

GARFIELD ELEMENTARY SCHOOL

2435 Alabama Avenue, S.E., Washington, DC



INITIAL YEAR BUILT	1910
BUILDING AREA	58,908 SF
CURRENT PROGRAM CAPACITY	446
ENROLLMENT 2008	278
WARD	8
PROPOSED PROGRAM CAPACITY	400



Site Plan

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PROPOSED PROGRAM PROFILE

GRADE CONFIGURATION	PK-5
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SQ. FT. (EXISTING)	58,908
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SQ. FT. (ADDITION)	
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TYPE	PROPOSED
Pre-School	2
Pre-Kindergarten	2
Kindergarten	3
1	3
2	3
3	2
4	2
5	2
Gym	1
Bleachers	
Locker Rooms	
Gym-Cafeteria	
Cafetorium	
Gym-Cafetorium	
Gym-Auditorium	

TYPE	PROPOSED
Auditorium	1
Multi-Purpose	
Cafeteria	1
Kitchen Services	1
Special Education	2
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	Unsatisfactory
Electrical	Fair
Exterior Finish	Unsatisfactory
HVAC	Unsatisfactory
Interior Finish	Fair
Plumbing	Poor
Roof	Fair
Structure	Unsatisfactory
Technology	Fair

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	The electric service consists of two GE 400A main distribution panels in fair condition. Power distribution is inadequate; new limited power distribution is being installed. Lighting is fair and mostly fluorescent. There is no emergency generator or battery emergency lighting. An Antronic, Inc. non-coded fire alarm system and ADT security system is installed. Power poles are installed in the computer labs. Mobile phone antennas for Nextel, T-Mobile, and AT&T are provided on the main roof area. 2007: Exterior lighting, interior lighting.
3 Exterior Finish	Portions of the 1890 building have brick which has been falling off of the façade and areas where the wall appears to be out of plumb with severe cracking. The school has several cell phone companies with access to the roof. The most recent company was denied permits to attach to the chimney by the Army Corps of engineers because the chimney was deemed structurally unstable. Staff is very concerned that the outside of the building will eventually cause harm to faculty or students. 2007: Exterior lighting replaced.
4 Structure	Area in basement has severe flooding which has left exposed rebar. This could potentially be a serious structural problem and should be investigated immediately by DCPS.
5 HVAC	The school is heated by two Highlander gas-fired low pressure steam boilers in fair condition. Bell & Gossett base mounted heating water pumps in fair condition and ceiling mounted steam to water converter unit in fair condition. Condensate return unit is in fair condition with tank insulation in poor condition. Combustion air louver is installed and is properly sized, however no mech. ventilation or heat is provided in boiler room. Unit ventilators and radiators are in poor condition. Window AC units and portable AC units are installed in these wings, with some units in poor condition. The 1999 wing is heated and cooled by GE Zoneline 3100 through the wall heat pump units. Some of these units do not work. There is a vented crawl space below some wings with no means to close vents in winter. Kitchen ventilation poor, exhaust fan discharge close to make-up air louver. All steam distribution piping to original school wing (1890) is in poor condition and should be removed. Hot water heating distribution to (1955) wing is in fair to poor condition. 2008: Repairs to boilers and classroom units completed.
6 Interior Finish	1890's building has severe plaster damage in many rooms. Other wings have stained asbestos tile and water damage due to poor roofing work in the past. 2007: Bldg - painting, block work for plumb chase, ceil tile replacement.

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7 Plumbing	Plumbing distribution in the 1870 and 1955 wings is in poor to fair condition. All galvanized water piping should be replaced. The sanitary sewage ejector and sump pump units back-up in the boiler room during a heavy rain. A surface mounted sump pump is installed in areaway outside boiler room due to back-up and discharges into inside pump. Plumbing fixtures are in fair to poor condition. Boys and Girls toilet rooms in basement of 1890 wing are used for storage. The gas-fired A.O. Smith domestic water heater is in fair condition but the associated Bell & Gossett in-line circulation and steam converter storage tank are in fair to poor condition. 2007: Plumbing.
8 Roof	Custodian has reported consistent leaking on the 1990's modular building. It is unclear if there has been any re-roofing since this portion of the schools initial construction.
9 ADA Compliance	Only the modular portion of the school done in 1990 has ADA access. The varying levels of the school make it impossible for someone in a wheelchair to access the 1955 and 1890 wing or any of the public spaces (auditorium, cafeteria, etc.) contained within. 2007: Site-sidewalks, gates.
10 Technology	Technology provided by DCPS, so computers are all Apple. Lucent technology power rack-300 internet equipment is installed.
11 Grounds	Trees overhanging from adjacent apartment complex have created issues with leaves and drainage for the custodial staff. The areas around the basketball hoop foundations area tripping hazard, the site lighting is poor and has been damaged by vandalism. Grass area used for sports has large rocks from the construction of the modular building which make the surface very rough and uneven for students who are playing sports.

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RECENT HISTORY OF MODERNIZATION

2007 WHOLE SCHOOL BLITZ

✓	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
✓	Exterior Work & Building Envelope - Lighting, Site Work, Playground, etc.
✓	Other Work Orders

2008 STABILIZATIONS

✓	Heating Blitz - Boiler Repairs & Classroom Units
✓	Emergency Security Repair Work (Exterior Lighting Replacements)

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

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Basement

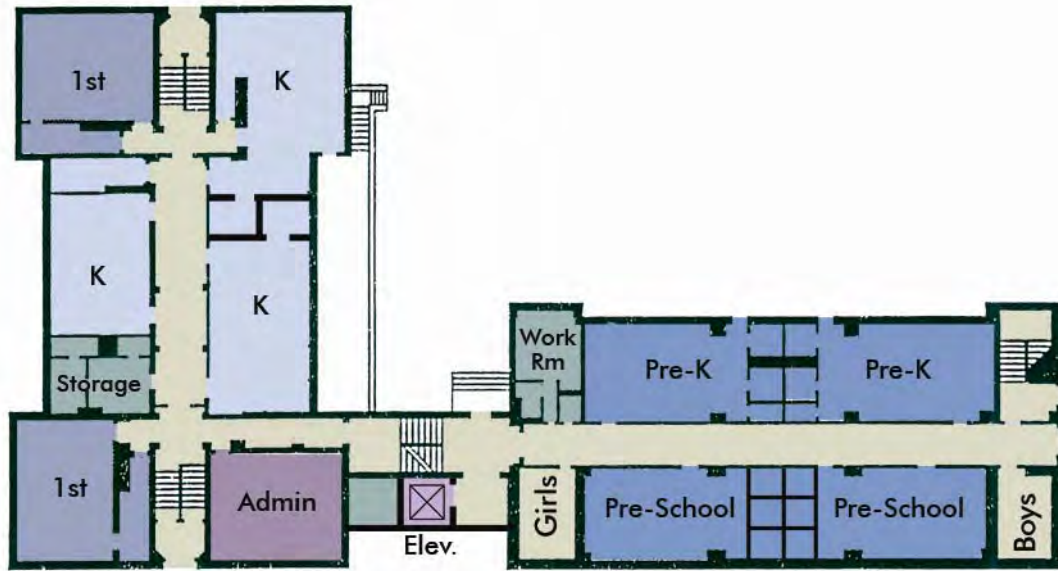
- | | |
|---|---|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
| Music/Art | Special Education |
| Science Lab | Unassigned |
| Lobby | Elevator Addition |

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 |
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Second Floor

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