

# DREW ELEMENTARY SCHOOL

5600 Eads Street, N.E., Washington, DC



<b>INITIAL YEAR BUILT</b>	1953
<b>BUILDING AREA</b>	72,800 SF
<b>CURRENT PROGRAM CAPACITY</b>	435
<b>ENROLLMENT 2008</b>	213
<b>WARD</b>	7
<b>PROPOSED PROGRAM CAPACITY</b>	325



Site Plan

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### PROPOSED PROGRAM PROFILE

<b>GRADE CONFIGURATION</b>	PK-5
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<b>SQ. FT. (EXISTING)</b>	72,800
<b>SQ. FT. (ADDITION)</b>	

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	1
Multi-Purpose	1
Cafeteria	
Kitchen Services	1
Special Education	1
Administrative/Health Suite	1
Media Center	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



<i>Building System</i>	<i>2008 Rating</i>
ADA Compliance	Unsatisfactory
Conveying Systems	Poor
Electrical	Good
Exterior Finish	Unsatisfactory
HVAC	Fair
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:**

<b>1 Conveying System</b>	Elevator is original. It should be updated for ADA accessibility. It's beyond its original life span. It is also not on a shunt trip breaker, like it should be.
<b>2 Electrical</b>	Wiring condition is unknown, but is original. Service is 800A and should have a load analysis prior to adding any additional fixtures, HVAC upgrades, or technology equipment. Some fire alarm stations are damaged, and the fire bells are broken. <i>2008: New energy efficient lighting was installed.</i>
<b>3 Exterior Finish</b>	There are many areas of spalling concrete and graffiti, which need to be cleaned and repaired. The brick should be cleaned and repointed throughout. Exterior doors should be replaced and updated. The exterior stairs need to be repaired. All of the windows leak at the heads and need to be replaced. The interior of school is being damaged by the leaky windows.
<b>4 Structure</b>	Structure is in fair condition. There are some areas of cracking that need repair, both inside and outside.
<b>5 HVAC</b>	Unit ventilators and convectors 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 upgraded, and A/C could be added at that time. <i>2008: Repairs to boilers and classroom units. Installed 81 window A/C units with electrical upgrades.</i>
<b>6 Interior Finish</b>	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, with some pipe leaks causing mold on the ceiling tiles. Windows are leaking into the ceilings, requiring both ceiling and window replacement. <i>2008: Cleaning, Doors, Drywall, Ceilings, Floors, Paint, Plumbing, Electrical repairs completed.</i>
<b>7 Plumbing</b>	Plumbing is both copper and galvanized. Its condition is unknown and should have further investigation, but it is original, and is most likely in poor condition. There are no sprinklers in the building.
<b>8 Roof</b>	Roof age is approximate. There are some leaks, which should be repaired immediately. Modified bitumen roof average life is 10 years, and this roof is currently about 15 years old.

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<b>9 ADA Compliance</b>	Building is not accessible, and there is no accessible parking. Bathrooms and other facilities are not accessible. The ramp that is present does not meet code. There is no visible or audible fire alarm system. This is both a building code and life safety issue.
<b>10 Technology</b>	There are only a few data drops, and the computers and equipment that exist appear to be old and deficient.
<b>11 Grounds</b>	The parking is on the playground. The asphalt pavement needs repairs in many areas. Fields and play structures need to be updated. Lighting is deficient. ADA accessibility is limited to a small non-code ramp, which can not be accessed from the parking lot.

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## RECENT HISTORY OF MODERNIZATION

### 2008 STABILIZATIONS

✓	Heating Blitz - Boiler Repairs & Classroom Units
	Emergency Security Repair Work (Exterior Lighting Replacements)
✓	AC Window Units Installations & Electrical Upgrades

### 2008 SUMMER BLITZ

✓	Site Work (Concrete Masonry, Painting, Fencing)
✓	Carpentry
✓	Doors & Windows
✓	Interior Finishes - Painting/Plastering
✓	Roof Repairs/Replacement
✓	Other Work Orders
✓	Mechanical
✓	Electrical

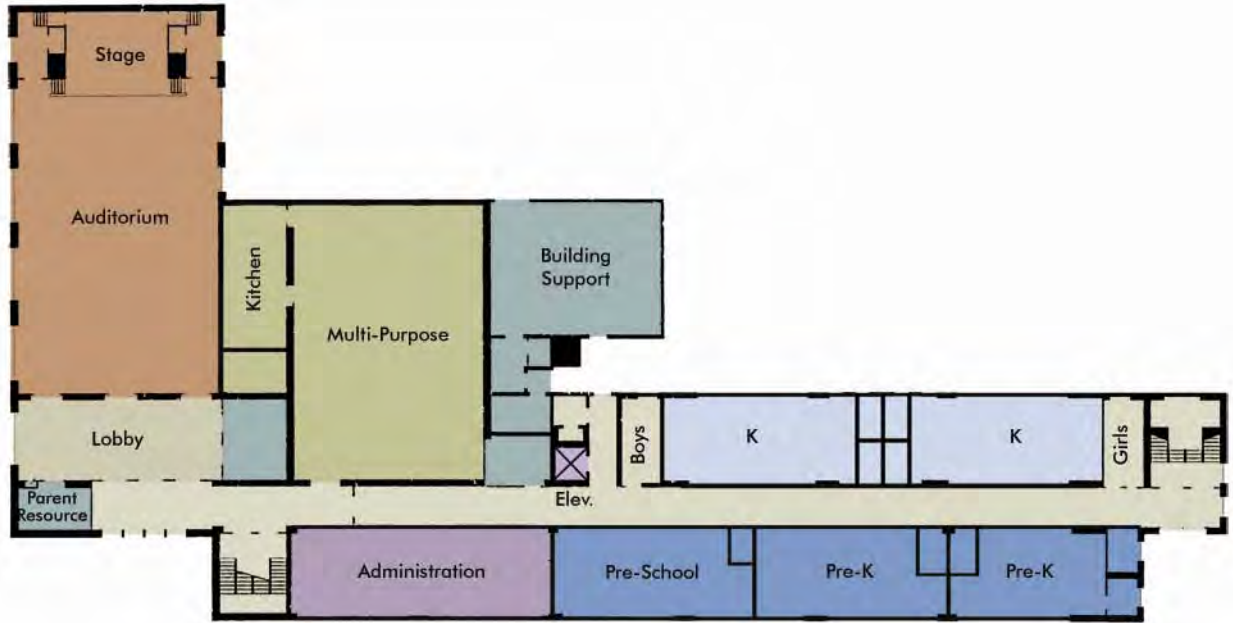
### LEGACY PROJECTS-OTHER STABILIZATIONS

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

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First Floor

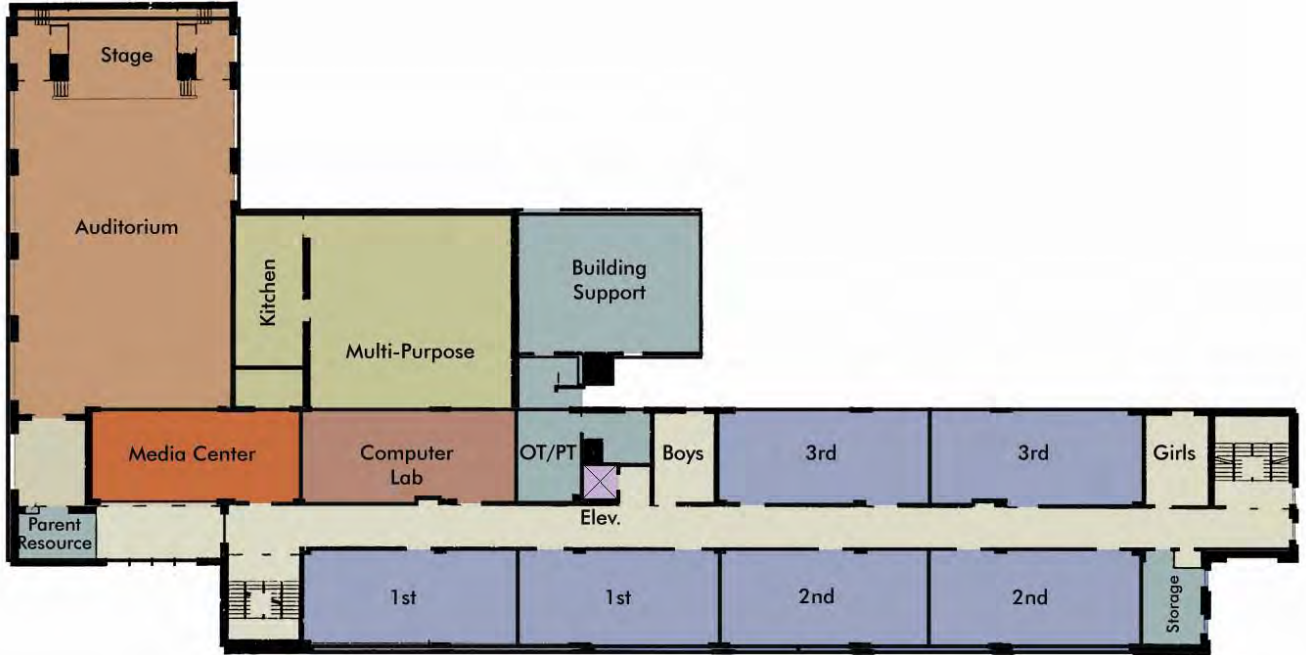
Administration/Health	Auditorium
Gymnasium/Cafeteria	Other
Classrooms	Media Center
Kindergarten	Computer Lab
Pre-K/Pre-School	OT/PT
Music/Art	Special Education
Science Lab	Unassigned
Lobby	Elevator Addition

### 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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Second Floor

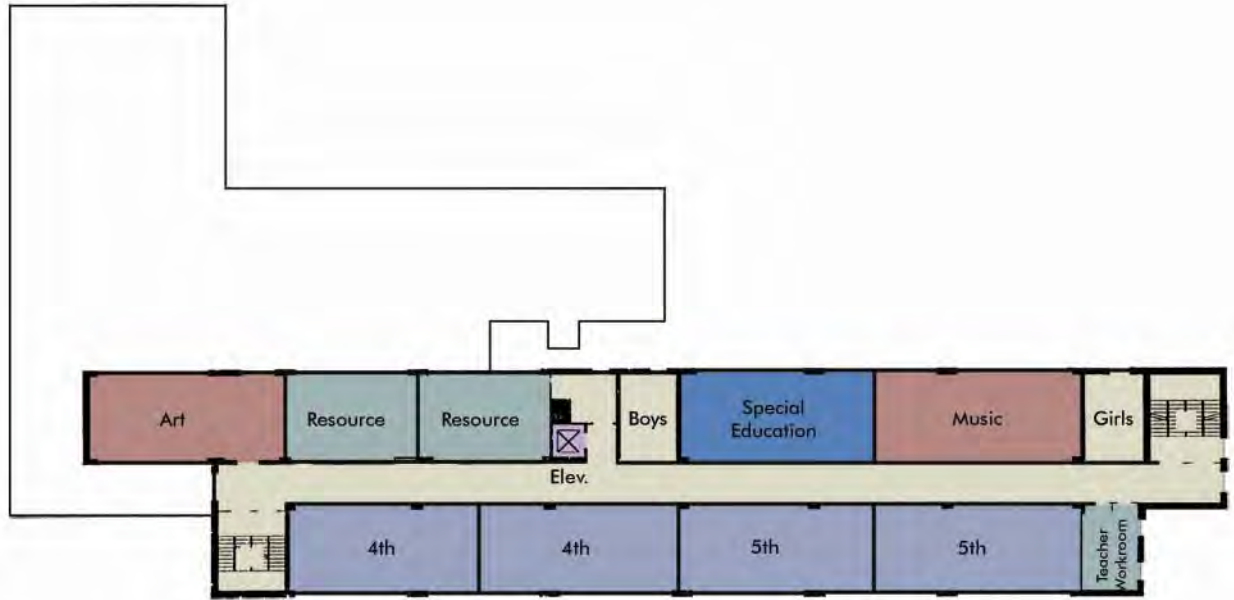
- |   |   |
|---|---|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #808080; border: 1px solid black;"></span> Administration/Health | <span style="display: inline-block; width: 15px; height: 15px; background-color: #C08040; border: 1px solid black;"></span> Auditorium        |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #A0C040; border: 1px solid black;"></span> Gymnasium/Cafeteria   | <span style="display: inline-block; width: 15px; height: 15px; background-color: #80C0C0; border: 1px solid black;"></span> Other             |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #6060C0; border: 1px solid black;"></span> Classrooms            | <span style="display: inline-block; width: 15px; height: 15px; background-color: #C04040; border: 1px solid black;"></span> Media Center      |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #8080C0; border: 1px solid black;"></span> Kindergarten          | <span style="display: inline-block; width: 15px; height: 15px; background-color: #A04040; border: 1px solid black;"></span> Computer Lab      |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #4080C0; border: 1px solid black;"></span> Pre-K/Pre-School      | <span style="display: inline-block; width: 15px; height: 15px; background-color: #408040; border: 1px solid black;"></span> OT/PT             |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #804040; border: 1px solid black;"></span> Music/Art             | <span style="display: inline-block; width: 15px; height: 15px; background-color: #4040C0; border: 1px solid black;"></span> Special Education |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #408040; border: 1px solid black;"></span> Science Lab           | <span style="display: inline-block; width: 15px; height: 15px; background-color: #8080C0; border: 1px solid black;"></span> Unassigned        |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #C0C040; border: 1px solid black;"></span> Lobby                 | <span style="display: inline-block; width: 15px; height: 15px; background-color: #8060C0; border: 1px solid black;"></span> Elevator Addition |

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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 |

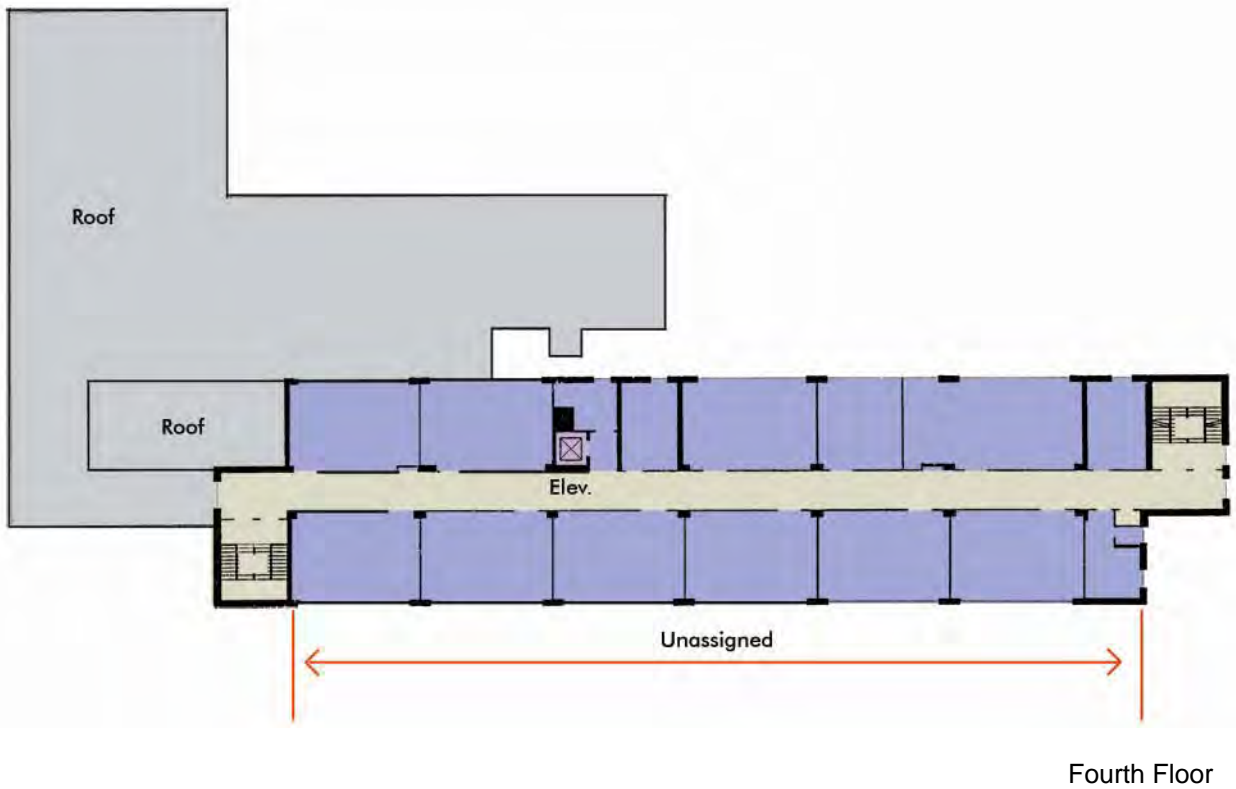
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|---|---|
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| <span style="display: inline-block; width: 15px; height: 15px; background-color: #9ACD32; border: 1px solid black;"></span> Gymnasium/Cafeteria   | <span style="display: inline-block; width: 15px; height: 15px; background-color: #808080; border: 1px solid black;"></span> Other             |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #6A5ACD; border: 1px solid black;"></span> Classrooms            | <span style="display: inline-block; width: 15px; height: 15px; background-color: #FF8C00; border: 1px solid black;"></span> Media Center      |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #ADD8E6; border: 1px solid black;"></span> Kindergarten          | <span style="display: inline-block; width: 15px; height: 15px; background-color: #A0522D; border: 1px solid black;"></span> Computer Lab      |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #4169E1; border: 1px solid black;"></span> Pre-K/Pre-School      | <span style="display: inline-block; width: 15px; height: 15px; background-color: #3CB371; border: 1px solid black;"></span> OT/PT             |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #CD5C5C; border: 1px solid black;"></span> Music/Art             | <span style="display: inline-block; width: 15px; height: 15px; background-color: #4169E1; border: 1px solid black;"></span> Special Education |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #2E8B57; border: 1px solid black;"></span> Science Lab           | <span style="display: inline-block; width: 15px; height: 15px; background-color: #9370DB; border: 1px solid black;"></span> Unassigned        |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #D4AF37; border: 1px solid black;"></span> Lobby                 | <span style="display: inline-block; width: 15px; height: 15px; background-color: #9370DB; border: 1px solid black;"></span> Elevator Addition |

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