

WALKER-JONES EDUCATION CAMPUS

1950 BUILDING

100 L Street, N.W., Washington, DC



INITIAL YEAR BUILT	1950
BUILDING AREA	104,200 SF
CURRENT PROGRAM CAPACITY	509
ENROLLMENT 2008	189
WARD	6
PROPOSED PROGRAM CAPACITY	N/A



Site Plan

WALKER-JONES EDUCATION CAMPUS

1950 BUILDING

100 L Street, N.W., Washington, DC

PROPOSED PROGRAM PROFILE

GRADE CONFIGURATION PK-8 (Swing)

Moving to new facility Aug 2009

SQ. FT. (EXISTING)	104,200
---------------------------	---------

SQ. FT. (ADDITION)	
---------------------------	--

TYPE	PROPOSED
Pre-School	2
Pre-Kindergarten	2
Kindergarten	4
1	4
2	4
3	4
4	4
5	4
6	3
7	3
8	3
Gym	
Bleachers	
Locker Rooms	
Gym-Cafeteria	
Cafetorium	
Gym-Cafetorium	

TYPE	PROPOSED
Gym-Auditorium	
Auditorium	
Multi-Purpose	1
Cafeteria	
Kitchen Services	
Special Education	2
Media Center	1
Administrative/Health Suite	1
Computer Lab	2
OT/PT	1
Science Lab	3
Art	2
Music	2
Teacher Workroom	6
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.

WALKER-JONES EDUCATION CAMPUS

1950 BUILDING

100 L Street, N.W., Washington, DC

CONDITION ASSESSMENT



<i>Building System</i>	<i>2008 Rating</i>
ADA Compliance	Poor
Conveying Systems	Unsatisfactory
Electrical	Poor
Exterior Finish	Poor
HVAC	Fair
Interior Finish	Fair
Plumbing	Fair
Roof	Good
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 elevators or lift present. Recommend adding means of lifting handicapped to building and upper floors.
2 Electrical	Power distribution system is beyond the expected trade life. The main switchboard is about 30 years old (installed when the latest addition was built) but certain wiring and panels are over 50 or 60 years old. Emergency generator system is over 30 years old. Emergency panel is about 40 years old. Fire alarm system is about 40 years old and obsolete. Recommend replacement of electrical system including fire alarm system. Lighting system units are inefficient especially the incandescent units and time consuming to maintain. Recommend replacement of the lighting system.
3 Exterior Finish	Building exterior is mostly concrete and brick in fair condition, some painting and minor repairs will be needed. Windows are leaking badly, faulty and lack thermal value. Recommend replacement of all exterior windows. 2007: Replaced exterior lighting.
4 Structure	Concrete structure is in fair condition. Some minor repairs to cracking will be required.
5 HVAC	HVAC system is in fair condition however some fans might require replacement as well as some remote units that are not operating. 2008: Repairs to Boilers and Classroom heating units. Repairs to A/C central unit completed.
6 Interior Finish	Interior finish is in fair condition with some overall painting required and repairs to some walls, floors and ceilings. There are asbestos floor tiles in use and deterioration is evident or imminent. It is highly recommended that removal of all asbestos floor tiles be included as part of any remodeling projects.
7 Plumbing	Plumbing system appears to be in fair condition however, most pipe fittings and fixtures accessories require replacement or upgrading.
8 Roof	Some sections of the roof have been upgraded and some were undergoing repairs. Roof appears to be in fair condition otherwise.
9 ADA Compliance	Stair railing is not ADA compliant, access to building and within building does not appear ADA compliant and most doors are not ADA compliant.
10 Technology	Data system could be upgraded especially the wiring which is exposed in several places. PA system should be upgraded along with the security system although in fair condition.
11 Grounds	Grounds are in fair condition however some grassy areas need repairing, some playground equipment needs repairs, paved areas need repairs and the pole lights need replacement including controls since they are not working.

WALKER-JONES EDUCATION CAMPUS

1950 BUILDING

100 L Street, N.W., Washington, DC

RECENT HISTORY OF MODERNIZATION

MODERNIZATIONS

✓ Modernization Projects (VARIOUS STAGES)

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

◻ Planning

▼ Design

◆ Pre-Construction

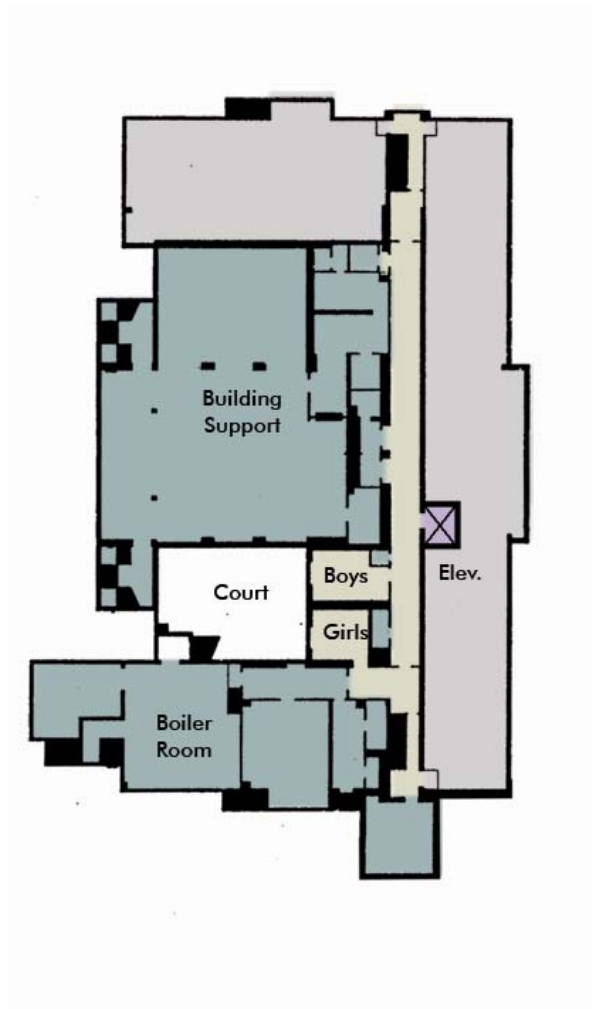
◻ In Progress

✓ Completed

WALKER-JONES EDUCATION CAMPUS

1950 BUILDING

100 L 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 |

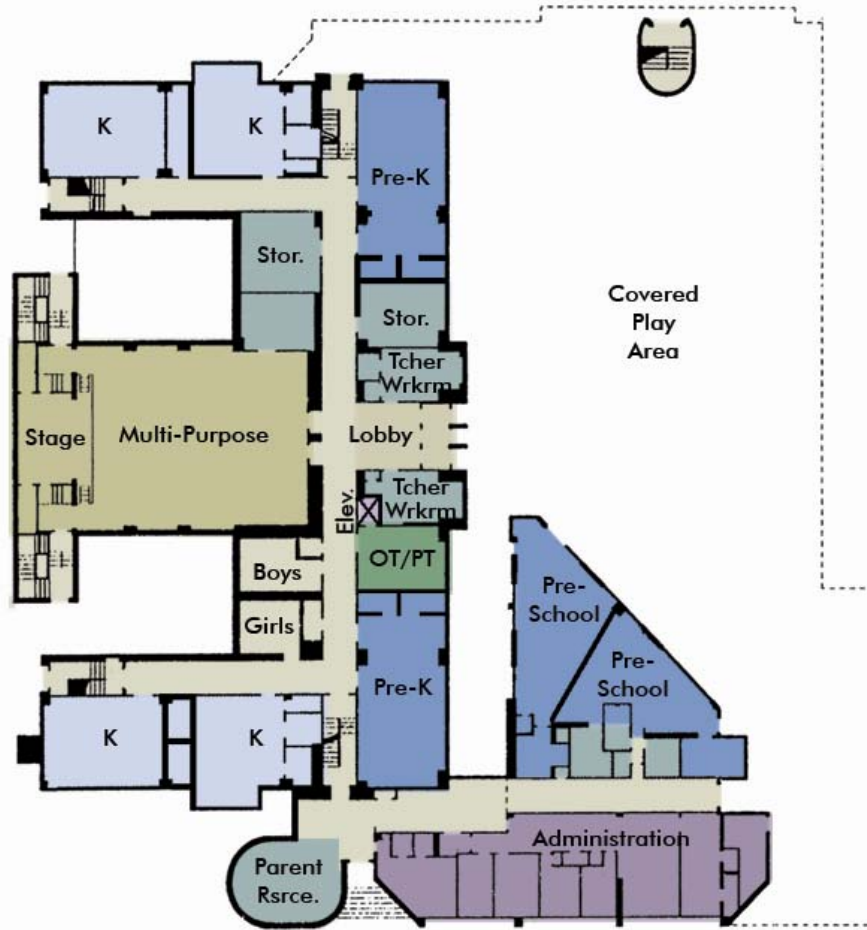
Concept Plans

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.

WALKER-JONES EDUCATION CAMPUS

1950 BUILDING

100 L 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 |

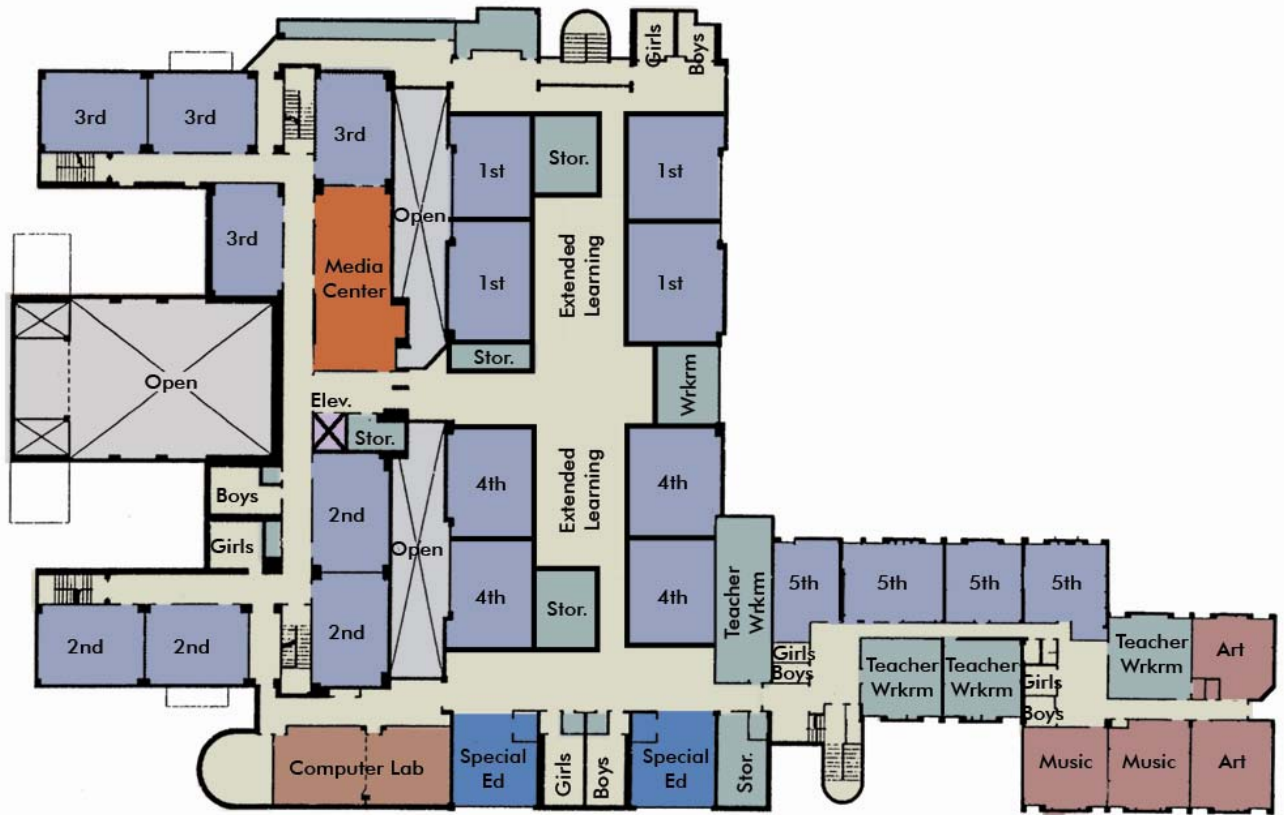
Concept Plans

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.

WALKER-JONES EDUCATION CAMPUS

1950 BUILDING

100 L 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 |

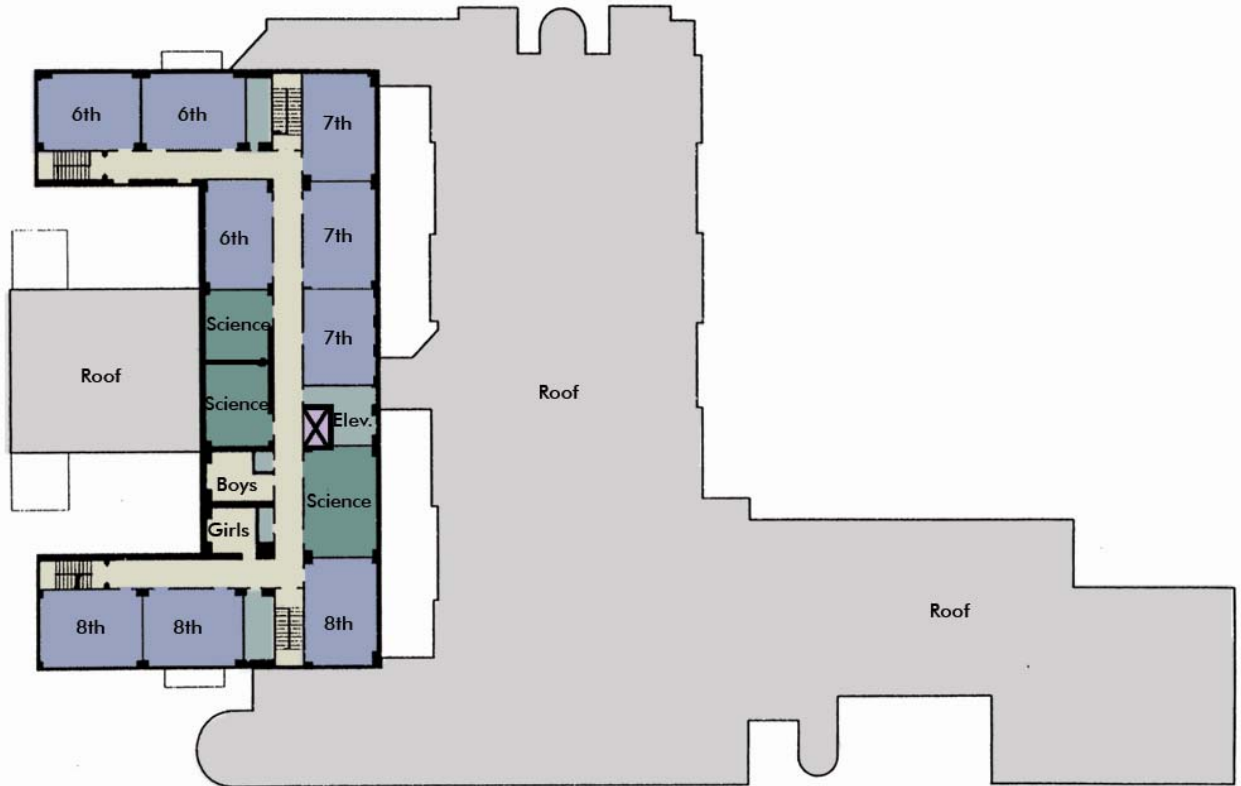
Concept Plans

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.

WALKER-JONES EDUCATION CAMPUS

1950 BUILDING

100 L Street, N.W., Washington, DC



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

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.