

LECKIE ELEMENTARY SCHOOL

4200 Martin Luther King Jr. Avenue, S.W., Washington, DC



INITIAL YEAR BUILT	1970
BUILDING AREA	65,000 SF
CURRENT PROGRAM CAPACITY	471
ENROLLMENT 2008	321
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)	65,000
SQ. FT. (ADDITION)	

TYPE	PROPOSED
Pre-School	2
Pre-Kindergarten	2
Kindergarten	3
1	3
2	3
3	2
4	2
5	2
6	
Gym	
Bleachers	
Locker Rooms	
Gym-Cafeteria	
Cafetorium	
Gym-Cafetorium	1
Gym-Auditorium	

TYPE	PROPOSED
Auditorium	
Multi-Purpose	
Cafeteria	
Kitchen Services	1
Special Education	2
Media Center	1
Administrative/Health Suite	2
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	Poor
Roof	Poor
Structure	Fair
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	No elevator exists in this school.
2 Electrical	Main service, branch circuit panels, and branch circuit wiring are original and should be replaced or upgraded. Some of the lighting has been replaced within the past five to ten years. About 95% of the light fixtures are original and should be replaced. Intercom system is original and should be replaced.
3 Exterior Finish	Stucco falling off - this is an emergency and life/safety issue. Windows are in poor condition and in need of upgrading. Also repairs on the exterior walls & columns are needed. 2007: Replaced Exterior Lighting.
4 Structure	No sign of structural problems were noticed except that there is a crack on the CMU wall of Stair #136. Additional inspection should be performed.
5 HVAC	All classroom unit ventilators are at the end of their lives. Boiler and chiller have about five years left on them. Air handlers needs to be replaced. All heat convectors need to be replaced or upgraded. 2007: Repairs to boiler(s) and Classroom heating units. Installed 11 AC Window Units.
6 Interior Finish	Interior finishes are 70% Poor and 30% Fair. Leakage has damaged many of the ceiling tiles. The school had change the ceiling tiles in a few spaces without solving the leakage problem. 2007: Roof repair, plaster repair, painting, flooring, window blinds, ceiling replacements, door & door hardware, lighting completed.
7 Plumbing	None of the toilets are ADA compliant. Condensation in piping above ceiling leaking in some areas. Majority of the fixtures need to be replaced or upgraded. Complaint of natural gas smell in the kitchen/All Purpose Room area. 2007: Plumbing repairs completed.
8 Roof	The roof has about seven to eight years of life left, but the flashing and drainage system needs to be replaced or repaired immediately.
9 ADA Compliance	The building is not ADA compliant and there are no elevators in the building. Fixtures, light switches, door hardware, and grounds all require improvement to meet code.

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10 Technology	Data and video was available throughout the facility. Most rooms were equipped with PC's and TV's. The main data rooms are in an unconditioned, non-dedicated space. Much of the data wiring was installed by volunteers and should be tested/upgraded. Internet access is reported as intermittent. In this school there are nine classrooms without video drop or portable TV. The following Audio Video systems are requested for this school: 25 Video Drop & TV on Cart or Desk. 7 Video Drop only (No TV or Wall Bracket needed).
11 Grounds	Sidewalks need repair and landscaping around the front entry seems appropriate. Exterior stairs have loose railings.

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RECENT HISTORY OF MODERNIZATION

2007 WHOLE SCHOOL BLITZ

✓	Interior Finishes - Door Replacements/Door Hardware Repair
✓	Interior Finishes - Drywall & Ceiling Repairs
✓	Interior Finishes - Select Carpet Replacements/Flooring Repairs
✓	Interior Finishes - Painting/Plastering
✓	Electrical Repairs - Lighting & Power
✓	Mechanical Repairs - AHU & Boiler Repairs, HVAC Filter Replacement
✓	Other Work Orders

2008 STABILIZATIONS

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

SCHOOL CONSOLIDATIONS & RECEIVING SCHOOLS (I,II)

✓	Classrooms Configurations
✓	Site Work - (Concrete, Masonry, Painting, Fencing)
✓	Wood and Plastics - (Carpentry)
✓	Thermal and Moisture Protection (Roofing)
✓	Doors and Windows
✓	Finishes - (Interior Painting)
✓	Mechanical
✓	Electrical
✓	Work Orders

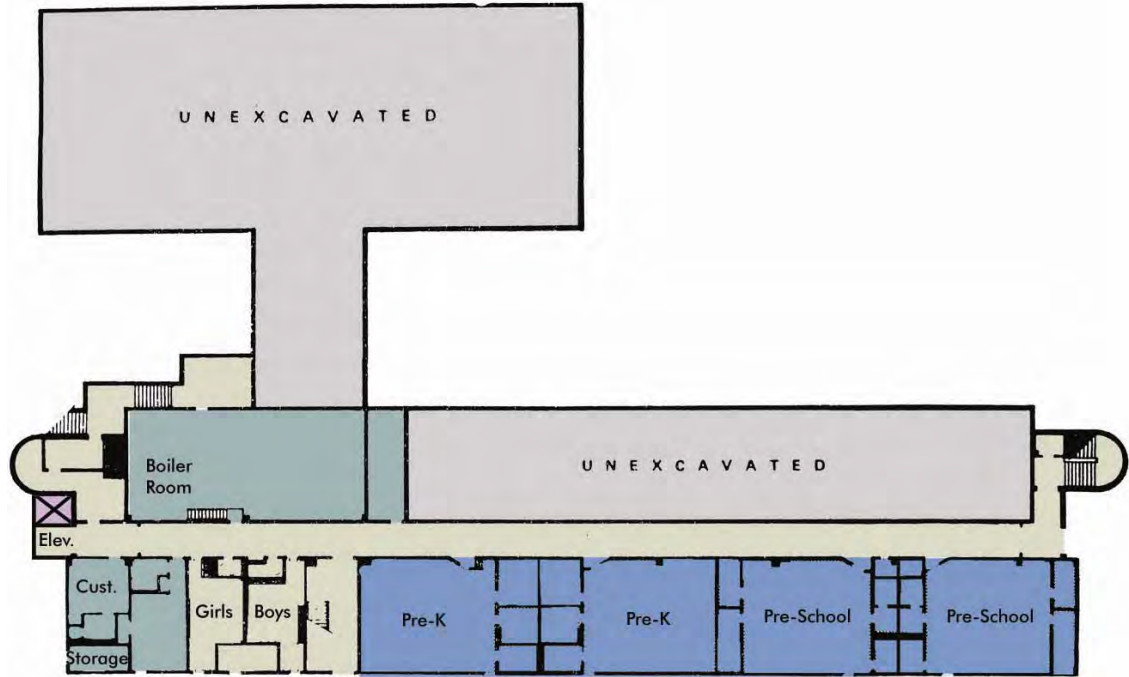
LEGACY PROJECTS - OTHER STABILIZATIONS

✓	Mechanical - Terminal Units Replacements
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■ Planning
 ▼ Design
 ◆ Pre-Construction
 In Progress
 ✓ Completed

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Ground 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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First Floor

- | | |
|-----------------------|-------------------|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
| Music/Art | Special Education |
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Second Floor

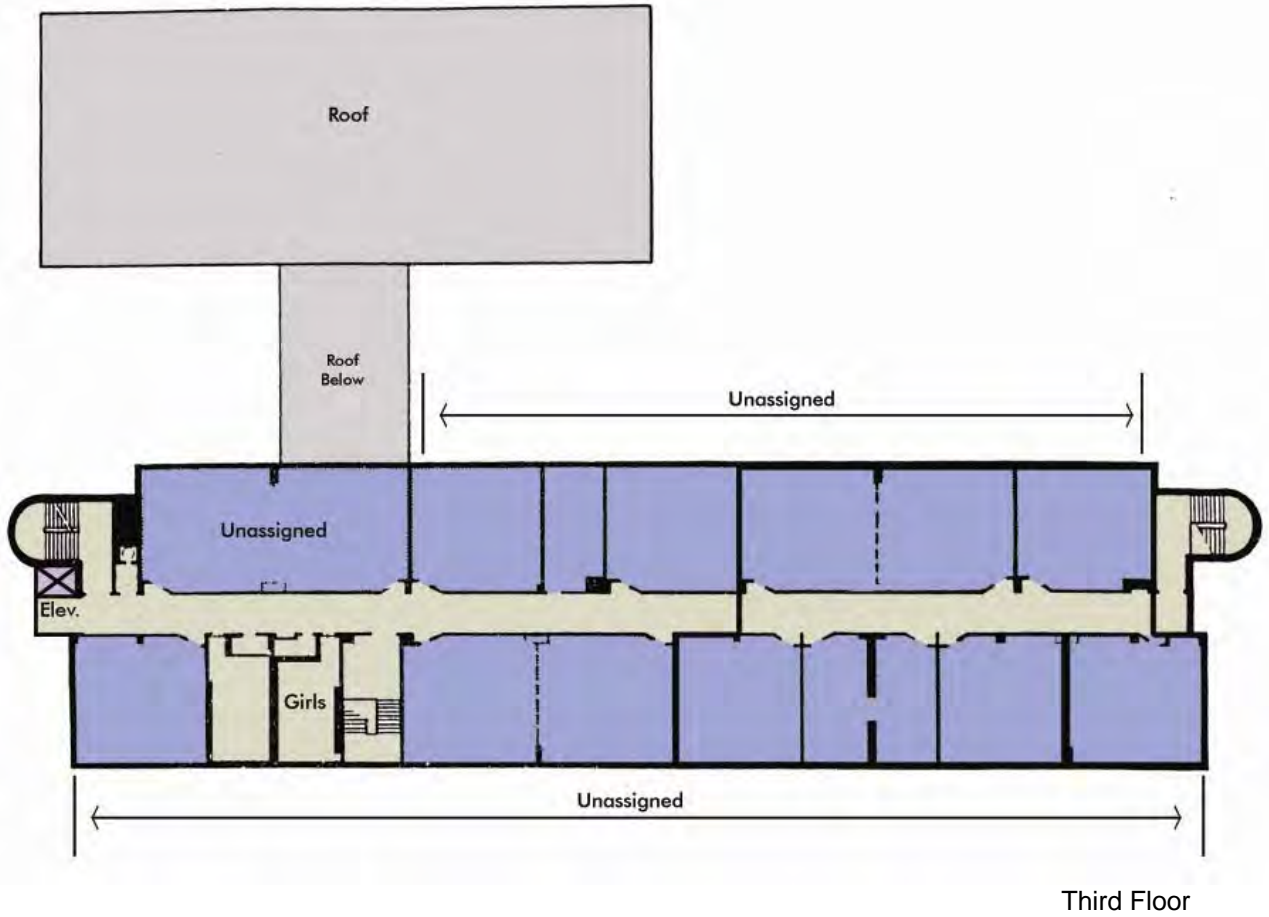
- | | |
|---|---|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
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Third Floor

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