

SMOTHERS ELEMENTARY SCHOOL

4400 Brooks Street, N.E., Washington, DC



INITIAL YEAR BUILT	1923
BUILDING AREA	43,000 SF
CURRENT PROGRAM CAPACITY	332
ENROLLMENT 2008	227
WARD	7
PROPOSED PROGRAM CAPACITY	325



Site Plan

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PROPOSED PROGRAM PROFILE

GRADE CONFIGURATION	PK-5
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SQ. FT. (EXISTING)	43,000
SQ. FT. (ADDITION)	

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	
Cafetorium	
Gym-Cafetorium	
Gym-Auditorium	

TYPE	PROPOSED
Auditorium	
Multi-Purpose	1
Cafeteria	
Kitchen Services	1
Special Education	1
Administrative/Health Suite	1
Media Center	1
Computer Lab	1
OT/PT	1
Science Lab	
Music	1
Art	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	Good
Electrical	Fair
Exterior Finish	Good
HVAC	Poor
Interior Finish	Good
Plumbing	Fair
Roof	Good
Structure	Poor
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	There is no elevator, escalator, or lift system present. 2008 Receiving School (R/S): Elevator addition is inside of building.
2 Electrical	Inadequate fire alarm system. Most major electrical components are in working condition. Some lighting repairs are required, and a few panel boards need to be replaced. 2008 R/S: Upgraded electrical outlets throughout building, replaced expired fluorescent ballast, tubes, replaced cracked, missing or broken light lens covers. Repaired and or installed new lighting fixtures in lavatories, classrooms, and other locations.
3 Exterior Finish	Nearly all of the steel framed windows are rusted severely enough that the glass is falling out and poses a danger to passersby. The rusted and leaking windows have caused severe damage to the plaster and interior brick at the jambs in numerous locations. Sections of exterior brick are cracked and need repairs beyond re-pointing. 2007: Replaced exterior lighting. 2008 R/S: Repainting & repair of brick walls, repair/replacement of gutters, downspouts, and cornice. Complete window replacement with integral architectural security screens.
4 Structure	Basement structure leaks at perimeter walls from groundwater. Stairs are not one hour rated. No other major deficiencies, such as spalled concrete, were noted. Significant amounts of water, however, can pose a significant risk to structural integrity.
5 HVAC	No centralized HVAC system is present. Visible condensate piping is in poor to fair condition; hidden piping is likely in poor condition. Window units used for climate control are in poor condition. 2008: Repairs to Boilers and Classroom heating units. Installed 17 window A/C units.
6 Interior Finish	Some asbestos floors are present in the building. Some doors are double doors and are too small by code. Minor repair work such as patching and painting walls and ceilings are required. Numerous interior doors are in need of repair or replacement. 2007: Work completed - AC unit replacement, plaster repair, painting, door & hardware replacement and/or repair. 2008 R/S: Patch and plaster with painting as required, new VCT flooring, repaired hardwood floors, new ceiling tiles, replaced damaged/defective doors and hardware.
7 Plumbing	There is no fire suppression system. Restrooms need extensive renovation to meet code. Extensive uninsulated steam piping present throughout the building. 2008 R/S: New Pre-K and K area restrooms, existing restrooms and fixtures repaired and renovated.
8 Roof	The built-up roof is old and is constantly leaking in numerous areas. Roof material and flashing both needs to be replaced in order to prevent further water infiltration through the roof system. 2008 R/S: Repaired/replaced leaking roof portions, including flashing, gutters, downspouts and roofing membrane.

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9 ADA Compliance	Improper ADA provisions in most rest rooms, extensive modification required. Access, door hardware, fixtures, parking, etc., are all in need of installation. 2008 R/S: New door hardware, new restrooms are ADA-compliant.
10 Technology	Data communications are inadequate for DCPS Standards. Numerous PCs appear to be in fair to poor condition, based on visual inspection. Network equipment should be housed in isolated, climate controlled rooms. Upgrades to telecom, software, and hardware are recommended. 2008 R/S: Added computer connectivity to classrooms and spaces as required.
11 Grounds	Grounds are in poor to fair condition. Minor resurfacing and repair of paved surfaces is required. Green spaces are in need of landscaping and drainage improvements. Retaining walls need to be repaired in isolated areas. 2008 R/S: New chain-link fencing & landscaping; re-build retaining wall, add parking stalls and re-stripe parking area.

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RECENT HISTORY OF MODERNIZATION

2007 WHOLE SCHOOL BLITZ

✓	Interior Finishes - Door Replacements/Door Hardware Repair
✓	Interior Finishes - Painting/Plastering
✓	Mechanical Repairs - AHU & Boiler Repairs, HVAC Filter Replacement
✓	Other Work Orders

2008 STABILIZATIONS

✓	Emergency Security Repair Work (Exterior Lighting Replacements)
✓	AC Window Units Installations & Electrical Upgrades

SCHOOL CONSOLIDATIONS & RECEIVING SCHOOLS (I,II)

✓	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

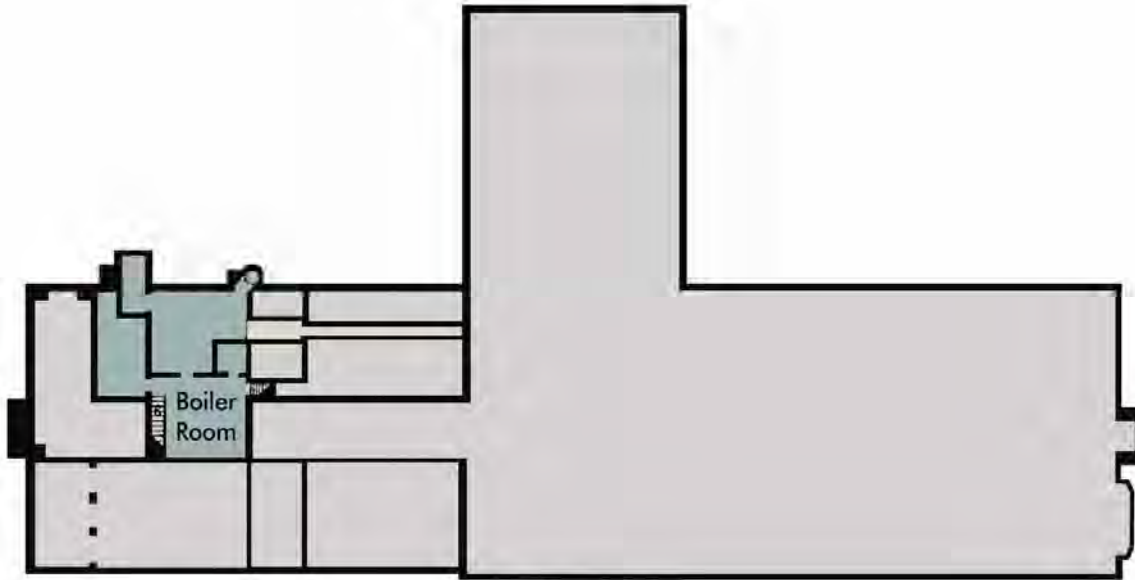
LEGACY PROJECTS - OTHER STABLIZATIONS

✓	Interior Renovations - Various (Swing Spaces/Libraries/Asst. Supt. Offices)
✓	Roof Replacements

◻ Planning
▼ Design
◆ Pre-Construction
◻ In Progress
✓ Completed

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Basement

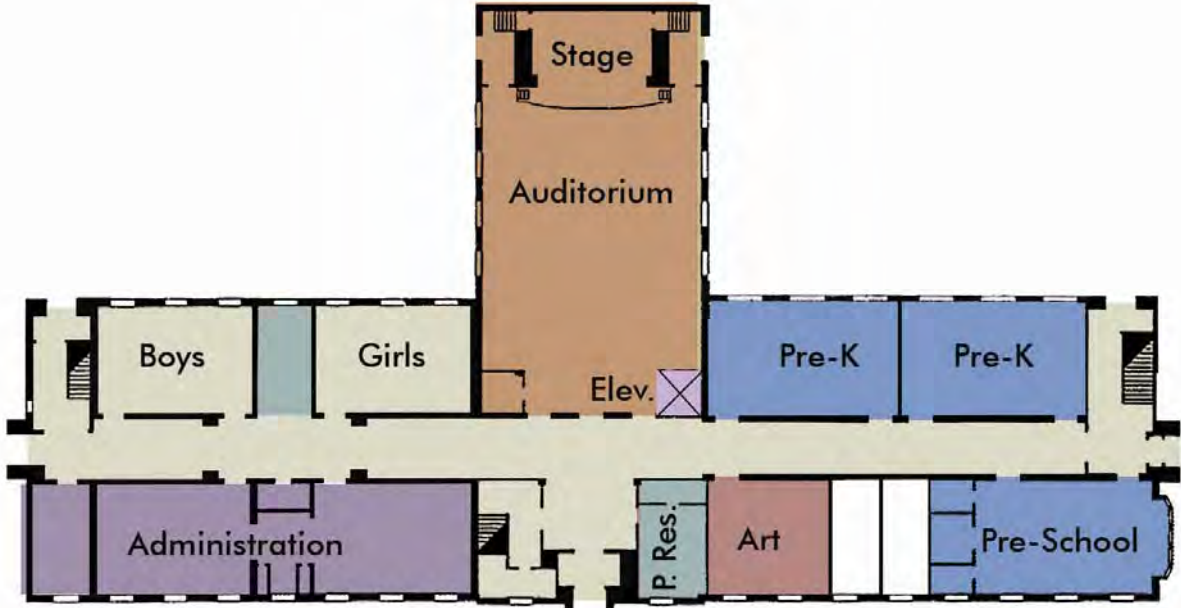
- | | |
|---|---|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
| Music/Art | Special Education |
| Science Lab | Unassigned |
| Lobby | Elevator Addition |

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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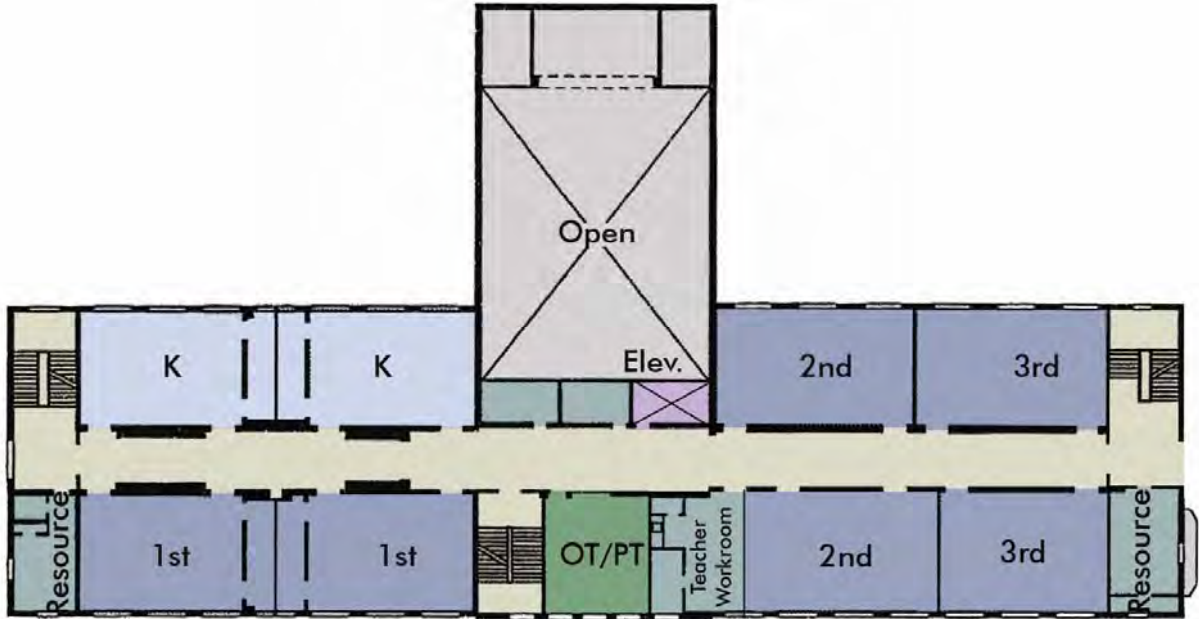
First Floor

- | | |
|---|---|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
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Second Floor

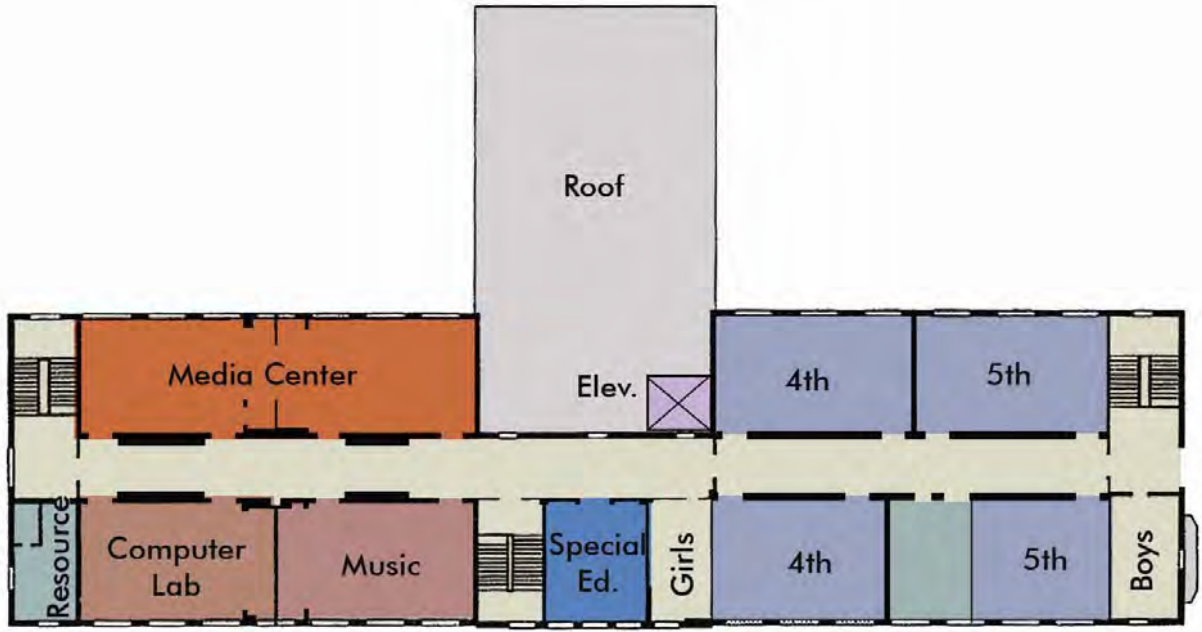
- | | |
|---|---|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
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Third Floor

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