

THOMAS ELEMENTARY SCHOOL

650 Anacostia Avenue, N.E., Washington, DC



INITIAL YEAR BUILT	1946
BUILDING AREA	87,600 SF
CURRENT PROGRAM CAPACITY	636
ENROLLMENT 2008	239
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)	87,600
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	1
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	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	Unsatisfactory
Interior Finish	Fair
Plumbing	Fair
Roof	Poor
Structure	Good
Technology	Poor

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	No conveying system exists inside the building.
2 Electrical	The electrical system was installed with the original 1946 building with most panels and distribution upgraded with the addition in 1967, some additional panels were upgraded with the boiler/chiller installation in 1988. The building should have a complete electrical systematic upgrade. The Fire Alarm and emergency lighting are original and do not comply with current codes. The lighting system has had some minor renovations but should be replaced with modern fixtures providing proper light levels in all areas.
3 Exterior Finish	Although the brick exterior of this facility is aged, there are no major deficiencies. 2007: Replaced exterior lighting.
4 Structure	There are no major structural issues associated with this facility.
5 HVAC	The boilers replaced in 1988 are nearing the point (25 years) when major inspection and renovation should be considered; the boiler feed system needs to be repaired as currently only one of three condensate pumps are present. The distribution and terminal equipment is original and requires a systemic renovation. The multi-stack chiller installed in 1999 has not operated a week with out a compressor failure of some type, as shown in the log, replacement with a more reliable unit should be considered. The ventilation and exhaust systems typically are not functioning properly providing little or no outside air. 2008: Repairs to Boilers and Classroom heating units. Installed window A/C units.
6 Interior Finish	It appears that the interior finish of the boiler room has never been maintained and could use some repairs and upgrades. Large amounts of ceiling, both tiled and plastered, should be replaced due to poor condition. Several areas of VCT flooring are in disrepair and should be replaced. Numerous interior doors are also in poor condition and should be replaced or repaired as appropriate. 2008: HVAC, Plumbing, Paint, Re-glazing, Site work, Flooring, Doors, Ceilings completed.
7 Plumbing	The plumbing fixtures are original equipment and should be replaced with reduced water flow type fixtures. The piping distribution system should also be replaced to provide higher quality water.

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8 Roof	The roof has several areas where it leaks and low spots where water collects. The flashing is the original flashing and should be completely replaced.
9 ADA Compliance	The facility is not in compliance with ADA due to the absence of ramps and conveying systems inside the school building.
10 Technology	The building internet and telephone connections have had various upgrades in recent years, but placing the head end systems in climate controlled rooms would provide greater reliability. The security and camera systems appear to be functioning properly. The intercom system appears to be original and should also be part of a systemic renovation.
11 Grounds	The asphalt pavement in the parking lot, driveway and playground needs resurfacing.

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RECENT HISTORY OF MODERNIZATION

MODERNIZATIONS

✓ Modernization Projects (VARIOUS STAGES)

2008 STABILIZATIONS

✓ Emergency Security Repair Work (Exterior Lighting Replacements)

2008 SUMMER BLITZ

✓ Window (Reglazing) Repairs/Replacements

✓ Interior Finishes - Select Carpet Replacements/Flooring Repairs

✓ Interior Finishes - Painting/Plastering

✓ Plumbing Repairs - Restrooms/Fixtures & Flush Valves; Water Fountains

✓ Other Work Orders

◻ Planning

▼ Design

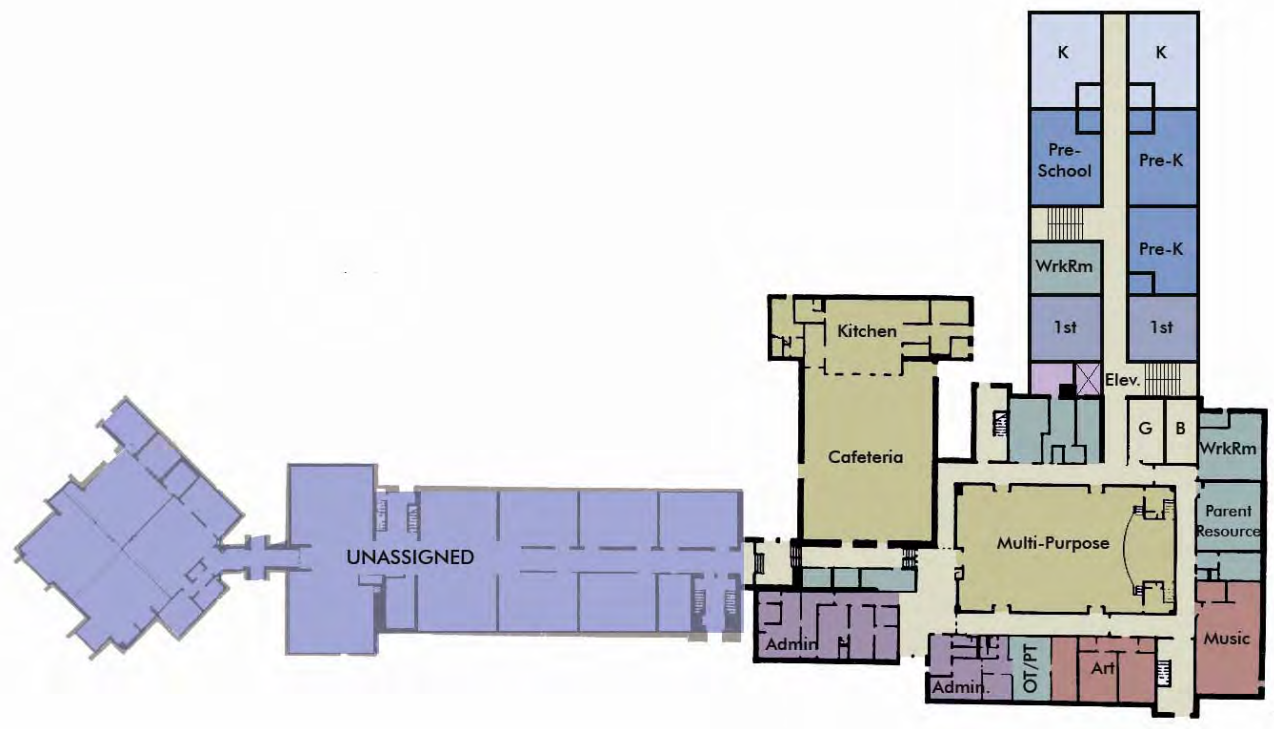
◆ Pre-Construction

◻ In Progress

✓ Completed

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First Floor

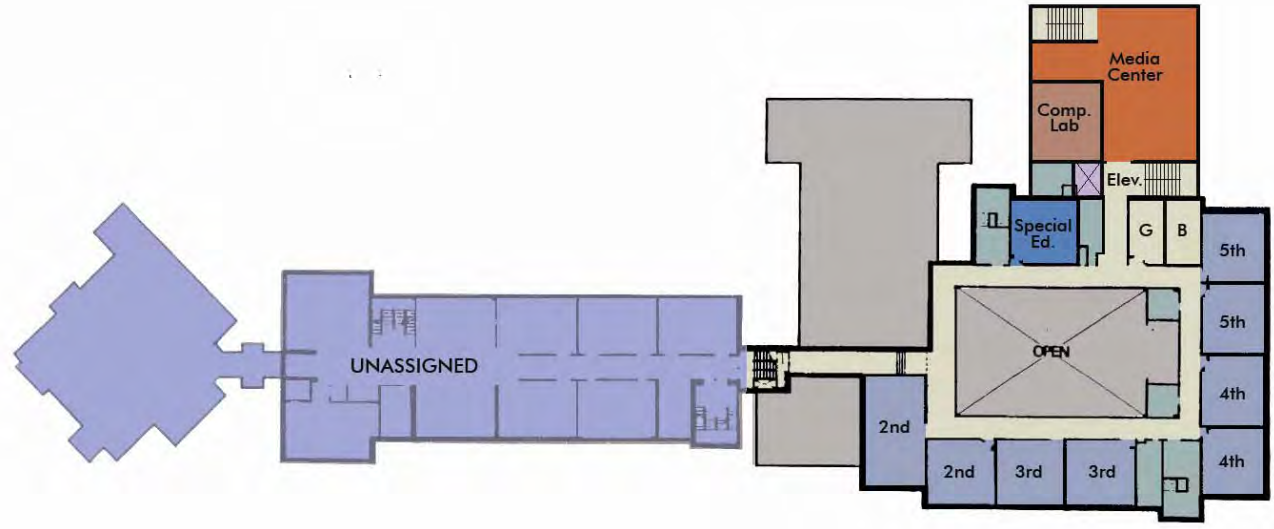
- | | |
|---|---|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
| Music/Art | Special Education |
| Science Lab | Unassigned |
| Lobby | Elevator Addition |

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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