

DAVIS ELEMENTARY SCHOOL

4430 H Street, S.E., Washington, DC



INITIAL YEAR BUILT	1943
BUILDING AREA	71,100 SF
CURRENT PROGRAM CAPACITY	507
ENROLLMENT 2008	227
WARD	7
PROPOSED PROGRAM CAPACITY	325



Site Plan

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PROPOSED PROGRAM PROFILE

GRADE CONFIGURATION	PK- 5
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SQ. FT. (EXISTING)	71,100
SQ. FT. (ADDITION)	

TYPE	PROPOSED
Pre-School	1
Pre-Kindergarten	2
Kindergarten	2
1	2
2	2
3	2
4	2
5	2
Gym	
Bleachers	
Locker Rooms	
Gym-Cafeteria	
Cafetorium	
Gym-Cafetorium	
Gym-Auditorium	

TYPE	PROPOSED
Auditorium	
Multi-Purpose	1
Cafeteria	1
Kitchen Services	1
Special Education	1
Media Center	1
Administrative/Health Suite	1
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	Poor
HVAC	Poor
Interior Finish	Fair
Plumbing	Fair
Roof	Poor
Structure	Poor
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. Original lighting is not energy efficient, and several contain PCB's (which is a health hazard). The lighting should be upgraded to energy efficient fixtures. Service should have a further inspection to verify that there is no corrosion in the lines or panels. Electrical service should also have a load analysis prior to adding any additional fixtures, HVAC upgrades, or technology. 2008: The fire alarm system is inadequate.
3 Exterior Finish	Brick angle is rusting, causing the joint to open and water to leak in. The joint should be cleaned and repainted. There are other areas requiring repainting also. There are several spalling areas on the precast concrete on the exterior. The handrails on all the exterior steps are rusted and need replaced. 2007: Interior lighting repairs. 2008: Replaced exterior lighting.
4 Structure	Structure is in poor condition. There are some areas of minor cracking that need repair, both inside and outside. There are a few major cracks, with separation warrant further investigation. Additionally, when the windows were replaced in 2000, the CMU around the windows sustained damage that should be corrected.
5 HVAC	While the boiler has been replaced, the unit ventilators and convectors/radiators are beyond their average life span. Air conditioning units are missing or not working. There is no emergency lighting or emergency generator. The HVAC system should be overhauled and upgraded (and A/C could be added at that time). 2007: water fountain blitz, radiator replacement, A/C units. 2008: Repairs to boilers and classroom units. Installed 84 window A/C units with electrical upgrades.
6 Interior Finish	Ceilings and floors need to be replaced throughout. Asbestos tile is a health hazard and should be 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. Many of the ceilings have broken, stained, or moldy tiles. 2007: Painting; replace ceiling tiles, flooring, lighting and doors and hardware.
7 Plumbing	Plumbing is original and galvanized. Its condition is unknown, and further inspection of the plumbing system is needed for an accurate assessment. There are no sprinklers in the building. 2007: plumbing repairs.

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8 Roof	Roof is currently approximately 10 years old. It is modified bitumen, which has an average life span of ten years. Replacement of it should be considered within a year. 2007: Roof repair completed.
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 is by 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, and the computers and other equipment that does exist appears deficient. There are acceptable computers in the computer lab only.
11 Grounds	Parking is on an old portion of the playground. There are no handicapped spaces. Sidewalks, curbs, drainage, play structure, and playgrounds are all in poor condition and should be updated. There is a small non-code ramp, leading to one wing of the building. There are no athletic fields.

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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

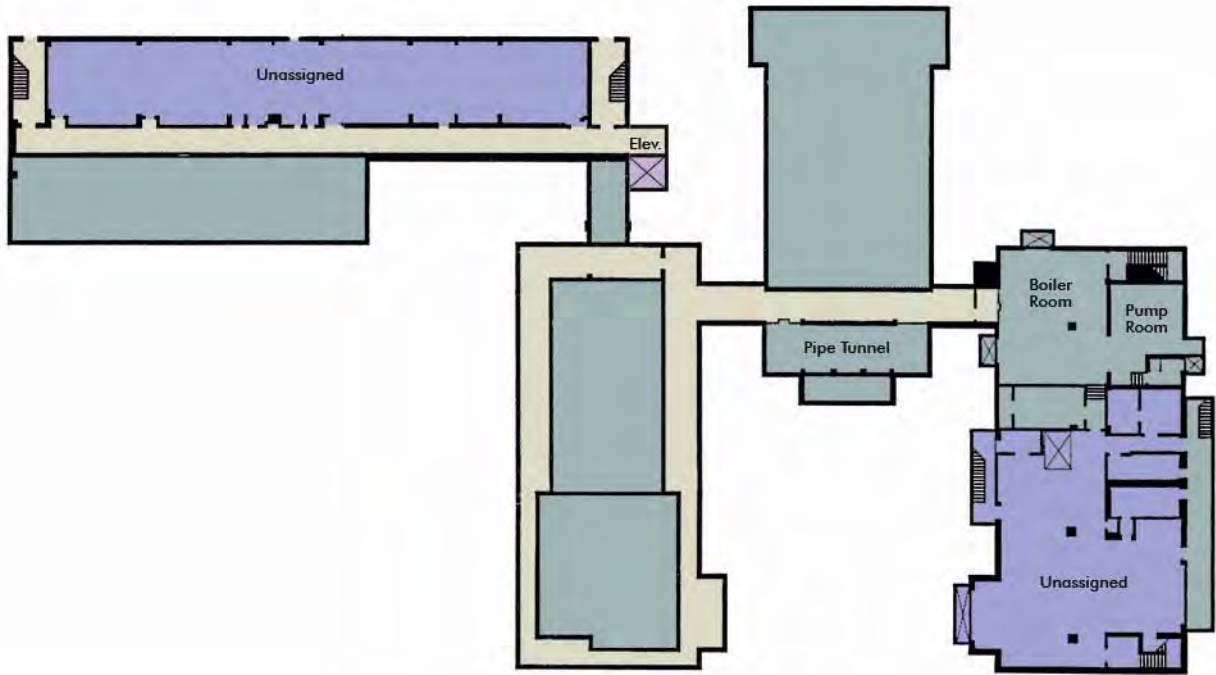
2008 STABILIZATIONS

✓	Heating Blitz - Boiler Repairs & Classroom Units
✓	AC Window Units Installations & Electrical Upgrades

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

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Basement

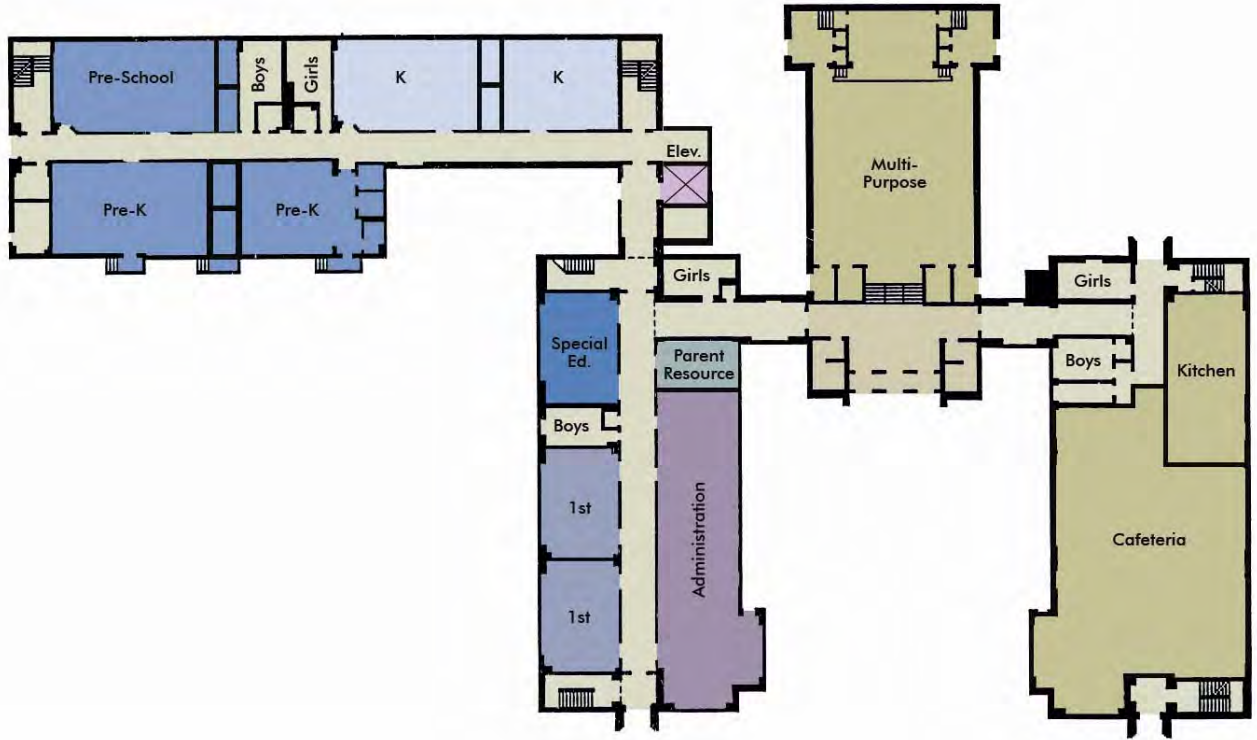
Administration/Health	Auditorium
Gymnasium/Cafeteria	Other
Classrooms	Media Center
Kindergarten	Computer Lab
Pre-K/Pre-School	OT/PT
Music/Art	Special Education
Science Lab	Unassigned
Lobby	Elevator Addition

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.

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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

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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 |

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