

LEWIS ELEMENTARY SCHOOL

COOKE, H.D. AT LEWIS ELEMENTARY SCHOOL

300 Bryant St. N.W., Washington, DC



INITIAL YEAR BUILT	1962
BUILDING AREA	49,500 SF
CURRENT PROGRAM CAPACITY	550
ENROLLMENT 2008	288
WARD	1
PROPOSED PROGRAM CAPACITY	450



Site Plan

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PROPOSED PROGRAM PROFILE

GRADE CONFIGURATION PK-5 (Swing)

SQ. FT. (EXISTING) 64,000

SQ. FT. (ADDITION)

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

TYPE	PROPOSED
Multi-Purpose	1
Cafeteria	
Kitchen Services	1
Special Education	1
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



<i>Building System</i>	<i>2008 Rating</i>
ADA Compliance	Unsatisfactory
Conveying Systems	Unsatisfactory
Electrical	Poor
Exterior Finish	Fair
HVAC	Fair
Interior Finish	Poor
Plumbing	Poor
Roof	Fair
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	There is no escalator, elevator, or lift system present in the building.
2 Electrical	Lighting systems need to be replaced with more energy efficient models. The fire alarm is not up to code and needs to be replaced. Existing smoke detectors are in poor condition.
3 Exterior Finish	Exterior doors are in fair condition. Minor repair work should be performed to keep the doors operating properly. A few exterior windows leak and should be replaced. <i>2007: Replace exterior lighting.</i>
4 Structure	No major deficiencies were observed. Minor cracking was seen, but is not atypical for concrete framing.
5 HVAC	Major components have reached the end of useful life. Radiators are in poor condition. Large sections of distribution piping have corroded and need to be replaced. <i>2007: Replaced boiler. 2008: Repairs to boiler and classroom heating units. Installed 11 A/C window units.</i>
6 Interior Finish	Ceiling finishes and flooring are in disrepair. Large areas require replacement. A few interior windows need to be replaced.
7 Plumbing	Waste systems and fixtures are all in poor condition. New systems should be installed. Code compliant fixture should be installed as well.
8 Roof	A built-up roof system sits atop concrete decking. This roof has a great deal of blueberry blistering which indicates imminent failure. Over half of the flashings were pulling away from the gravel stop. This needs to be fixed immediately. Other scattered blistering of membrane. Coal Tar Pitch, 25% of roof has blueberry blisters.
9 ADA Compliance	The facility needs numerous upgraded in order to conform to ADA code. Wet fixtures should be replaced; access needs to be improved, inside the building and out.
10 Technology	Visual inspection of equipment found most is in fair condition; most hardware and software is outdated and should be upgraded. Similarly, networking capability should be improved.
11 Grounds	Site drainage is poor. Adjustments to grading and landscaping should be considered as part of any renovation package.

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RECENT HISTORY OF MODERNIZATION

2008 STABILIZATIONS

- ✓ Heating Blitz - Boiler Repairs & Classroom Units
- ✓ Emergency Security Repair Work (Exterior Lighting Replacements)
- ✓ AC Window Units Installations & Electrical Upgrades

SCHOOL CONSOLIDATIONS & RECEIVING SCHOOLS – PHASES 1 & 2

- ✓ 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 STABLIZATIONS

- ✓ Mechanical-Boiler Replacements/Heating Plant Upgrades

◆ 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 |

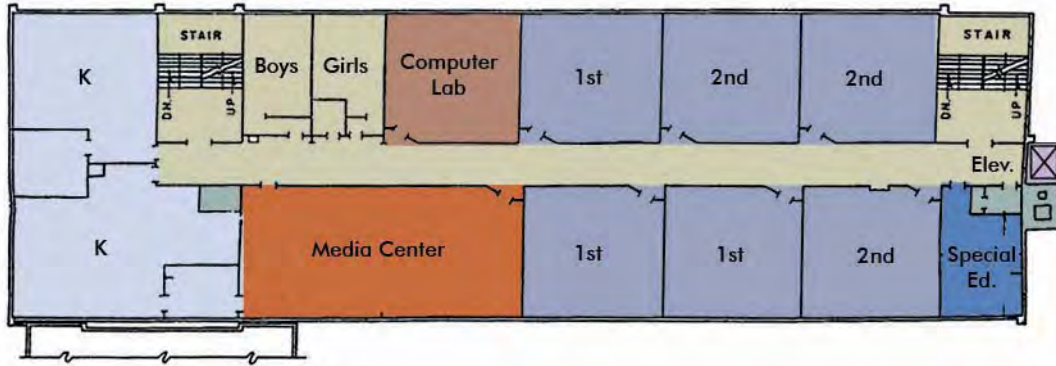
Concept Plans

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

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

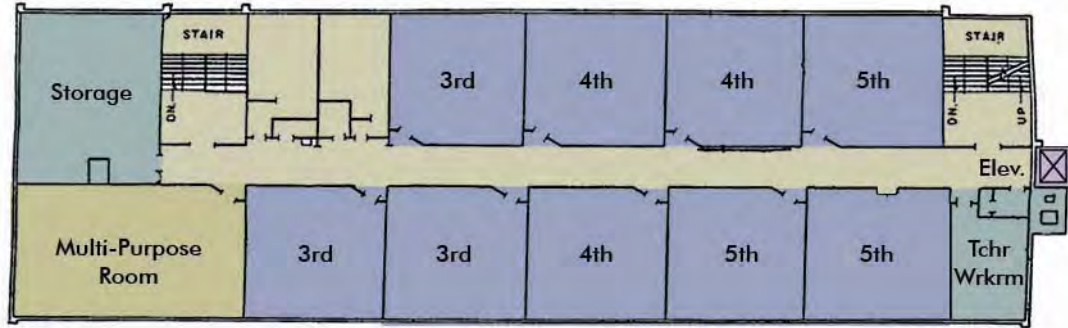
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Third Floor

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