

STANTON ELEMENTARY SCHOOL

2701 Naylor Road, S.E., Washington, DC



INITIAL YEAR BUILT	1944
BUILDING AREA	83,800 SF
CURRENT PROGRAM CAPACITY	547
ENROLLMENT 2008	344
WARD	8
PROPOSED PROGRAM CAPACITY	400



Site Plan

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PROPOSED PROGRAM PROFILE

GRADE CONFIGURATION	PK-5
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SQ. FT. (EXISTING)	83,800
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	
Gym-Auditorium	

TYPE	PROPOSED
Auditorium	
Multi-Purpose	2
Cafeteria	
Kitchen Services	1
Special Education	2
Media Center	1
Administrative/Health Suite	3
Computer Lab	1
OT/PT	1
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.

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CONDITION ASSESSMENT



Building System	2008 Rating
ADA Compliance	Unsatisfactory
Conveying Systems	Unsatisfactory
Electrical	Poor
Exterior Finish	Fair
HVAC	Poor
Interior Finish	Poor
Plumbing	Poor
Roof	Fair
Structure	Fair
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	There is no elevator, escalator, or lift system present in the building.
2 Electrical	It's an older building with an annex and a combination of old and renovated electrical systems. In general, the electrical equipment, raceways, wiring, some fixtures, power outlets, fire protection, public address system, security system, telephone wiring, technology devices and life safety equipment/devices and their upgrades are in poor condition. Need bigger size emergency generator. The main service, main board, distribution board, panel boards, disconnect, and starters are a mix of old and renovated systems. In general electrical system is in poor condition. 2007: Electrical upgrades.
3 Exterior Finish	The exterior face brick on the building is in good sound condition with tight mortar joints. There were no signs of major cracks or failure in the exterior envelope. 2007: Replaced exterior lighting.
4 Structure	The exposed concrete structure that is visible to the eye appears to be in fairly sound condition for a sixty two year old structure with no signs of differential settlement and cracking.
5 HVAC	Systems were generally observed to be in poor condition. Nearly all equipment is at or past the end of its useful service life. Toilet exhaust was rarely observed to be adequate, and in most cases, was not provided. General lack of cooling when outside air temperatures are above 76-80 degrees, and overheating in the winter months. The spot coolers that have been provided are generally under-sized. 2007: AC Units repairs completed. 2008: Repairs to boilers and classroom units completed.
6 Interior Finish	Due to the age of the building, the interior finishes are outdated and in a worn condition. Though some floor tiles have been replaced with vinyl composition tiles, there still remains large quantities of asbestos containing tiles where most likely the adhesives used to set these tiles contain asbestos fibers. Also with the period that the building was constructed, most likely the plaster finishes contain asbestos fibers. These finishes could pose a health hazard when disturbed. 2007: Plaster repair, paint.
7 Plumbing	Systems were generally observed to be in poor condition. The main building has no fire suppression; however the annex building contains a dry pipe sprinkler system.

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<p>8 Roof</p>	<p>The main building has four different roof levels. A roof replacement was done approximately eight years ago. The roof system is a modified bitumen granular surfaced torched down membrane. This system was found to be in fair condition with minor repairs needed. The Annex Building has two different roof systems. There is a flat roof with a modified bitumen granular surfaced torch down membrane. This portion of roof was found to be in good condition. Around the perimeter of the building is a sloped standing seam metal roof system in fair condition with only a need for minor repairs to the gutter system. 2007: Roof repairs.</p>
<p>9 ADA Compliance</p>	<p>No fire alarm A/V strobes. Light switches located too high. All entrances, toileting facilities, accessories and drinking fountains were generally found to be non compliant to ADA regulations.</p>
<p>10 Technology</p>	<p>A mix of old and new technology system. Need new raceway/wiring. Need more clean power receptacles for PCs. Might need telecom closet for telecom/data/communication systems equipment. In general the system is fair.</p>
<p>11 Grounds</p>	<p>All plantings/trees appear to be well maintained.</p>

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RECENT HISTORY OF MODERNIZATION

2007 WHOLE SCHOOL BLITZ

- ✓ Interior Finishes - Painting/Plastering
- ✓ Exterior Work & Building Envelope - Lighting, Site Work, Playground, etc.
- ✓ Other Work Orders

2008 STABILIZATIONS

- ✓ Emergency Security Repair Work (Exterior Lighting Replacements)

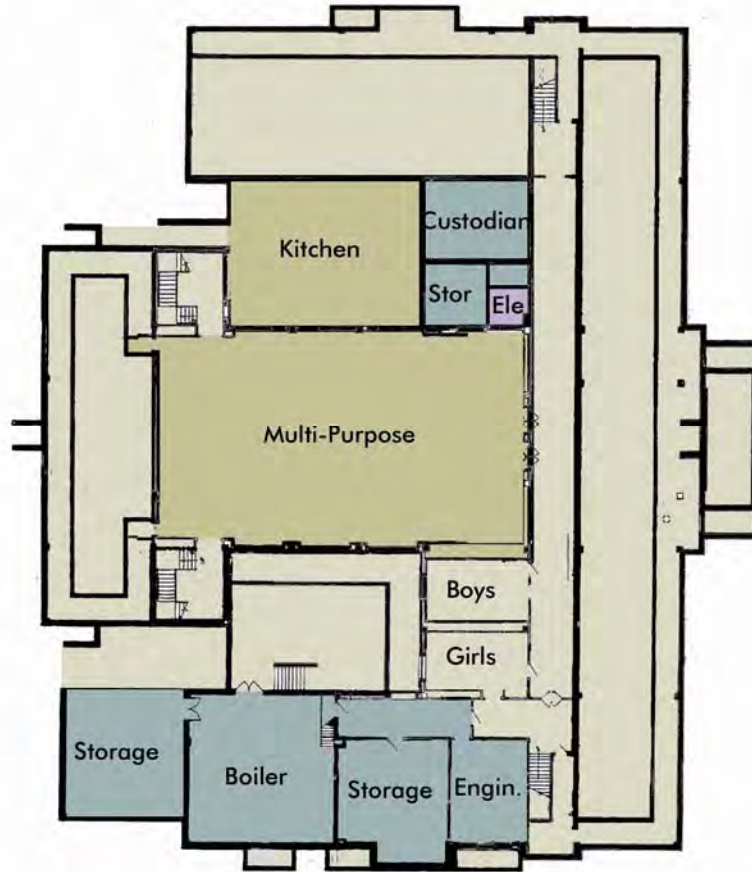
ATHLETIC FIELDS MODERNIZATION

- ✓ 2008 Athletic Fields (Premier)

◊ 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 |
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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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