

# STODDERT ELEMENTARY SCHOOL

4001 Calvert Street, N.W., Washington, DC



<b>INITIAL YEAR BUILT</b>	1932
<b>BUILDING AREA</b>	17,400 SF
<b>CURRENT PROGRAM CAPACITY</b>	213
<b>ENROLLMENT 2008</b>	296
<b>WARD</b>	3
<b>PROPOSED PROGRAM CAPACITY</b>	325



Site Plan

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## PROPOSED PROGRAM PROFILE

<b>GRADE CONFIGURATION</b>	PK-5
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<b>SQ. FT. (EXISTING)</b>	17,400
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<b>SQ. FT. (ADDITION)</b>	34,600
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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	
Cafetorium	
Gym-Cafetorium	
Gym-Auditorium	

TYPE	PROPOSED
Auditorium	
Multi-Purpose	1
Cafeteria	
Kitchen Services	1
Special Education	1
Media Center	1
Administrative/Health Suite	2
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



<i>Building System</i>	<i>2008 Rating</i>
ADA Compliance	Poor
Conveying Systems	Unsatisfactory
Electrical	Fair
Exterior Finish	Fair
HVAC	Fair
Interior Finish	Fair
Plumbing	Poor
Roof	Good
Structure	Fair
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:**

<b>1 Conveying System</b>	There is no elevator, escalator, or lift system present.
<b>2 Electrical</b>	The fluorescent fixtures are equipped with T12 lamps, are not energy efficient, and are in poor condition. Teachers reported that circuit breakers trip when the full compliment of lamps is installed. The fire alarm system is in fair condition but can not support additional ADA fire alarm devices. There is no emergency generator. The existing electrical system is 120/208V, 3W and is in good condition. There is a substantial amount of surface-mounted conduit and electrical panels visible. The electrical equipment was installed as part of an electrical upgrade at an unknown date. Penetrations through walls and floors are not fire-stopped. In at least one classroom, floor-mounted receptacles and conduit are a tripping hazard.
<b>3 Exterior Finish</b>	The condition of the original building exterior envelope is fair. The thin brick veneer exterior of the modular addition is delaminating and will likely need to be replaced. <i>2007: Replaced exterior lighting.</i>
<b>4 Structure</b>	Structure of the modular addition has settled and has caused cracks in the building envelope. Structure elsewhere appears to be in fair condition.
<b>5 HVAC</b>	A large flue at the exterior is split and falling off the building. This is an immediate life safety hazard that must be fixed as soon as possible. Window type air conditioners are used in the main building and cabinet compact DX-air conditioners are used for the addition. The units in the main building are problematic. Roof exhaust fan serving bathrooms and classrooms is not balanced. Classroom exhaust should be separated from bathroom exhaust. <i>2008: Repairs to Boilers and Classroom heating units. Installed 13 window A/C units.</i>
<b>6 Interior Finish</b>	At exterior walls there were localized areas of water-damaged plaster. Potential lead paint at peeling plaster makes this a health and safety issue. <i>2007: Skin Replacement, Roofing, Flooring, Paint, Mechanical, Electrical work completed.</i>
<b>7 Plumbing</b>	There is no fire suppression system present. Plumbing fixtures are in fair condition. Domestic cold water distribution system is made of galvanized steel pipe and needs to be replaced.

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<b>8 Roof</b>	Slate roof on the original portion of the building is in fair condition. Built-in gutters at the perimeter of the slate roof were relined with copper 2 1/2 years ago and are in good condition. Single-ply flat roofs over addition are in good condition.
<b>9 ADA Compliance</b>	The modular addition is generally ADA-compliant, though door hardware is not. There is no access to upper floor of original building.
<b>10 Technology</b>	The existing telephone and data system are in good condition. The school has a wireless network.
<b>11 Grounds</b>	Site water drainage is in poor condition. Water does not drain away from building. Lack of fence at parking is a school deficiency. There is adjacent land which is owned and managed by the DC Parks and Recreation Dept.

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## RECENT HISTORY OF MODERNIZATION

### 2008 STABILIZATIONS

✓	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

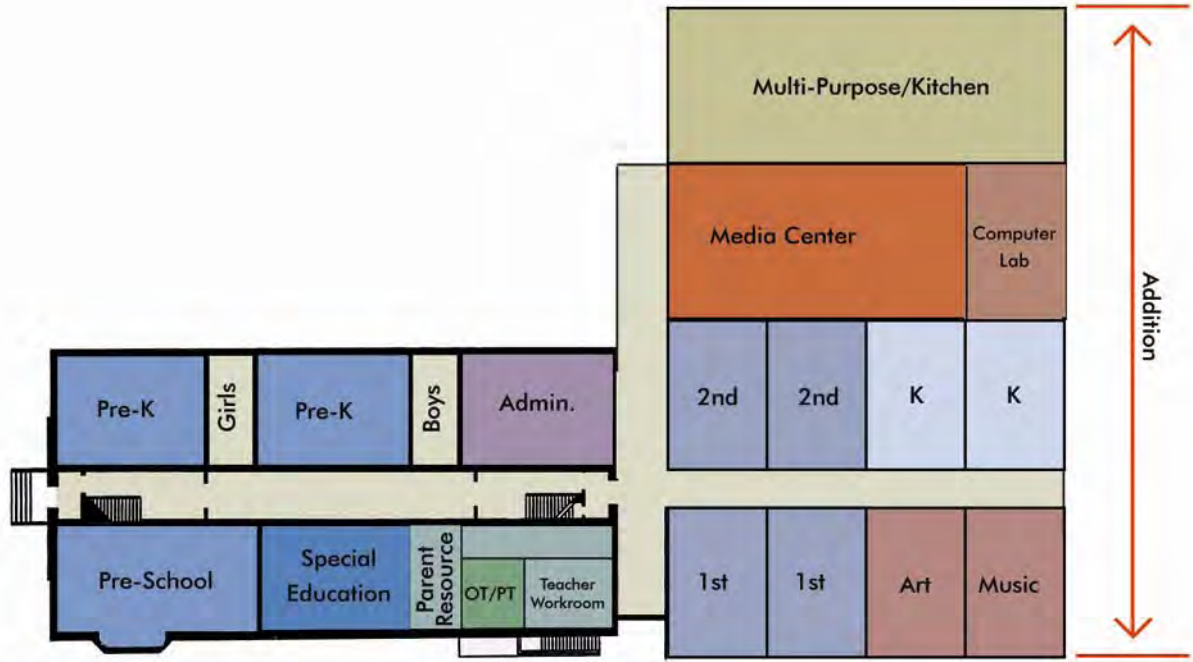
### LEGACY PROJECTS - OTHER STABILIZATIONS

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

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First Floor

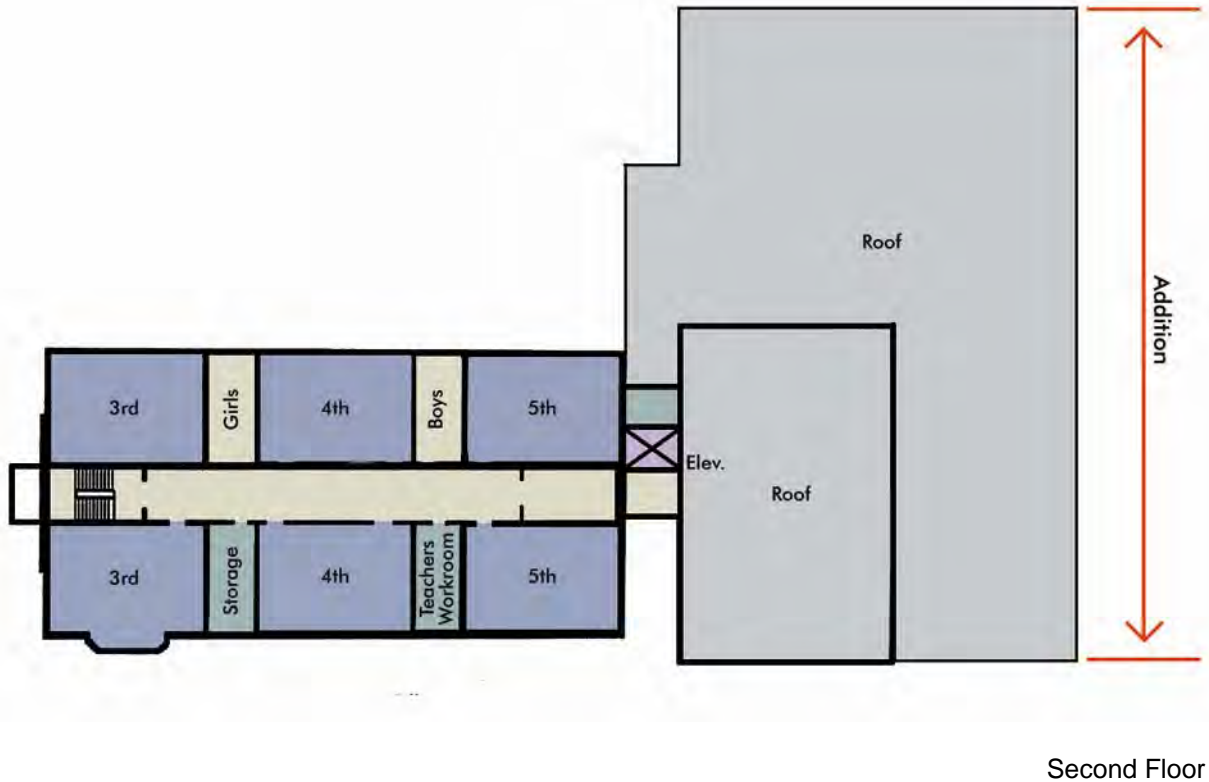
- |   |   |
|---|---|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #808080; border: 1px solid black;"></span> Administration/Health | <span style="display: inline-block; width: 15px; height: 15px; background-color: #C08040; border: 1px solid black;"></span> Auditorium        |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #C0C080; border: 1px solid black;"></span> Gymnasium/Cafeteria   | <span style="display: inline-block; width: 15px; height: 15px; background-color: #A0C0C0; border: 1px solid black;"></span> Other             |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #8080C0; border: 1px solid black;"></span> Classrooms            | <span style="display: inline-block; width: 15px; height: 15px; background-color: #E08040; border: 1px solid black;"></span> Media Center      |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #A0A0C0; border: 1px solid black;"></span> Kindergarten          | <span style="display: inline-block; width: 15px; height: 15px; background-color: #C08080; border: 1px solid black;"></span> Computer Lab      |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #4080C0; border: 1px solid black;"></span> Pre-K/Pre-School      | <span style="display: inline-block; width: 15px; height: 15px; background-color: #80C080; border: 1px solid black;"></span> OT/PT             |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #C08080; border: 1px solid black;"></span> Music/Art             | <span style="display: inline-block; width: 15px; height: 15px; background-color: #4080C0; border: 1px solid black;"></span> Special Education |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #80C080; border: 1px solid black;"></span> Science Lab           | <span style="display: inline-block; width: 15px; height: 15px; background-color: #A0A0C0; border: 1px solid black;"></span> Unassigned        |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #C0C080; border: 1px solid black;"></span> Lobby                 | <span style="display: inline-block; width: 15px; height: 15px; background-color: #C0A0C0; border: 1px solid black;"></span> 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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