

PEABODY ELEMENTARY SCHOOL

CAPITOL HILL CLUSTER

425 C Street, N.E., Washington, DC



INITIAL YEAR BUILT	1880
BUILDING AREA	37,800 SF
CURRENT PROGRAM CAPACITY	210
ENROLLMENT 2008	165
WARD	6
PROPOSED PROGRAM CAPACITY	220



Site Plan

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PROPOSED PROGRAM PROFILE

GRADE CONFIGURATION	PS-K
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SQ. FT. (EXISTING)	37,800
School Within a School – Reggio Emilia	

TYPE	PROPOSED
Pre-School	4
Pre-Kindergarten	4
Kindergarten	4
Cafeteria	
Kitchen Services	
Special Education	
Media Center	
Administrative/Health Suite	1

TYPE	PROPOSED
Computer Lab	
OT/PT	
Science Lab	
Art	
Music	
Teacher Workroom	
Parent Resource	

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	Good
Interior Finish	Good
Plumbing	Fair
Roof	Good
Structure	Fair
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	No elevators in the building.
2 Electrical	Electrical distribution system and fire alarm system are obsolete and past the trade expected life. All wiring is beyond the expected trade life. Recommend replacement of systems. Lighting is inefficient and should be replaced. Classrooms and other rooms need additional receptacles for computers and other loads.
3 Exterior Finish	Building exterior is concrete and bricks. The concrete work is in poor condition with numerous cracks and painting is peeling. Recommend painting and repairs.
4 Structure	Concrete structure is in good condition. Minor repairs will be required.
5 HVAC	Heating system is fairly new and in good condition. Only one circulating pump is operating and pumps need major repairs. Air conditioning split system for the office is in good condition. 2008: Repairs to boiler(s) and Classroom heating units completed. Installed 8 A/C window units.
6 Interior Finish	Building needs painting and upgrading or repairs in many places. The ceiling, walls and floors are in fair condition. Asbestos tiles are in use; deterioration is evident or imminent in storage areas and in some classrooms and should be replaced. 2008: Doors, Paint completed.
7 Plumbing	Domestic hot water equipment is less than five years old and in good condition. Plumbing system appears to be over forty years old. Piping, fittings and fixture accessories need to be replaced. 2008: Plumbing work completed.
8 Roof	Roof has been replaced in within the last two years and is in good condition without any observed leaks.
9 ADA Compliance	Stairs and doors are not compliant; doors and grab bars should be replaced. Handicapped access should be improved to include ramps at main floors and accessibility to the upper floors.
10 Technology	LAN system is operational but wiring should be placed in ducts or conduits for physical protection. Racks should be installed in climate controlled rooms and separated from other uses for protection. Telephone system should be upgraded. Security and PA system as well as the clock system should be upgraded to conform to new technology.
11 Grounds	Grounds are in fair condition, some cracks were observed in the paved and concrete areas. Play areas are in fair condition however there are only dirt areas with little to no grass in most areas. Parking is insufficient. Site lights are not working. Landscape needs maintenance. No bleachers observed. Water inlets are not working. Stair outside boiler room has no water inlet which allows water to leak into the boiler room. Parking area has no markings. 2008: Site work completed.

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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

2008 SUMMER BLITZ

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

LEGACY PROJECTS-OTHER STABILIZATIONS

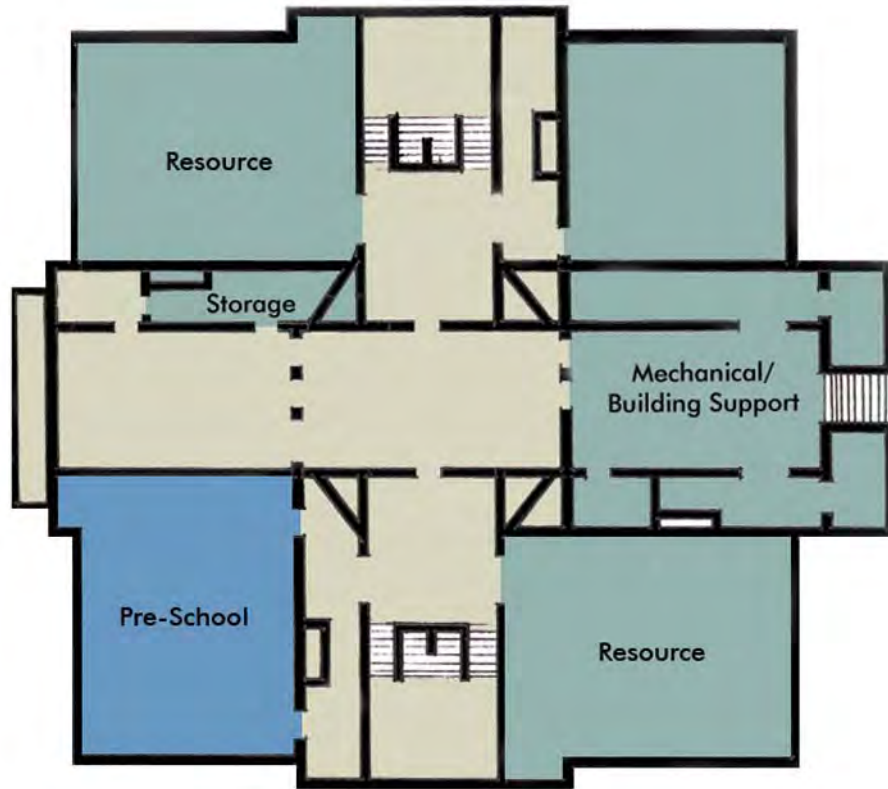
✓	Interior Renovations-Swing Spaces/Libraries/Interior Athletic Facilities (Locker Rooms)/ADA
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◆ Planning
 ▼ Design
 ◆ Pre-Construction
 In Progress
 ✓ Completed

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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 |

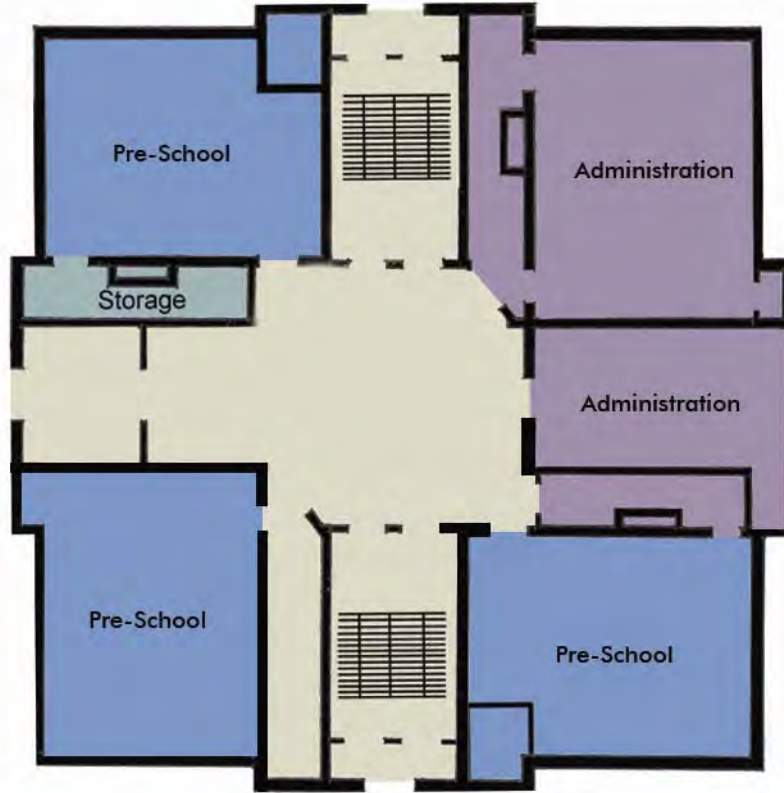
Concept Plans

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

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

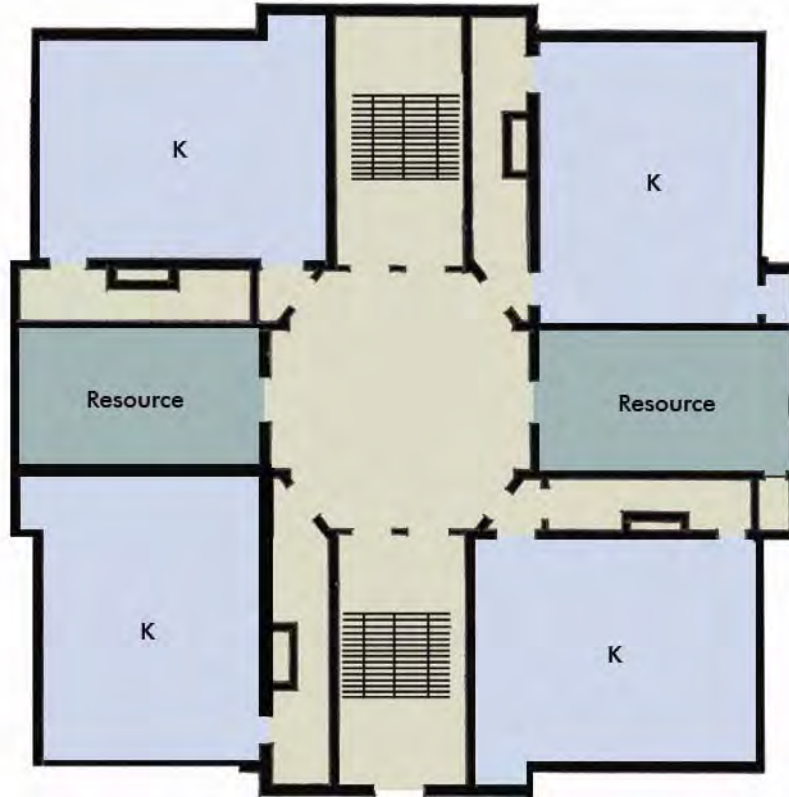
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Third Floor

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

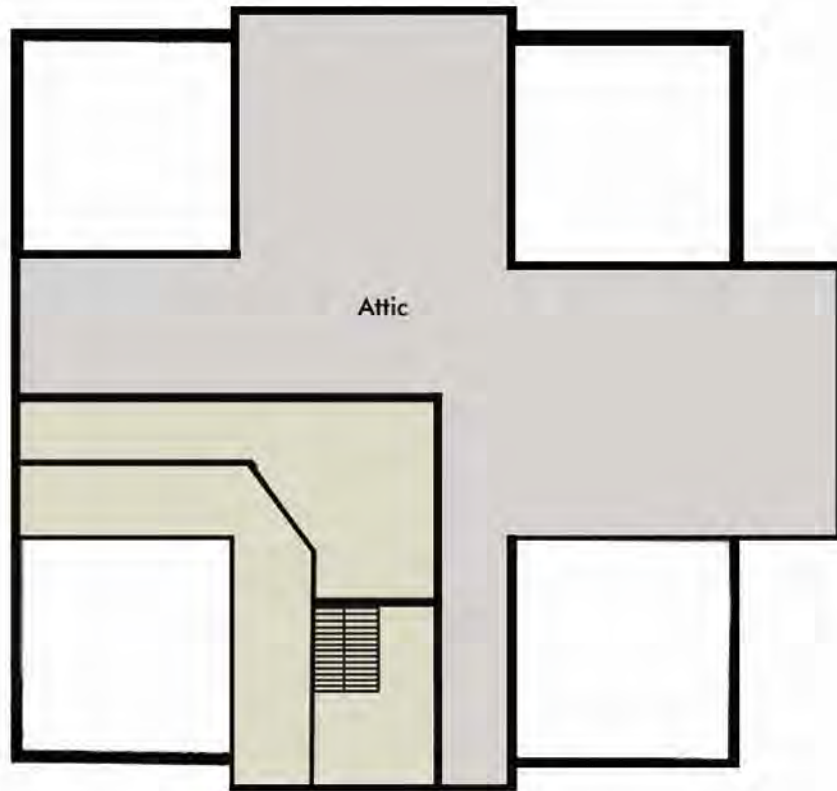
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Fourth Floor

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