

PATTERSON ELEMENTARY SCHOOL

4399 South Capitol Terrace, S.W., Washington, DC



INITIAL YEAR BUILT	1945
BUILDING AREA	78,300 SF
CURRENT PROGRAM CAPACITY	368
ENROLLMENT 2008	463
WARD	8
PROPOSED PROGRAM CAPACITY	500



Site Plan

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PROPOSED PROGRAM PROFILE

GRADE CONFIGURATION PK-5

SQ. FT. (EXISTING) 78,300 SF

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

TYPE	PROPOSED
Auditorium	
Multi-Purpose	
Cafeteria	
Kitchen Services	1
Special Education	3
Media Center	1
Administrative/Health Suite	1
Computer Lab	1
OT/PT	1
Science Lab	
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	Good
Conveying Systems	Good
Electrical	Good
Exterior Finish	Good
HVAC	Good
Interior Finish	Good
Plumbing	Good
Roof	Good
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	The building has an elevator that is ADA compliant.
2 Electrical	The building is two years old and has new electrical system. The electrical equipment, raceways, wiring, fixtures, power outlets, fire protection, public address system, security system, telephone wiring, technology devices and life safety equipment/devices are in good condition. The building has fire protection A/V strobes. The main service, main board, distribution board and panel boards are in good condition. Overall the electrical system is in good condition. 2008: Electrical work completed.
3 Exterior Finish	The building is new, and the exterior finishes are new.
4 Structure	The structure is new and good condition.
5 HVAC	The equipment is new and in good condition. 2008: Repairs to boiler(s) and Classroom heating units completed. Servicing of central A/C unit completed.
6 Interior Finish	The building was occupied in the fall of 2004 therefore the interior finishes are still new, and there still remains some outstanding punch list items such as vinyl base to be installed, etc. There was a water leak in the ceiling of space no. 113 on the second floor that ran down the walls of space nos. 112, 113 and 114 and down the walls of spaces 34, 35 and 36 on the first floor. There still remains severe damage to the paint finishes in these spaces. One area of great concern is the wall finish in the toilet rooms. There are no hard finishes on the walls of any of the toilet rooms in the building. All wall finishes are painted gypsum board, and it is doubtful if these walls will withstand the child use. 2008: General/ Deep Cleaning completed. Ceilings, Floors, Paint completed.
7 Plumbing	New equipment and fixtures. 2008: Plumbing completed.
8 Roof	The modified bitumen membrane system is in good condition, but requires some punch list work to be completed. Once this work is performed and with proper maintenance, this roof system should perform for many years. 2008: Roofing completed.
9 ADA Compliance	Access to the building and its facilities is in full compliance with ADA accessibility guidelines.
10 Technology	Has a new technology system. New raceway/wiring. Has some clean power receptacles for PCs. Telecom closets for telecom/ data/ communication systems equipment. In general the system is in good condition.
11 Grounds	The grounds have been well maintained and are in good condition.

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RECENT HISTORY OF MODERNIZATION

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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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

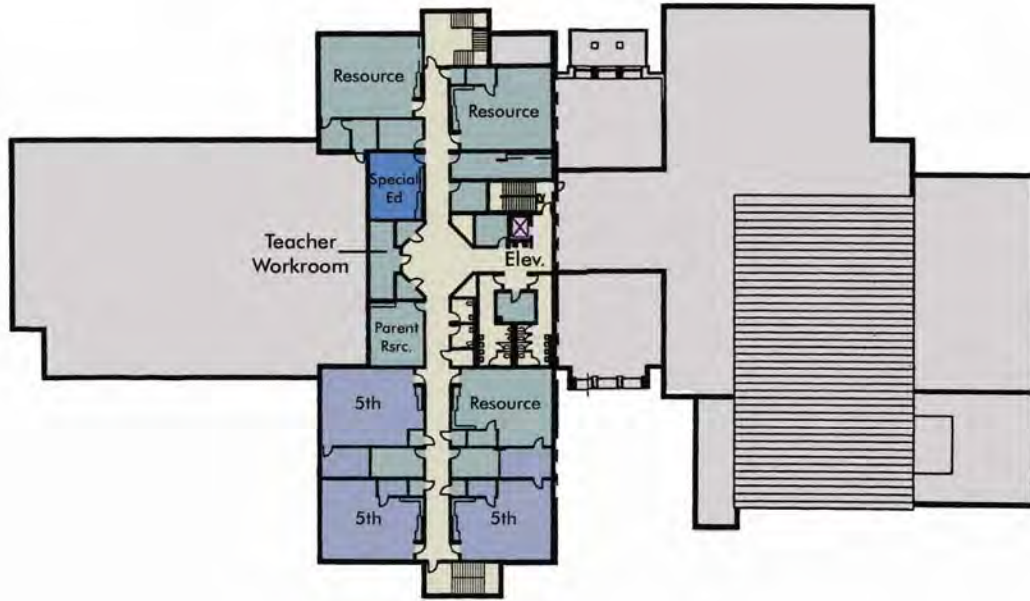
- | | |
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|-----------------------|-------------------|
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