

BEERS ELEMENTARY SCHOOL

3600 Alabama Avenue, S.E., Washington, DC



INITIAL YEAR BUILT	1942
BUILDING AREA	77,500 SF
CURRENT PROGRAM CAPACITY	448
ENROLLMENT 2008	320
WARD	7
PROPOSED PROGRAM CAPACITY	400



Site Plan

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PROPOSED PROGRAM PROFILE

GRADE CONFIGURATION	PK-5
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SQ. FT. (EXISTING)	77,500 SF
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	1

TYPE	PROPOSED
Auditorium	
Multi-Purpose	1
Cafeteria	1
Kitchen Services	1
Special Education	1
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	Poor
Exterior Finish	Fair
HVAC	Fair
Interior Finish	Fair
Plumbing	Poor
Roof	Good
Structure	Good
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 no elevator, escalator, or lift present in the building.
2 Electrical	Wiring condition is unknown, but is original. Electrical service should have a load analysis prior to adding any additional fixtures, HVAC upgrades, or technology. 2007: Exterior lighting replaced.
3 Exterior Finish	Windows are new this year. Two have yet to be replaced, and no caulking has been done. This needs to be completed. There is some exterior cracking, spalling, and graffiti. The expansion joints between the buildings need to have the expansion material replaced.
4 Structure	Structure is in good condition. There are some areas of cracking that need repair, both inside and outside.
5 HVAC	The older portion of the building is a different HVAC system than the newer portion. New portion - hot water via steam conversion. Old portion - steam. Chiller and boilers have recently been upgraded; however, unit ventilators, convectors, and radiators are beyond their average life span. Window air conditioning units are missing or not working. The newer portion of the building has A/C through the unit ventilators. The HVAC system should be upgraded, and A/C could be added at that time. There is no emergency lighting or emergency generator. 2008: New Boiler replacement and 12 classroom units replaced.
6 Interior Finish	Ceilings and floors need to be repaired or replaced throughout. Asbestos tile is a health hazard and should be covered or removed. There is asbestos floor tile throughout the school. Most rooms need to be repainted, and the floors are chipped or the carpet is stained. Interior finishes need to be updated or upgraded and replaced. 2007: Various Classrooms painted, ACT replaced.
7 Plumbing	Plumbing is original and galvanized and probably rusted. Its condition is unknown, and further inspection of the plumbing system is needed for an accurate assessment. There are no sprinklers in the building, and the fire alarm system is inadequate.
8 Roof	Modified bitumen roof average life is ten years, and this roof is approximately three years old. It is in good condition, with a few leaks at some vents. This can probably be repaired by replacing the flashing.

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9 ADA Compliance	Building is not accessible, and there is no accessible parking. There is no elevator in this building. Bathrooms and other facilities are not accessible. The only way to access the newer wing of the building from the older wings requires going to the first floor. There is no visible or audible fire alarm system. This is both a building code and life safety issue.
10 Technology	There are only a few data drops throughout the school. However, many of the classrooms appear to have adequate equipment, particularly in the computer lab. The school should be networked to achieve school standards.
11 Grounds	There is no ADA available parking, and no curb cuts for sidewalk access. Parts of the fields are eroding away. Sidewalks are settling, leaving the curbs at the original heights, creating trip hazards

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RECENT HISTORY OF MODERNIZATION

2007 WHOLE SCHOOL BLITZ

<input checked="" type="checkbox"/>	Interior Finishes - Select Carpet Replacements/Flooring Repairs
<input checked="" type="checkbox"/>	Other Work Orders

2008 STABILIZATIONS

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

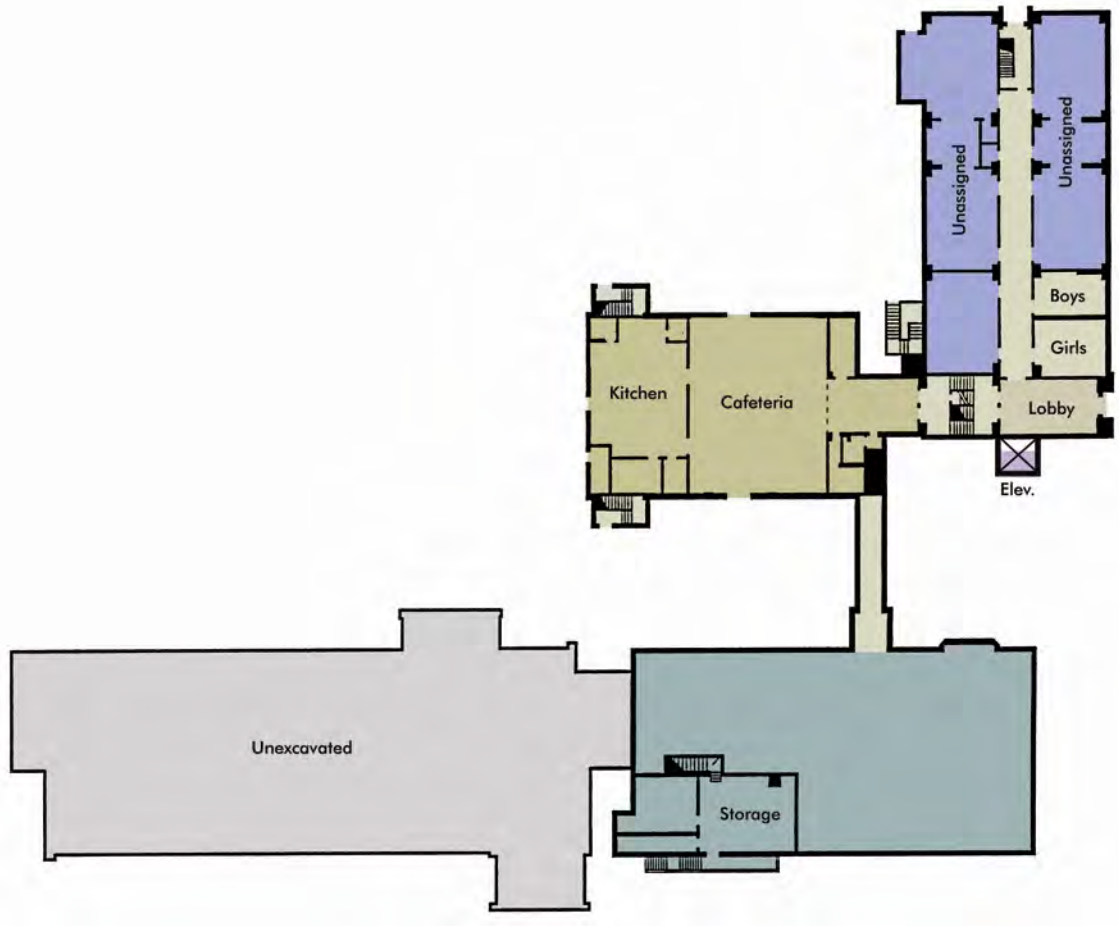
LEGACY PROJECTS - OTHER STABLIZATIONS

<input checked="" type="checkbox"/>	Interior Renovations - Various (Swing Spaces/Libraries/Asst. Supt. Offices)
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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

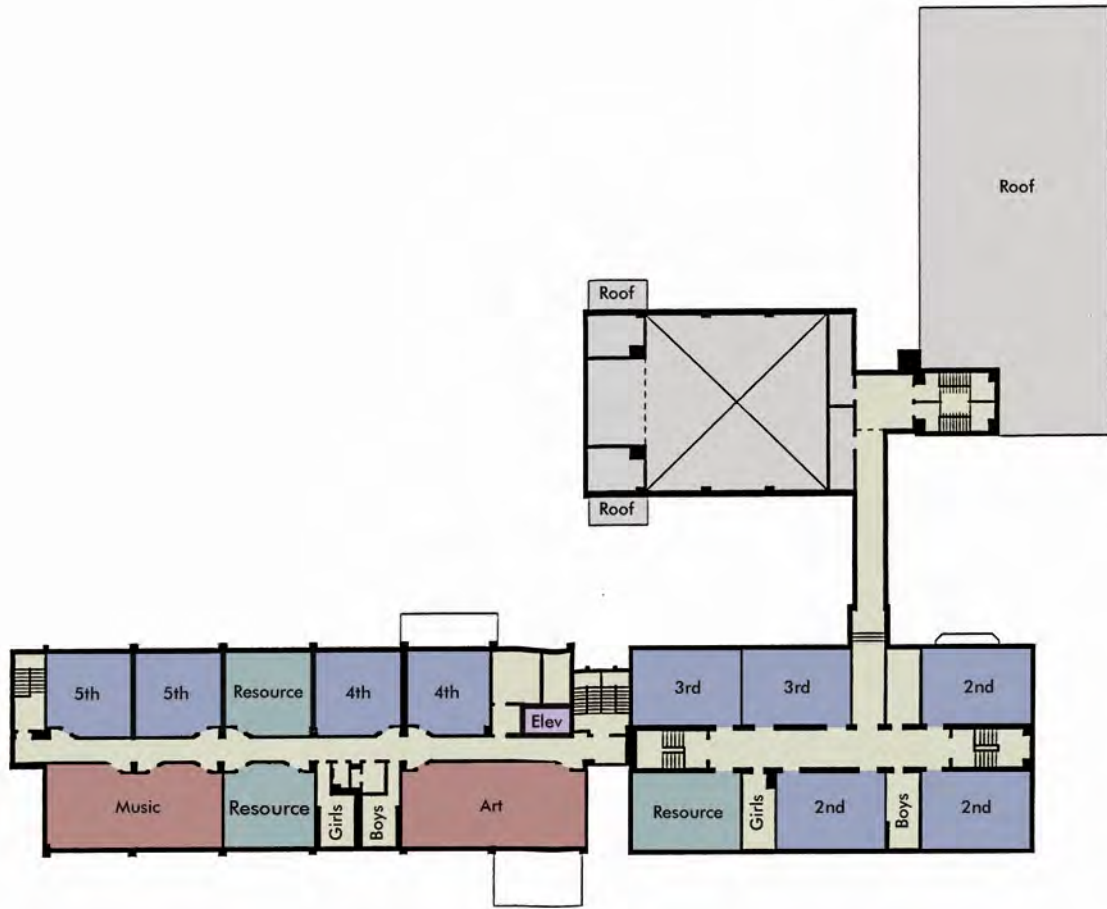
- | | |
|-----------------------|-------------------|
| Administration/Health | Auditorium |
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Second Floor

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