

# WATKINS ELEMENTARY SCHOOL

## CAPITOL HILL CLUSTER

420 12th Street, S.E., Washington, DC



<b>INITIAL YEAR BUILT</b>	1962
<b>BUILDING AREA</b>	69,300 SF
<b>CURRENT PROGRAM CAPACITY</b>	578
<b>ENROLLMENT 2008</b>	550
<b>WARD</b>	6
<b>PROPOSED PROGRAM CAPACITY</b>	550



Site Plan

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### PROPOSED PROGRAM PROFILE

<b>GRADE CONFIGURATION</b>	PK-4
<b>Montessori</b>	

<b>SQ. FT. (EXISTING)</b>	69,300
<b>SQ. FT. (ADDITION)</b>	

TYPE	PROPOSED
Pre-Kindergarten	2
Kindergarten	2
1	6
2	6
3	6
4	6
Gym	
Bleachers	
Locker Rooms	
Gym-Cafeteria	
Cafetorium	
Gym-Cafetorium	
Gym-Auditorium	
Auditorium	

TYPE	PROPOSED
Multi-Purpose	1
Cafeteria	
Kitchen Services	1
Special Education	1
Media Center	1
Administrative/Health Suite	1
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	Poor
Electrical	Fair
Exterior Finish	Unsatisfactory
HVAC	Poor
Interior Finish	Fair
Plumbing	Poor
Roof	Poor
Structure	Unsatisfactory
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:**

<b>1 Conveying System</b>	Elevator is original and should be updated. It's beyond its original life span. It is also not on a shunt trip breaker.
<b>2 Electrical</b>	Wiring condition is unknown, but is original. Lighting is original and is not energy efficient. The fixtures with PCB's should be removed, as they pose a significant health risk. <i>2007: Lighting fixture replacement.</i>
<b>3 Exterior Finish</b>	Brick angles are rusting, causing the joint to remain open and allowing water to leak in. The joint should be cleaned and repainted. Most of the building should be repainted. Additionally, there are no vertical control joints in the brick. At the front corner, thermal expansion appears to be occurring, the brick is severely cracked and damaged, and is moving, and it appears to be in danger of falling off of the building. This is a hazard. Also, all of the windows need to be replaced, as they are leaking into the building and causing water damage. <i>2007: Replaced exterior lighting.</i>
<b>4 Structure</b>	There are a few major cracks with separation that should be looked at. There are other minor cracks throughout the building. The brick condition on the exterior of the building (as discussed in exterior finish) should be looked at immediately. Water is also leaking into the building at the areas of the brick movement.
<b>5 HVAC</b>	Unit ventilators and convectors are beyond their average life span. Air conditioning units are missing or not working. There is no emergency lighting or emergency generator. The HVAC system should be upgraded, and A/C could be added at that time. <i>2007: HVAC servicing. 2008: Repairs to Boilers and Classroom heating units. Repairs to A/C central unit completed.</i>
<b>6 Interior Finish</b>	Ceilings and floors need to be replaced throughout. Asbestos tile is a health hazard and should be covered or removed. There is asbestos floor tile throughout the school. Most rooms need to be repainted, and the floors are chipped or the carpet is stained. Many of the ceilings have broken, stained, or moldy tiles. One room had damage due to a leak. The kitchen is in the dining area, and there is no place to wash food/dishes. <i>2007: Door, door hardware, patching, painting, flooring, ceiling tile replacement.</i>
<b>7 Plumbing</b>	Plumbing is original and copper. Its condition is unknown, and further inspection of the plumbing system is needed for an accurate assessment. Based on limited visual inspection, the plumbing system is in poor condition and would likely need to be replaced and/or repaired. There are no sprinklers in the building, and the fire alarm system is inadequate. <i>2007: Plumbing, restroom specialties.</i>

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<b>8 Roof</b>	Roof age is approximate, but from the condition of the roof it appears to only have about two to three years of life left. The roof is cracking throughout, and there are many leaks into the building below. The leaks should be repaired as soon as possible, before they cause additional damage to the building.
<b>9 ADA Compliance</b>	Building is not accessible, and there is no accessible parking. Bathrooms and other facilities are not accessible. There is no visible or audible fire alarm system. This is both a building code and life safety issue. <b>2007: Interior – ADA compliant work.</b>
<b>10 Technology</b>	There are only a few data drops in the building. The computers in the computer labs are good and fairly new. However, the computers in the classrooms are sporadic and deficient. The technology needs to be upgraded.
<b>11 Grounds</b>	The athletic fields - football, baseball, basketball, tennis, playground, and swimming facility - are property belonging of the Department of Recreation, and are not DCPS property.

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## RECENT HISTORY OF MODERNIZATION

### 2008 STABILIZATIONS

<input checked="" type="checkbox"/>	Heating Blitz - Boiler Repairs & Classroom Units
<input checked="" type="checkbox"/>	Emergency Security Repair Work (Exterior Lighting Replacements)
<input type="checkbox"/>	AC Window Units Installations & Electrical Upgrades

 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

- |   |   |
|---|---|
| <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: #D2691E; border: 1px solid black;"></span> Auditorium        |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #9ACD32; border: 1px solid black;"></span> Gymnasium/Cafeteria   | <span style="display: inline-block; width: 15px; height: 15px; background-color: #ADD8E6; border: 1px solid black;"></span> Other             |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #6A5ACD; border: 1px solid black;"></span> Classrooms            | <span style="display: inline-block; width: 15px; height: 15px; background-color: #FF4500; border: 1px solid black;"></span> Media Center      |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #ADD8E6; border: 1px solid black;"></span> Kindergarten          | <span style="display: inline-block; width: 15px; height: 15px; background-color: #8B4513; border: 1px solid black;"></span> Computer Lab      |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #4169E1; border: 1px solid black;"></span> Pre-K/Pre-School      | <span style="display: inline-block; width: 15px; height: 15px; background-color: #3CB371; border: 1px solid black;"></span> OT/PT             |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #CD5C5C; border: 1px solid black;"></span> Music/Art             | <span style="display: inline-block; width: 15px; height: 15px; background-color: #4169E1; border: 1px solid black;"></span> Special Education |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #2E8B57; border: 1px solid black;"></span> Science Lab           | <span style="display: inline-block; width: 15px; height: 15px; background-color: #6A5ACD; border: 1px solid black;"></span> Unassigned        |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #D9EAD3; border: 1px solid black;"></span> Lobby                 | <span style="display: inline-block; width: 15px; height: 15px; background-color: #9370DB; border: 1px solid black;"></span> Elevator Addition |

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Third 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: #D2691E; border: 1px solid black;"></span> Auditorium        |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #9ACD32; border: 1px solid black;"></span> Gymnasium/Cafeteria   | <span style="display: inline-block; width: 15px; height: 15px; background-color: #ADD8E6; border: 1px solid black;"></span> Other             |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #6A5ACD; border: 1px solid black;"></span> Classrooms            | <span style="display: inline-block; width: 15px; height: 15px; background-color: #FF4500; border: 1px solid black;"></span> Media Center      |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #ADD8E6; border: 1px solid black;"></span> Kindergarten          | <span style="display: inline-block; width: 15px; height: 15px; background-color: #8B4513; border: 1px solid black;"></span> Computer Lab      |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #4169E1; border: 1px solid black;"></span> Pre-K/Pre-School      | <span style="display: inline-block; width: 15px; height: 15px; background-color: #3CB371; border: 1px solid black;"></span> OT/PT             |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #A52A2A; border: 1px solid black;"></span> Music/Art             | <span style="display: inline-block; width: 15px; height: 15px; background-color: #4169E1; border: 1px solid black;"></span> Special Education |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #2E8B57; border: 1px solid black;"></span> Science Lab           | <span style="display: inline-block; width: 15px; height: 15px; background-color: #6A5ACD; border: 1px solid black;"></span> Unassigned        |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #D9EAD3; border: 1px solid black;"></span> Lobby                 | <span style="display: inline-block; width: 15px; height: 15px; background-color: #9370DB; border: 1px solid black;"></span> Elevator Addition |

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