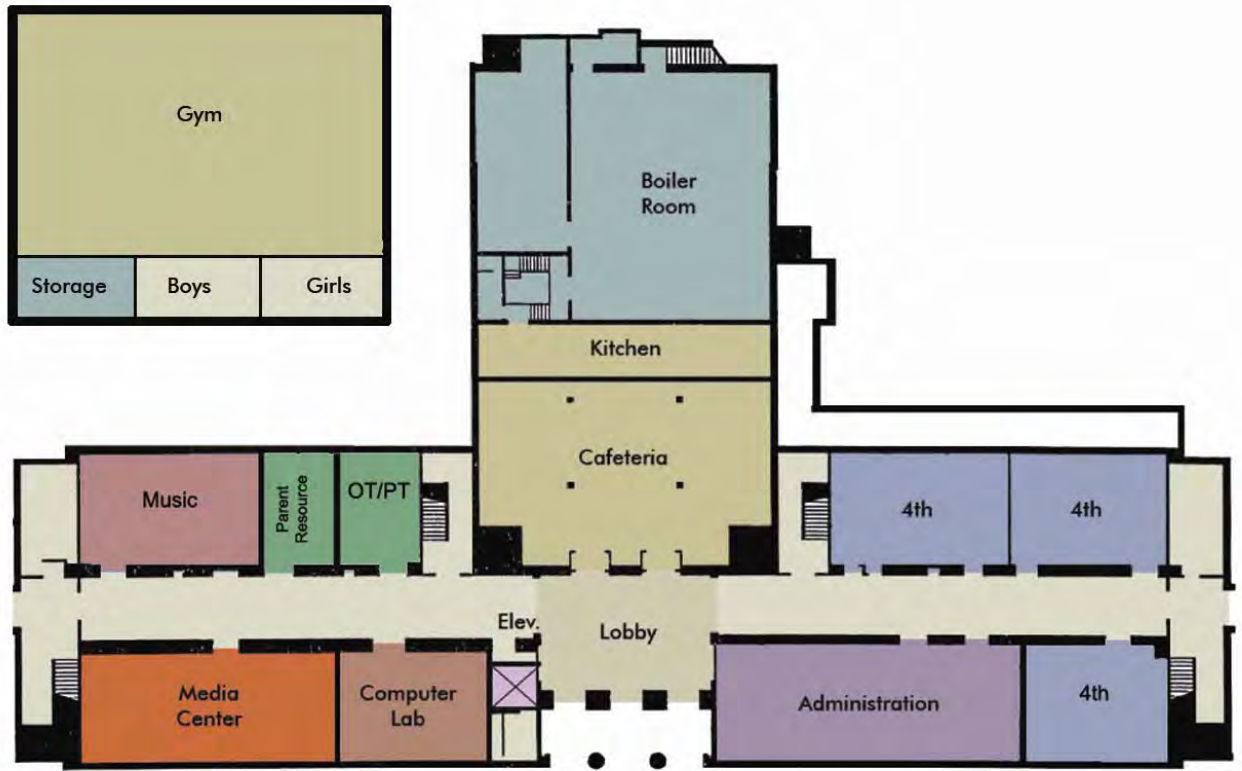
LEGACY PROJECTS-OTHER STABILIZATIONS

✓	Interior Renovations- Various Swing Spaces/Libraries/Interior Athletic Facilities (Locker Rooms)/ADA
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◻ Planning
▼ Design
◆ Pre-Construction
◻ In Progress
✓ Completed

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Ground Floor

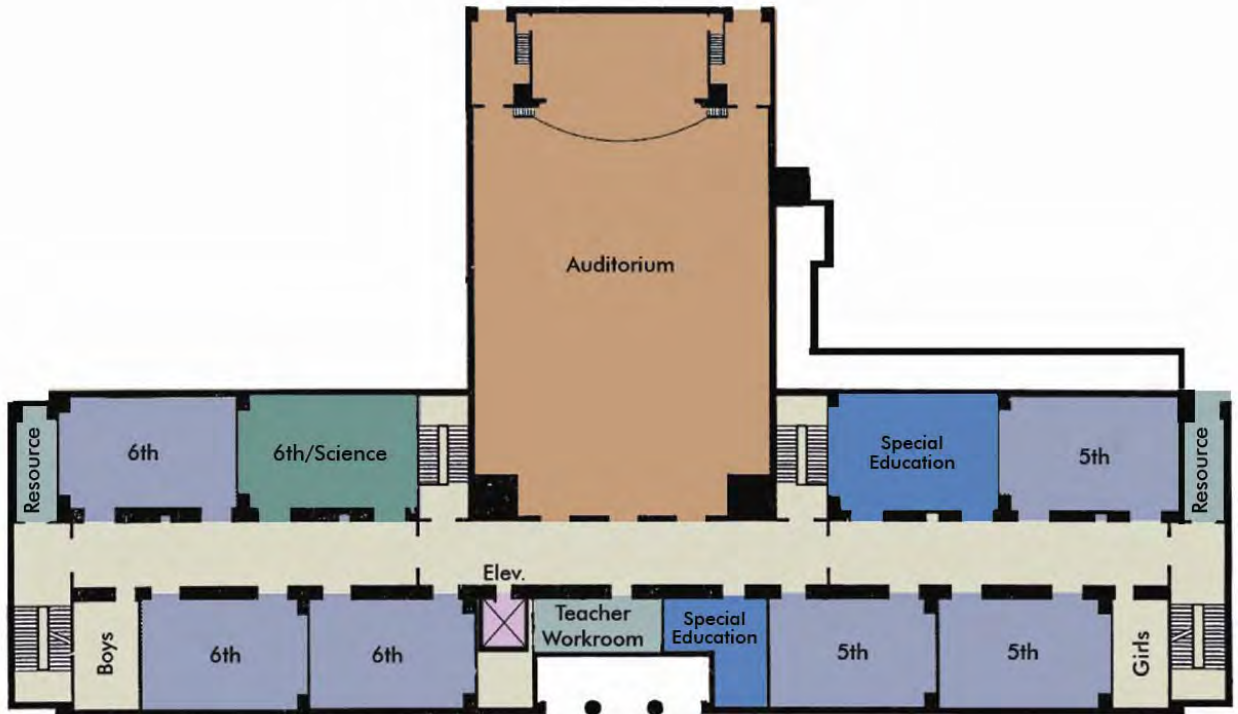
- | | |
|---|---|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
| Music/Art | Special Education |
| Science Lab | Unassigned |
| Lobby | Elevator Addition |

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.

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First Floor

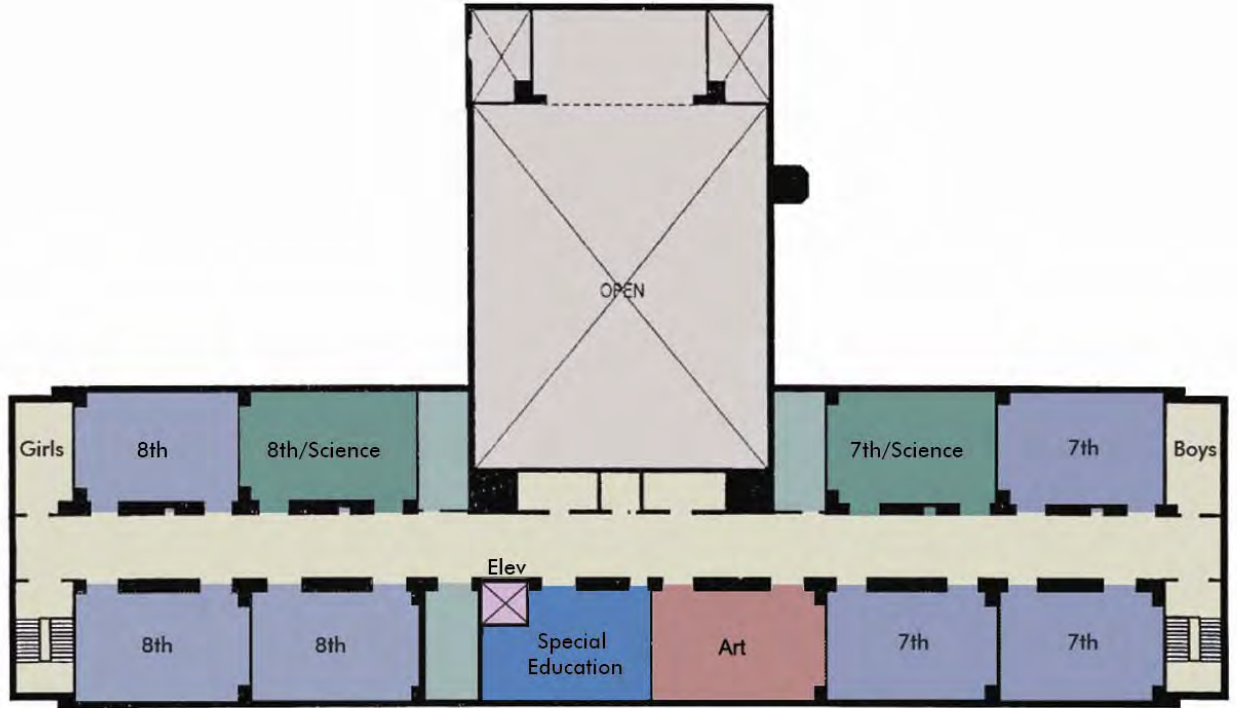
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- | | |
|---|---|
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