

SHEPHERD ELEMENTARY SCHOOL

7800 14th Street, N.W., Washington, DC



INITIAL YEAR BUILT	1932
BUILDING AREA	79,700 SF
CURRENT PROGRAM CAPACITY	332
ENROLLMENT 2008	355
WARD	4
PROPOSED PROGRAM CAPACITY	400



Site Plan

SHEPHERD ELEMENTARY SCHOOL

7800 14th Street, N.W., Washington, DC

PROPOSED PROGRAM PROFILE

GRADE CONFIGURATION	PK-5
----------------------------	------

SQ. FT. (EXISTING)	79,700
SQ. FT. (ADDITION)	

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

TYPE	PROPOSED
Gym-Auditorium	
Multi-Purpose	1
Cafeteria	1
Kitchen Services	1
Special Education	2
Administrative/Health Suite	2
Media Center	1
Computer Lab	1
OT/PT	
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.

SHEPHERD ELEMENTARY SCHOOL

7800 14th Street, N.W., Washington, DC

CONDITION ASSESSMENT



Building System	2008 Rating
ADA Compliance	Unsatisfactory
Conveying Systems	Unsatisfactory
Electrical	Unsatisfactory
Exterior Finish	Fair
HVAC	Fair
Interior Finish	Fair
Plumbing	Poor
Roof	Unsatisfactory
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	This school building has no elevator. Only a deteriorated ramp exists next to the auditorium and the 1972 structure which leads to the auditorium area. Because of the schools existing layout, two elevators would be required to make it fully accessible.
2 Electrical	Only lighting in the main office areas has been replaced with new fixtures. The rest of the lighting in the school is the original and should be replaced with new lighting. The fire alarm system is old and needs to be replaced with an upgraded system. The switchboard, panel boards and feeders have exceeded their service lifetimes and should be replaced with new to provide more spare capacity. The public address system is old and should be replaced and integrated with the technology system. The clock system does not work in most of the rooms and needs replacement. These buildings do not have any lightning protection systems. Building has exterior wall mounted fixtures for security and that appear to be functional.
3 Exterior Finish	Repaint the brick under the cornice areas of the 1928 building. The windows in all the structures are original and need to be replaced. The cast stone column cladding on the 1972 building is cracking and needs to be removed and replaced before it falls off the building. We suspect this is from freeze thaw conditions from water entering the structure. A structural engineer should evaluate the present conditions <i>immediately</i> and report their findings. 2007: Replaced exterior lighting, and roofing repairs. 2008: Window Replacement.
4 Structure	The overall foundation and structure appears to be sound.
5 HVAC	There are no emergency boiler shutdown switches at the boiler room exits. Combustion air intake louver appears to be too small. Most stairways lack ample heat. Some AHU unit controls do not function. Observed simultaneous heating and cooling of a space. 2008: Repairs to Boilers and Classroom heating units. Installed window A/C units and electrical upgrades.
6 Interior Finish	Several classroom spaces on the second and third floor need ceilings repaired due to water damage described above. There have been reports of mold in the acoustical ceilings and carpeting in the 1972 building because of the roof leak problems. 2007: Plaster repair, flooring ceiling tiles and painting.
7 Plumbing	Most of the fixtures appear to be original to the building and are significantly degraded. Most are of the high flow type and should be upgraded with ADA modifications.

SHEPHERD ELEMENTARY SCHOOL

7800 14th Street, N.W., Washington, DC

8 Roof	The slate roof over the 1928 building is missing several slate shingles and needs repairs. In addition, the roof hatch is missing and is open for rain and wildlife to enter the attic space (this should be addressed immediately). The built up roofs appear to date the original structure and several soft spots were noticed over the auditorium and 1972 additions. These flat roofs have active leaks and need to be replaced to avoid further damage to the interior finishes.
9 ADA Compliance	A large percentage of the enclosed classrooms and primary function areas such as the auditorium and restrooms require ADA compliant fixtures and room signage. Conveying, access, and alarms are a few other deficiencies.
10 Technology	Entire tech wiring and security system is new and are in good working conditions. Some rooms have the technology wiring on the floor and the cabling runs pose a tripping hazard. We recommend these rooms be rewired.
11 Grounds	The play structures are less than one year old and appear to be in excellent condition. The basketball courts could benefit from new backboards and resurfacing and lining the court. The school benefits by sharing the adjacent DC park that has a new running track and an upgraded soccer field. 2007: Sidewalk repair.

SHEPHERD ELEMENTARY SCHOOL

7800 14th Street, N.W., Washington, DC

RECENT HISTORY OF MODERNIZATION

2007 WHOLE SCHOOL BLITZ

<input checked="" type="checkbox"/>	Interior Finishes - Drywall & Ceiling Repairs
<input checked="" type="checkbox"/>	Interior Finishes - Painting/Plastering
<input checked="" type="checkbox"/>	Plumbing Repairs - Restrooms/Fixtures & Flush Valves; Water Fountains
<input checked="" type="checkbox"/>	Exterior Work & Building Envelope - Lighting, Site Work, Playground, etc.
<input checked="" type="checkbox"/>	Other Work Orders

2008 STABILIZATIONS

<input checked="" type="checkbox"/>	Emergency Security Repair Work (Exterior Lighting Replacements)
<input type="checkbox"/>	AC Window Units Installations & Electrical Upgrades

2008 SUMMER BLITZ

<input checked="" type="checkbox"/>	Site Work (Concrete Masonry, Painting, Fencing)
<input checked="" type="checkbox"/>	Carpentry
<input checked="" type="checkbox"/>	Doors & Windows
<input checked="" type="checkbox"/>	Interior Finishes - Painting/Plastering
<input checked="" type="checkbox"/>	Roof Repairs/Replacement
<input checked="" type="checkbox"/>	Other Work Orders
<input checked="" type="checkbox"/>	Mechanical
<input checked="" type="checkbox"/>	Electrical

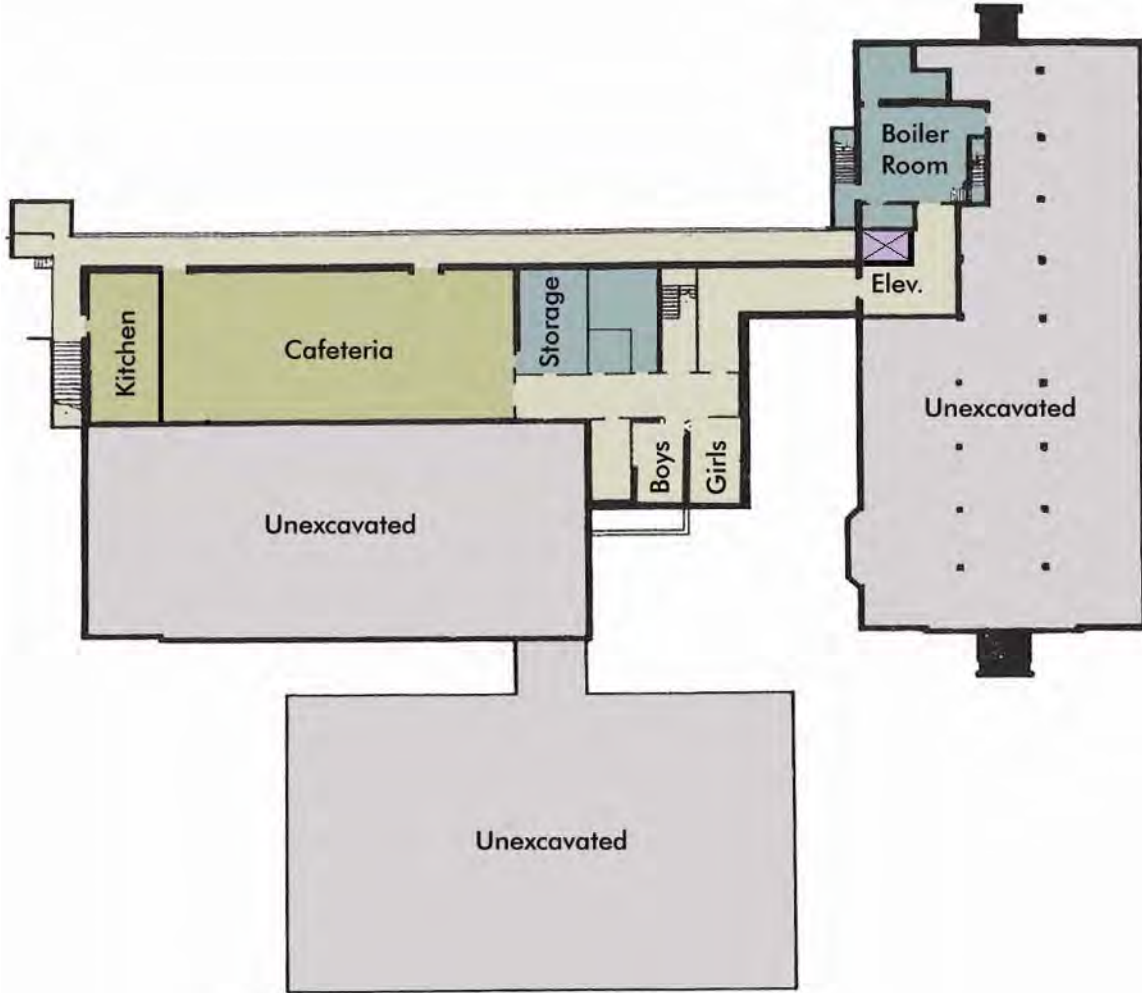
LEGACY PROJECTS - OTHER STABLIZATIONS

<input type="checkbox"/>	Window Replacements
--------------------------	---------------------

🟡 Planning
🟢 Design
🟠 Pre-Construction
🟦 In Progress
🔴 Completed

SHEPHERD ELEMENTARY SCHOOL

7800 14th Street, N.W., Washington, DC



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.

SHEPHERD ELEMENTARY SCHOOL

7800 14th Street, N.W., Washington, DC



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.

SHEPHERD ELEMENTARY SCHOOL

7800 14th Street, N.W., Washington, DC



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 |

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.