

SEATON ELEMENTARY SCHOOL

1503 10th Street, N.W., Washington, DC



INITIAL YEAR BUILT	1969
BUILDING AREA	65,000 SF
CURRENT PROGRAM CAPACITY	428
ENROLLMENT 2008	280
WARD	2
PROPOSED PROGRAM CAPACITY	325



Site Plan

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PROPOSED PROGRAM PROFILE

GRADE CONFIGURATION	PK-5
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SQ. FT. (EXISTING)	65,000
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SQ. FT. (ADDITION)	
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TYPE	PROPOSED
Pre-School	1
Pre-Kindergarten	2
Kindergarten	2
1	2
2	2
3	2
4	2
5	2
Gym	
Bleachers	
Locker Rooms	
Gym-Cafeteria	1
Cafetorium	
Gym-Cafetorium	
Gym-Auditorium	
Auditorium	

TYPE	PROPOSED
Multi-Purpose	
Cafeteria	
Kitchen Services	1
Special Education	1
Administrative/Health Suite	1
Media Center	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	Unsatisfactory
Conveying Systems	Unsatisfactory
Electrical	Fair
Exterior Finish	Good
HVAC	Fair
Interior Finish	Good
Plumbing	Fair
Roof	Unsatisfactory
Structure	Good
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	Elevators and wheelchair lifts are completely lacking throughout the building.
2 Electrical	Electrical service is substandard. Other major equipment appears to be in working condition. Wiring and conduit have exceeded expected service lifetimes. Fire alarms are obsolete and not up to code. Numerous light fixtures are in poor condition and need to be replaced. 2008: Repair and Replace receptacles, switches and data outlets (as required). Repair all lighting for entire building.
3 Exterior Finish	The exterior finish was found to be in good condition although preventative maintenance is needed to preserve the exterior of the building. 2007: Replaced exterior lighting. 2008: Repair broken window glazing and browned out windows.
4 Structure	No major deficiencies were observed during assessment.
5 HVAC	The HVAC system is in need of modernization. Boilers, chillers, and exhaust systems are in poor condition due to age and need to be upgraded. Most unit heaters are also reaching the end of their expected service lifetimes. 2008: Boiler replacement in progress. 2008: Repairs to Classroom heating units. Installed window A/C units. Repair Univent condensate pans, leaking pipes as required.
6 Interior Finish	Interior finishes need to be updated or replaced in many cases. Ceiling tiles are obsolete and need to be replaced. Flooring is generally in fair condition although worn. Walls need to be repaired, from simple painting to larger patching and replacement. 2007: Door, frame, and hardware repair and replacement. 2008: paint all interior spaces. Add new white boards for all classrooms. Repair and replace (20) new doors. Abate ceilings in (10) classrooms and multipurpose room.
7 Plumbing	Fixtures are in poor condition and do not meet current code requirements. No significant deterioration to piping systems was noted. 2008: Repair and Replace all plumbing fixture, cleared all drains (as required). Add four (4) new water fountains, new fixtures in new science labs.
8 Roof	The entire roof is in need of replacement. Membrane systems and flashing should be replaced to prevent water infiltration into the building. 2008: Repair entire roof, install new coping and flashing.
9 ADA Compliance	The building does not comply with code requirements. Accessibility, hand rails, door hardware, alarms, grounds, parking, and bathroom fixtures are some of the deficiencies.
10 Technology	Overall, the equipment appears to be in fair to good condition. Upgrades to networking, software, and climate control systems are recommended. 2008: Repair all data.
11 Grounds	Building grounds are in good shape. The only deficiency is poor ADA access. Curb cuts, railings, and parking are all in need of attention. 2008: Trim and cut landscaping, new fences, restripe parking lot, replace concrete for entire building entry, flag pole and steps

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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

✓	Emergency Security Repair Work (Exterior Lighting Replacements)
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◻ Planning
 ▼ Design
 ◆ Pre-Construction
 ◻ In Progress
 ✓ Completed

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RECENT HISTORY OF MODERNIZATION, continued

SCHOOL CONSOLIDATIONS & RECEIVING SCHOOLS (I,II)

<input checked="" type="checkbox"/>	Classrooms Configurations
<input checked="" type="checkbox"/>	Sitework - (concrete, masonry, painting, fencing)
<input checked="" type="checkbox"/>	Wood and Plastics - (Carpentry)
<input checked="" type="checkbox"/>	Thermal and Moisture Protection (Roofing)
<input checked="" type="checkbox"/>	Doors and Windows
<input checked="" type="checkbox"/>	Finishes - (Interior Painting)
<input checked="" type="checkbox"/>	Mechanical
<input checked="" type="checkbox"/>	Electrical
<input checked="" type="checkbox"/>	Work Orders

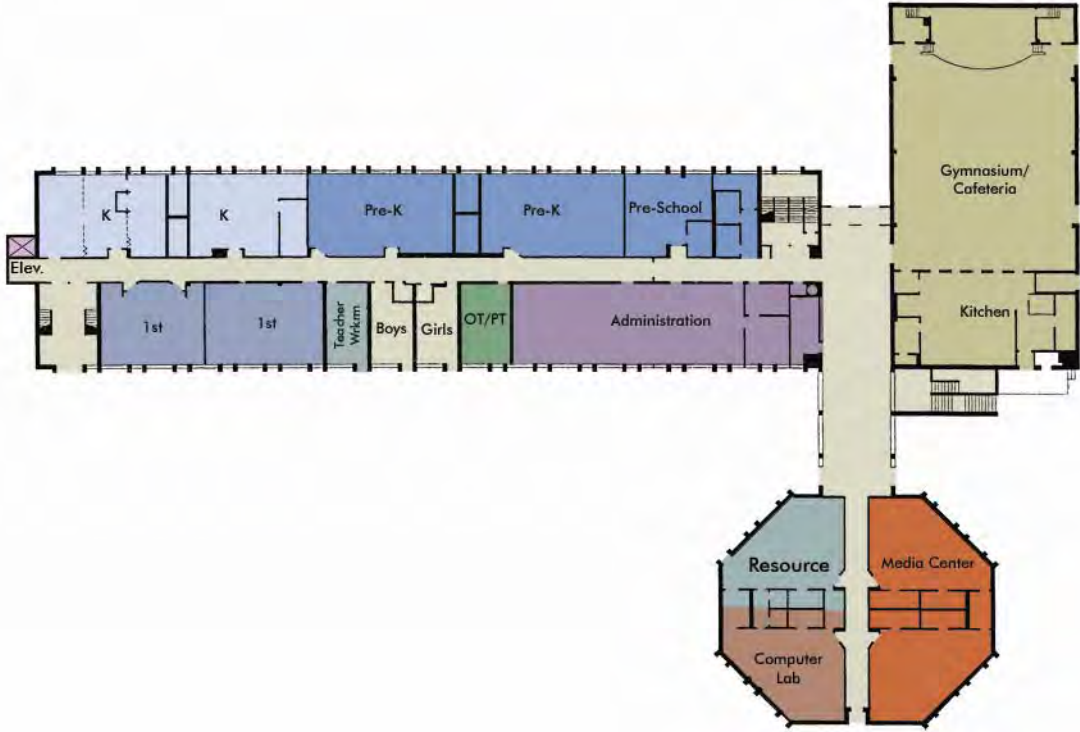
LEGACY PROJECTS - OTHER STABLIZATIONS

<input checked="" type="checkbox"/>	Interior Renovations - Various (Swing Spaces/Libraries/Asst. Supt. Offices)
<input type="checkbox"/>	Window Replacements

Planning
 Design
 Pre-Construction
 In Progress
 Completed

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First Floor

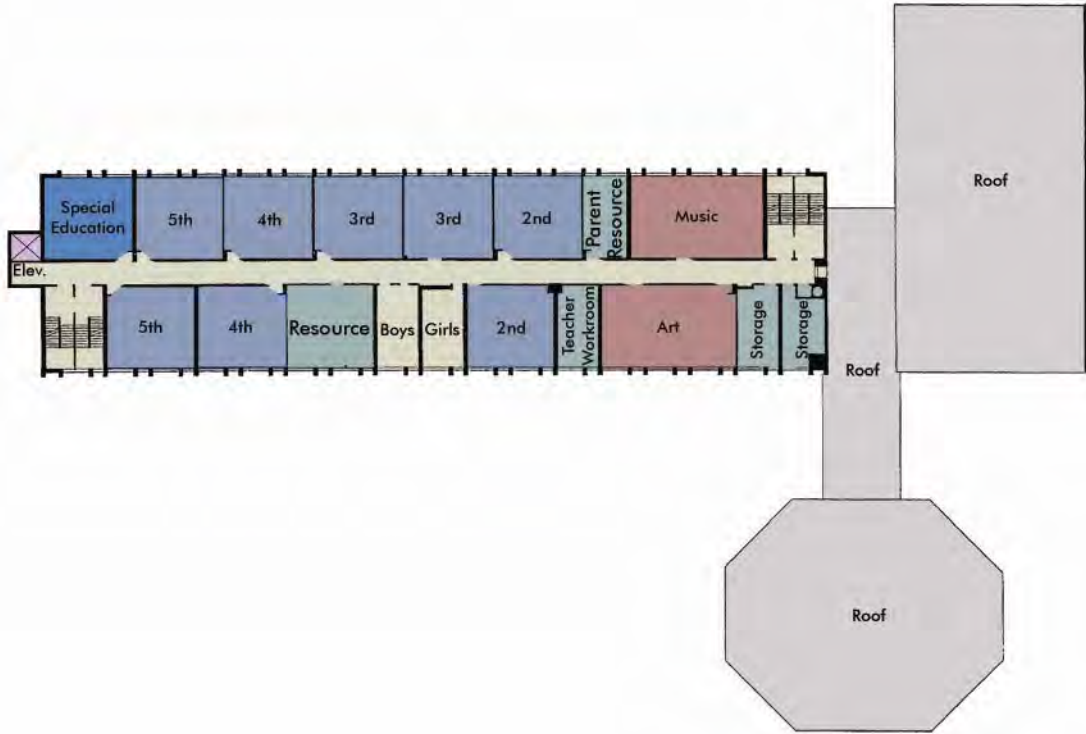
- | | |
|---|---|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
| Music/Art | Special Education |
| Science Lab | Unassigned |
| Lobby | Elevator Addition |

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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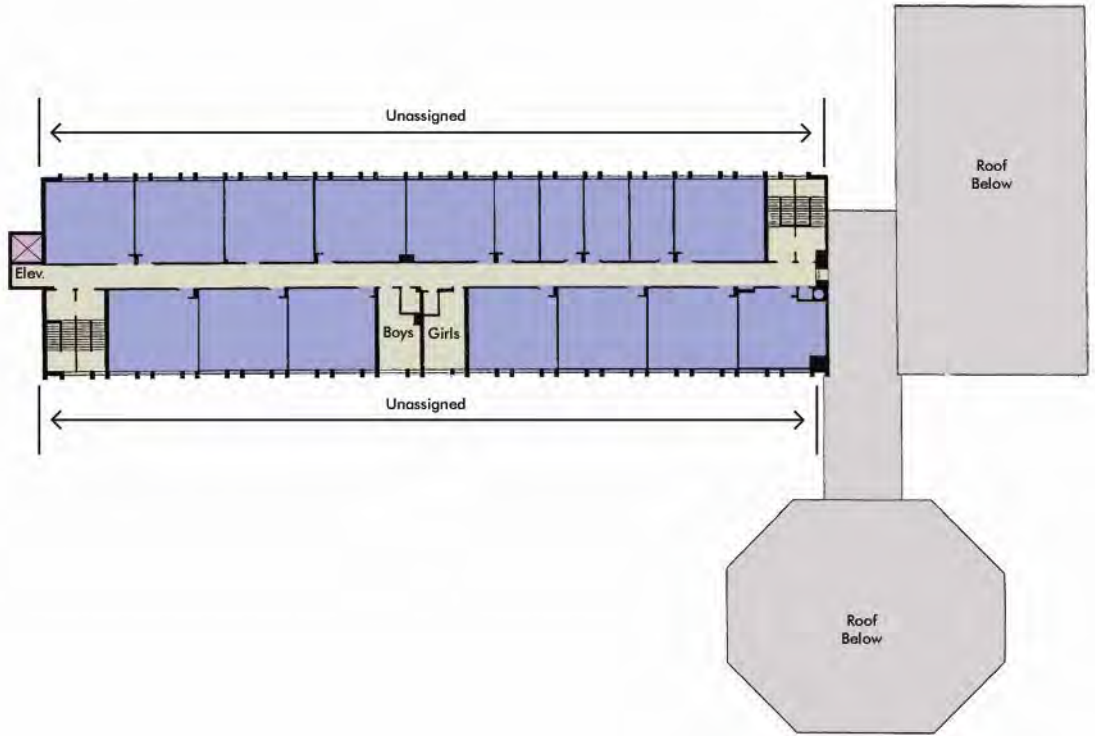
Second Floor

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