

# LAFAYETTE ELEMENTARY SCHOOL

5701 Broad Branch Road, N.W., Washington, DC



<b>INITIAL YEAR BUILT</b>	1931
<b>BUILDING AREA</b>	113,600 SF
<b>CURRENT PROGRAM CAPACITY</b>	486
<b>ENROLLMENT 2008</b>	610
<b>WARD</b>	4
<b>PROPOSED PROGRAM CAPACITY</b>	650



Site Plan

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## PROPOSED PROGRAM PROFILE

<b>GRADE CONFIGURATION</b>	PK-5
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<b>SQ. FT. (EXISTING)</b>	113,600
<b>SQ. FT. (ADDITION)</b>	

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

TYPE	PROPOSED
Auditorium	
Multi-Purpose	2
Cafeteria	
Kitchen Services	1
Special Education	2
Media Center	1
Administrative/Health Suite	2
Computer Lab	1
OT/PT	1
Science Lab	1
Art	1
Music	1
Teacher Workroom	2
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	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:**

<b>1 Conveying System</b>	Building has no elevator and no suitable interior ramps. Principal made particular note that the school currently has only one student in a wheelchair. That student will be transferring schools to a more accessible facility. Dumbwaiter in cafeteria is non-operational and has not been used for many years.
<b>2 Electrical</b>	Generally, the 2000A electric service and power distribution is in fair to good condition. Lighting in most areas is fair, but poor in equipment rooms. Diesel powered emergency generator unit is in poor condition, possible fire damage two years ago. Non-code fire alarm system installed. <b>2007: Power repairs completed.</b>
<b>3 Exterior Finish</b>	Brick is in overall fair condition. Wood trim around roof and windows on 1930's portion of the building is peeling but has not created significant interior damage from dry rot. Most interior leakage is found in areas where the 1930's portion of the building was modernized at the exterior wall. <b>2008: Exterior wall repairs completed.</b>
<b>4 Structure</b>	No structural deficiencies noted. Minor water infiltration in exterior walls at visual inspection does not appear to have any negative impact on load bearing members.
<b>5 HVAC</b>	Gas-fired Kawanee low pressure steel boilers in good condition, installed in 1998. Building base-mounted circulation pumps in fair to poor condition. The ClimaCool modular chiller unit (10) modules in fair condition. Robert Shaw pneumatic control system in fair to poor condition. Two-pipe chilled/hot water distribution system good to fair with many terminal and air handling units in fair to poor condition. Roof-top Delta cooling tower in good to fair condition, (15-22-2001). Tower noise complaints by neighborhood. <b>2007: Repairs to boiler(s) and Classroom heating units, Servicing AC Central Unit. 2008: completed exhaust fans, HVAC controls and filters.</b>
<b>6 Interior Finish</b>	1970's portion of the building is in good condition in most rooms. Kindergarten areas suffer from excess noise due to lack of sound insulation in high ceiling areas. Most damage noted was worn asbestos tile and carpet damage. School is very large and has had several fires in mechanical areas in last decade but those incidents have not affected classroom areas. Interior finish water damages are a result of poor connections between old and modernized portions of building. <b>2007: hazmat abatement, drywall and ACT repairs, replaced damaged vinyl tile, light ballast, carpet replacement, painting, door hardware.</b>

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<b>7 Plumbing</b>	Generally, the domestic water heating system is in good to fair condition. Plumbing fixtures are in fair condition and a reverse osmosis domestic water treatment system is installed, good to fair condition.
<b>8 Roof</b>	Areas of the roof visually surveyed are in good condition, however leaking has been reported in areas where expansions to the school have been added. Poor detailing at these connection points may be the cause of this leakage. Roofing material appears to be in good to fair condition with no large areas of debris noted. <b>2008: completed roof flashing</b>
<b>9 ADA Compliance</b>	School does not have ADA compliant door hardware, entry, or bathroom equipment.
<b>10 Technology</b>	School has not only DCPS provided computers but many faculty and parent donated computers in each classroom. Networking between PCs should be improved.
<b>11 Grounds</b>	Grounds of school connect to DC Parks and are moderately maintained. Retaining walls are in good structural condition with minor cracking. Sidewalks and paved areas are in fair condition with asphalt and concrete cracking. Cracking is not severe enough to be a tripping hazard but may become one if not properly repaired and maintained.

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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

- ✓ Heating Blitz - Boiler Repairs & Classroom Units

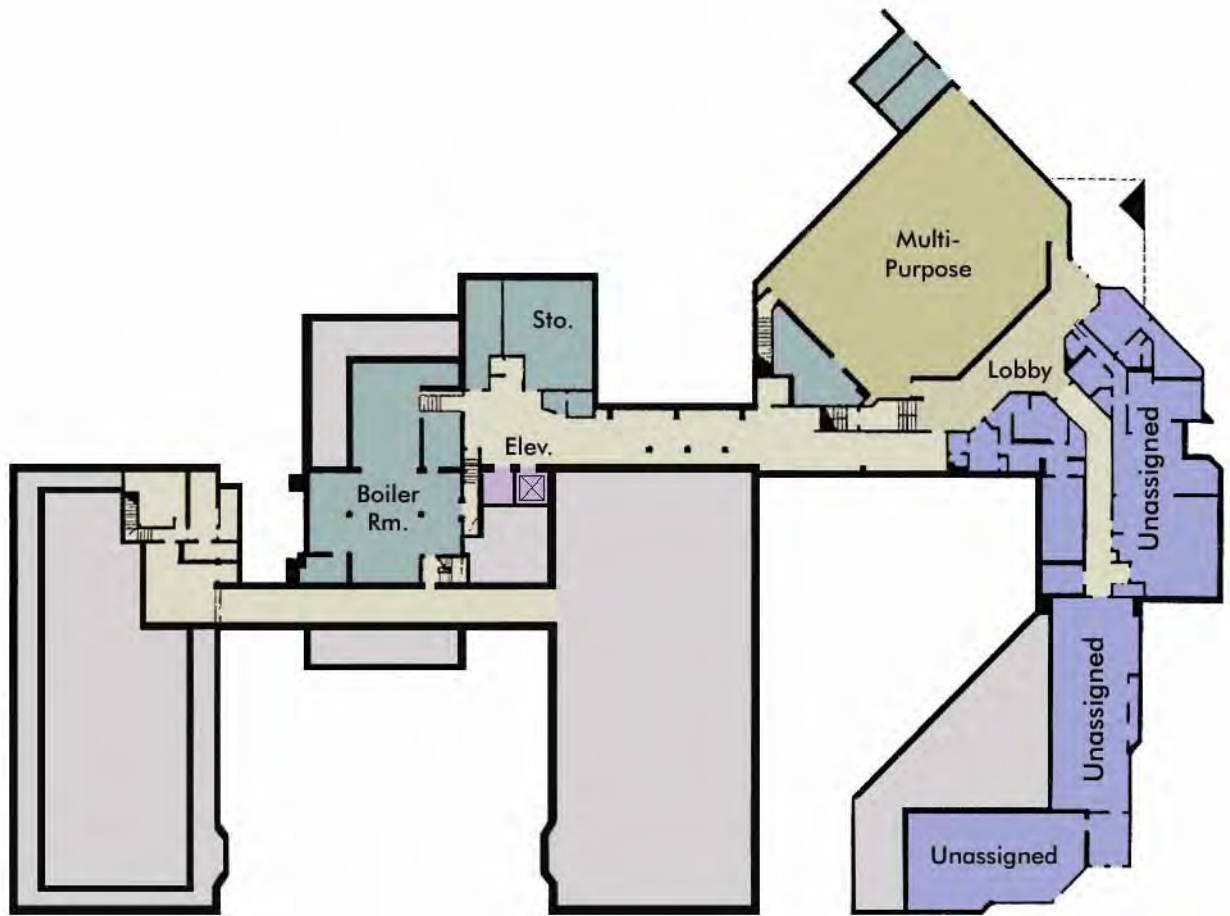
### LEGACY PROJECTS - OTHER STABLIZATIONS

- ✓ Re-locatable Classrooms

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

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Basement

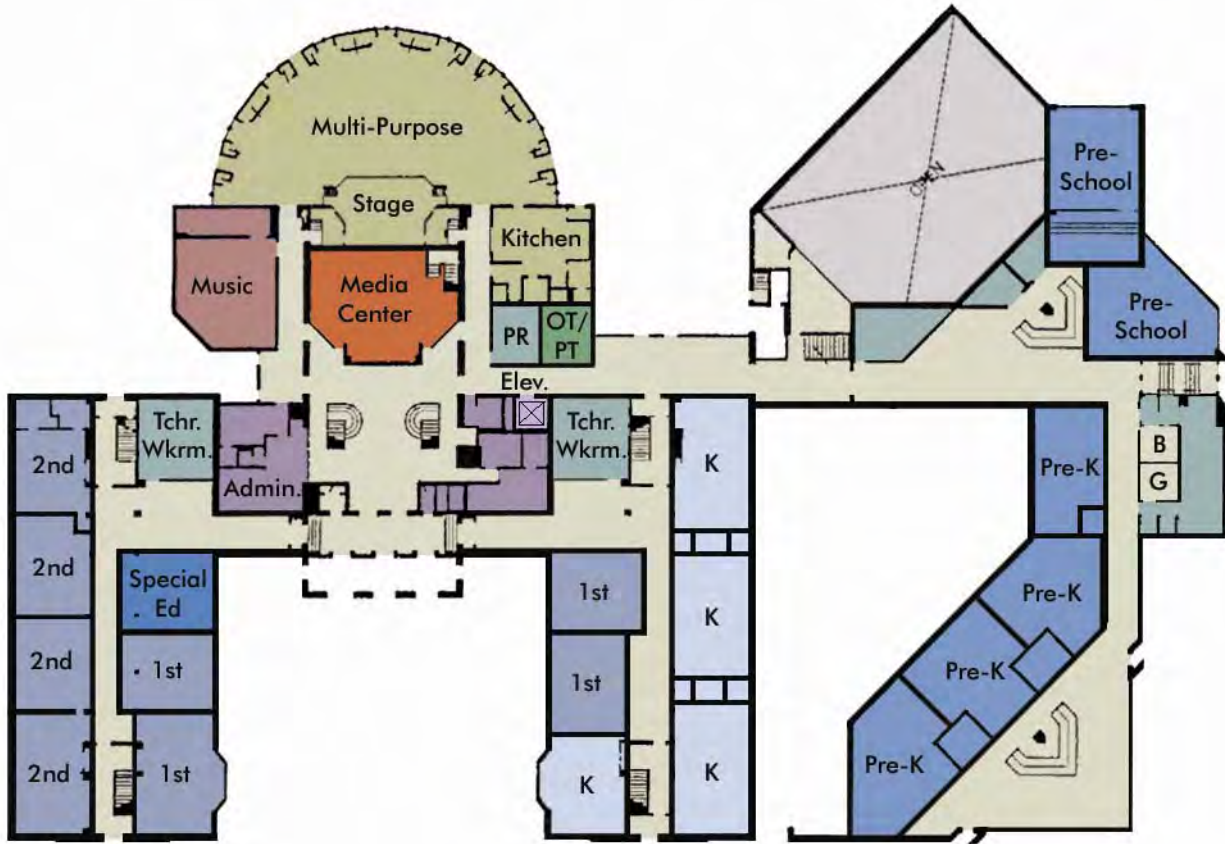
- |                       |                   |
|-----------------------|-------------------|
| Administration/Health | Auditorium        |
| Gymnasium/Cafeteria   | Other             |
| Classrooms            | Media Center      |
| Kindergarten          | Computer Lab      |
| Pre-K/Pre-School      | 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

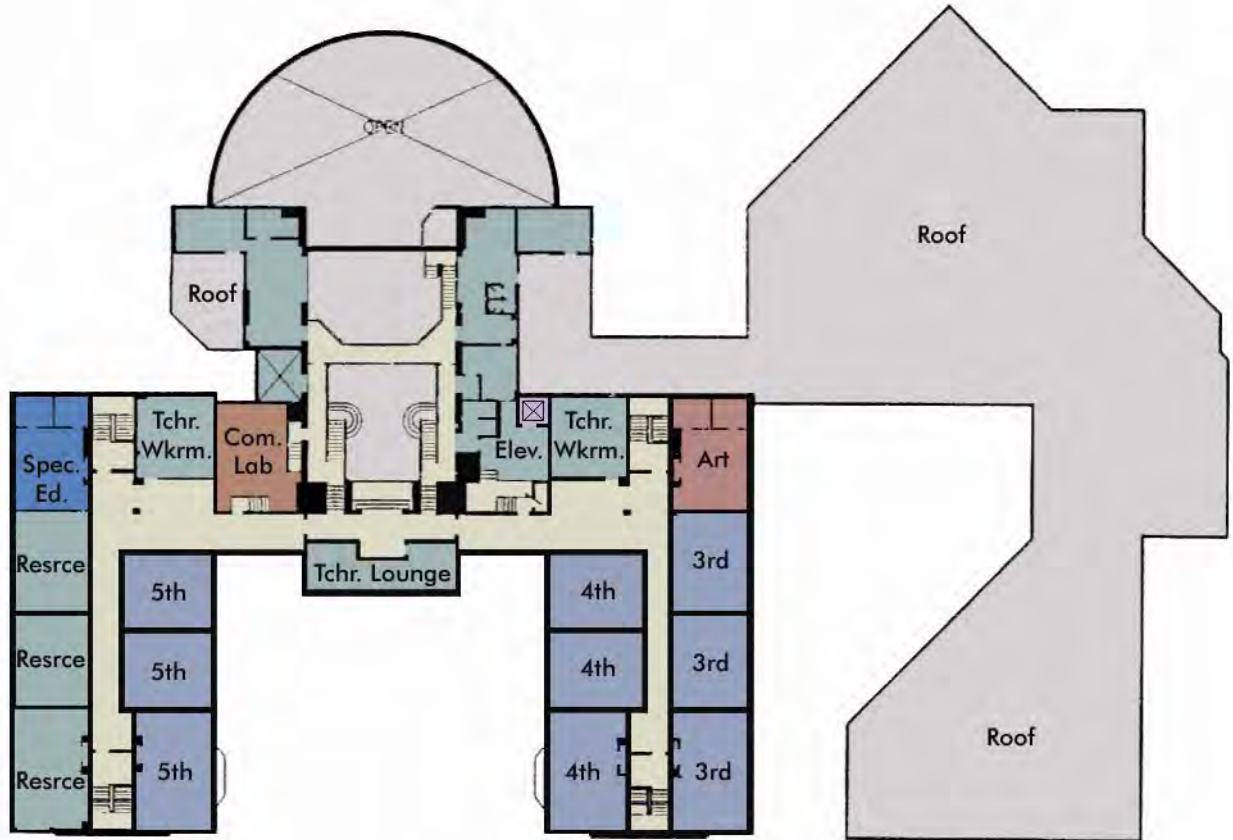
- |   |   |
|---|---|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #808080; border: 1px solid black;"></span> Administration/Health | <span style="display: inline-block; width: 15px; height: 15px; background-color: #FF8C00; border: 1px solid black;"></span> Auditorium        |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #90EE90; border: 1px solid black;"></span> Gymnasium/Cafeteria   | <span style="display: inline-block; width: 15px; height: 15px; background-color: #ADD8E6; 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: #FF4500; 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: #8B4513; 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: #A52A2A; 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: #D2B48C; 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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Second Floor

- |   |   |
|---|---|
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| <span style="display: inline-block; width: 15px; height: 15px; background-color: #90EE90; border: 1px solid black;"></span> Gymnasium/Cafeteria   | <span style="display: inline-block; width: 15px; height: 15px; background-color: #ADD8E6; border: 1px solid black;"></span> Other             |
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| <span style="display: inline-block; width: 15px; height: 15px; background-color: #B0C4DE; border: 1px solid black;"></span> Kindergarten          | <span style="display: inline-block; width: 15px; height: 15px; background-color: #8B4513; 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             |
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| <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        |
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