

KIMBALL ELEMENTARY SCHOOL

3375 Minnesota Avenue, S.E., Washington, DC



INITIAL YEAR BUILT	1942
BUILDING AREA	83,400 SF
CURRENT PROGRAM CAPACITY	474
ENROLLMENT 2008	309
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)	83,400
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	

TYPE	PROPOSED
Auditorium	1
Multi-Purpose	1
Cafeteria	
Kitchen Services	1
Special Education	2
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	Fair
Interior Finish	Fair
Plumbing	Fair
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	Main service is inadequate for the facility and should be upgraded. Security, public address, and telephone systems are all obsolete and should be replaced. Some recent lighting repairs are evident, but the majority of fixtures remain in poor condition.
3 Exterior Finish	The exterior of the facility is aged. New windows are recommended. Brick work requires improved maintenance. 2007: Exterior Lighting replaced.
4 Structure	There were no major structural issues observed the facility at this time.
5 HVAC	All systems appear to be in an advanced state of decay. Window units are in poor condition or do not function. Heat convectors and unit ventilators are in poor condition and should be replaced. 2008: Repairs to boilers and classroom units completed. 2008: 30 Window A/C units installed.
6 Interior Finish	Interior wood doors require replacement or repair. Vinyl floor tiles are worn and need to be replaced in areas. Carpeting is fair, with some areas degraded to poor condition. Plaster walls and ceilings are cracked and need patching and repainting repairs. CMU walls require repainting throughout. 2008: Deep Cleaning, Ceilings, Floors, Paint, Plumbing, Electrical completed.
7 Plumbing	Fixtures are old and outdated, and should be replaced with modern models. Drinking fountains should e replaced as well. No piping deficiencies were directly observed, but all systems are suspect.
8 Roof	The membrane roof of the facility was upgraded about five years ago and should last another ten to fifteen years. 2008: Roofing repairs completed.
9 ADA Compliance	The building is not code compliant. The deficiencies include: no accessibility, plumbing (fountains, toilets, and sinks) does not comply with ADA standards, no ADA handrail extensions, no offset at leaver side of doors for wheel chair entry, and fire alarm system does not have strobes.
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	Athletic fields require significant repair. Paved areas such as the playground and parking lot are in poor condition and should be resurfaced. Mast lighting needs to be replaced. Site drainage in general is terrible. Concrete around the building is cracked and needs to be replaced. Curb cuts should be added as well.

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RECENT HISTORY OF MODERNIZATION

2008 STABILIZATIONS

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

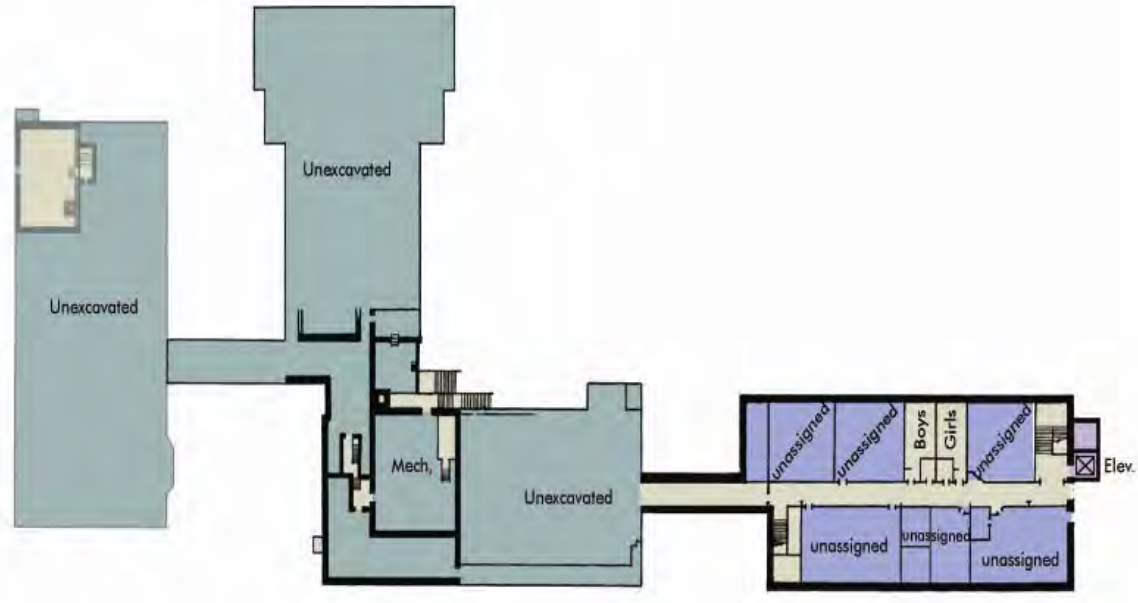
2008 SUMMER BLITZ

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

◻ 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

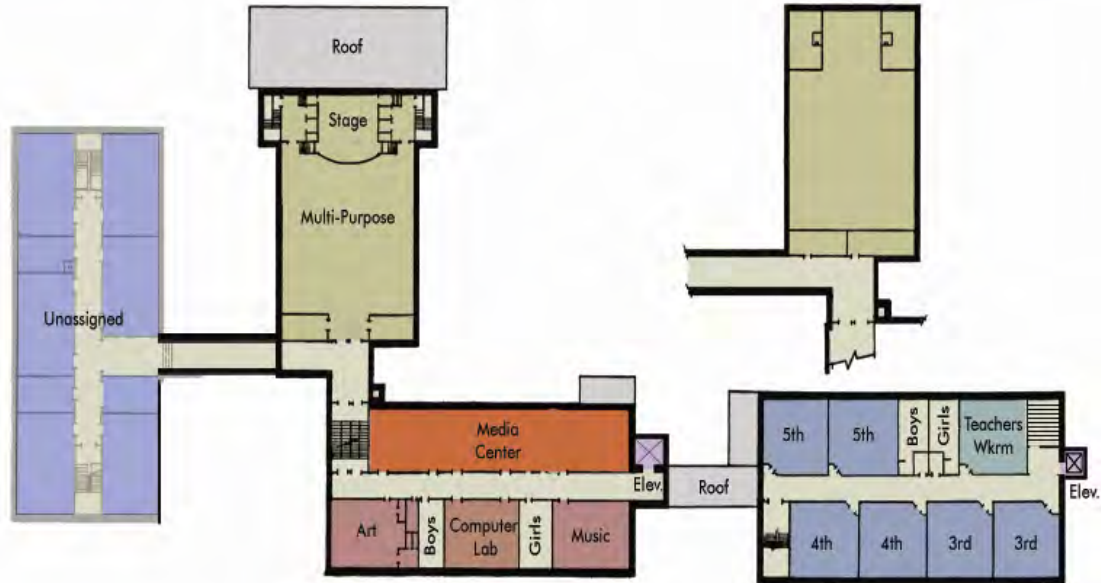
- | | |
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Second Floor

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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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