

GARRISON ELEMENTARY SCHOOL

1200 S. Street, N.W., Washington, DC



INITIAL YEAR BUILT	1964
BUILDING AREA	60,200 SF
CURRENT PROGRAM CAPACITY	394
ENROLLMENT 2008	227
WARD	2
PROPOSED PROGRAM CAPACITY	325



Site Plan

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PROPOSED PROGRAM PROFILE

GRADE CONFIGURATION	PK-5
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DCPS Admin. Offices (OBE)

SQ. FT. (EXISTING)	60,200
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SQ. FT. (ADDITION)	
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TYPE	PROPOSED
Pre-School	1
Pre-Kindergarten	2
Kindergarten	2
1	2
2	2
3	2
4	2
5	2
6	
Gym	
Bleachers	
Locker Rooms	
Gym-Cafeteria	
Cafetorium	
Gym-Cafetorium	1
Gym-Auditorium	
Auditorium	

TYPE	PROPOSED
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



Building System	2008 Rating
ADA Compliance	Unsatisfactory
Conveying Systems	Fair
Electrical	Poor
Exterior Finish	Fair
HVAC	Fair
Interior Finish	Fair
Plumbing	Fair
Roof	Fair
Structure	Good
Technology	Good

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	Fluorescent lighting is in poor condition. Some panel boards need to be replaced. Public address and fire alarm systems are antiquated and require replacement with upgraded models. 2008: General power repairs exterior lighting completed.
3 Exterior Finish	Wooden exterior doors need to be replaced and all exterior windows have deteriorated and need to be replaced. Brick veneer appears to be in fair condition around the building. Routine maintenance, such as sealing and repointing will help prolong service life. 2007: Exterior lighting replaced.
4 Structure	No major deficiencies were observed. Minor cracking, typical for concrete framing, can be repaired as part of routine building maintenance. The presence of water infiltration suggests further structural investigation take place.
5 HVAC	There is no central cooling system present in the building. Boilers appear to be in good condition, although hot water piping needs repair. Temperature control should be upgraded. Window units are used to cool spaces. Most are in good condition. 2007: Boiler service and repairs exhaust fans. 2008: Repairs to boilers and classroom units completed. 12 Window A/C units installed. AC units have been completed.
6 Interior Finish	Many interior spaces are in need of renovations. Ceiling finishes are in poor condition. Asbestos tile is present throughout and needs to be removed. Carpeting and vinyl tile show signs of age and wear, but are in fair condition. 2007: Drywall repairs, painting, carpet repairs. 2008: Targeted repair scope items have been completed: hollow metal doors/frames/hardware, and window guards.
7 Plumbing	Domestic water piping requires repair work. Fixtures are outdated and should be replaced with code compliant models, but almost all are still functional. 2007: Plumbing, fixture and flush valve replacement; water cooers. 2008: Plumbing fixture replacement and leak repairs have been completed.
8 Roof	The roof is in fair to good condition. Additional flashing and drainage work is required to fully seal moisture out of the building.
9 ADA Compliance	Building is not ADA compliant and needs numerous upgrades in order to accomplish this. Improved access, door hardware, grounds improvements, and fixtures are a few problems to resolve.
10 Technology	Visual inspection is a limited tool for technology assessments. Generally, the equipment observed appears to be in fair condition. Upgrades should include software, networking, and dedicated climate controlled spaces to house equipment.
11 Grounds	Most green spaces are in fair condition. Drainage should be improved to prevent deterioration. Small sections of concrete need to be repaired and the play structure are in need of repair or replacement.

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RECENT HISTORY OF MODERNIZATION

2007 TARGETED REPAIRS

✓	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

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

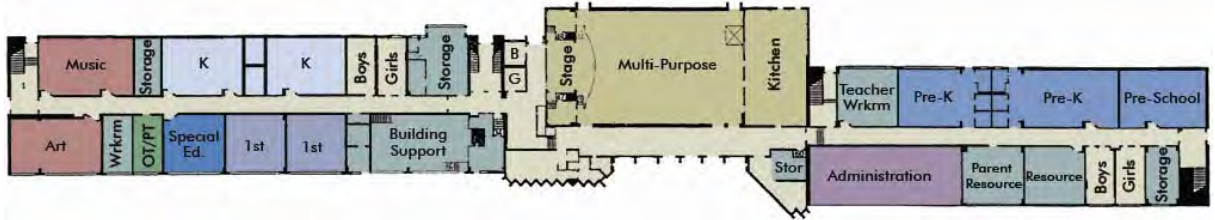
LEGACY PROJECTS - OTHER STABILIZATIONS

✓	Interior Renovations Various (Swing Spaces/Libraries/Asst. Supt. Offices)
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- ◊ Planning
▼ Design
◆ Pre-Construction
◻ In Progress
✓ Completed

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First Floor

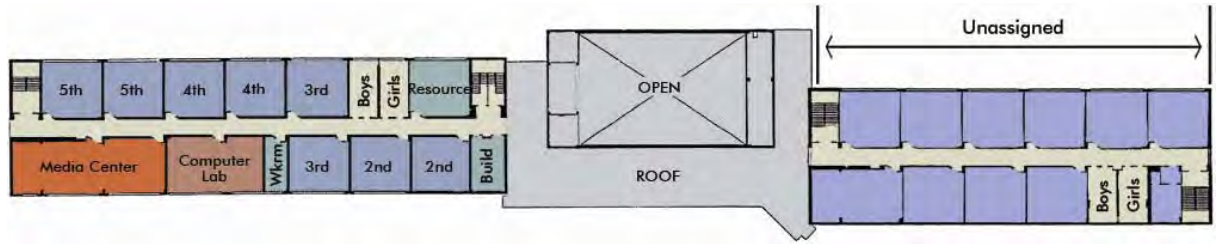
 Administration/Health	 Auditorium
 Gymnasium/Cafeteria	 Other
 Classrooms	 Media Center
 Kindergarten	 Computer Lab
 Pre-K/Pre-School	 OT/PT
 Music/Art	 Special Education
 Science Lab	 Unassigned
 Lobby	 Elevator Addition

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

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