

WEST EDUCATION CENTER

1338 Farragut Street, N.W., Washington, DC



INITIAL YEAR BUILT	1978
BUILDING AREA	69,600 SF
CURRENT PROGRAM CAPACITY	231
ENROLLMENT 2008	231
WARD	4
PROPOSED PROGRAM CAPACITY	280



Site Plan

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PROPOSED PROGRAM PROFILE

GRADE CONFIGURATION	PK-8
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SQ. FT. (EXISTING)	69,600
SQ. FT. (ADDITION)	2,400

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

TYPE	PROPOSED
Gym-Auditorium	
Auditorium	
Multi-Purpose	
Cafeteria	1
Kitchen Services	1
Special Education	2
Media Center	1
Administrative/Health Suite	1
Computer Lab	1
OT/PT	1
Science Lab	1
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	Poor
Conveying Systems	Unsatisfactory
Electrical	Poor
Exterior Finish	Fair
HVAC	Fair
Interior Finish	Fair
Plumbing	Poor
Roof	Fair
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:

1 Conveying System	This school has no elevator, which limits access for staff or students on crutches or using a wheel chair.
2 Electrical	Although the lighting in the entire school seems fair the fixtures are old and use T-12 lamps and electro magnetic ballasts. Future energy bills could be reduced by providing new T-8 lamps with electronic ballasts. Therefore, the entire lighting system is recommended for replacement. The fire alarm system is old and recommended for replacement with newer technology. The emergency generator is new and in good working condition. Switchboard and panel boards are the original to the school and power modifications/upgrades are recommended to provide spare capacity for additional equipment and technology loads. 2008 R/S: Replaced expired fluorescent ballast and tubes, replaced cracked, missing or broken light lens covers, and lamps in existing fixtures.
3 Exterior Finish	Several areas around the building need the block repainted or repaired due to damage. Debris needs removed from the gutters below the shingled roof sections. Many of the windows need the lexan replaced. Several of the exterior doors should be replaced for increased security and ease of operation. 2007: Replaced exterior lighting. 2008 R/S: Repair/replacement of gutters, downspouts.
4 Structure	The overall foundation and structure appears sound based on visual inspection.
5 HVAC	Only one AHU has a smoke detector. Nearly all of the AHUs have damper actuators that are disconnected from the damper linkage. The school has a DDC panel, but it is not in use as indicated by the lack of power to the panel. As such, the schools AHU's and other equipment operate under control of the local pneumatic controls and their operation never ceases. 2008: Repairs to Boilers and Classroom heating units. Repairs to A/C central unit completed.
6 Interior Finish	Several classroom spaces on the first and mezzanine floors levels need ceilings replaced due to the water damage described above. Mold was noticed in several of the first floor "Learning Center" skylight wells located in space no. 131 and pose a health issue for the students. The skylight wells should be properly cleaned and repainted. 2008 R/S: Patch and plaster with painting as required, new VCT flooring.
7 Plumbing	Most of the fixtures appear to be original to the building and are significantly degraded. Most are of the high flow type and should be upgraded with ADA modifications. 2008 R/S: Existing restrooms repaired and renovated, circulating pump and distribution piping troubleshooting to ensure correct pressure.

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8 Roof	The original roofs were replaced in 1998 with new shingles on the sloped areas and built-up roofs on the flat areas. The roof appears to be leak free but the flashings and masonry control joints around the "Learning Center" clerestory windows need attention. The gutters at the edge of the sloped roofs need cleaned of debris and the downspouts need checked as some appear to be clogged with leaf debris. The plywood decking under the roofs was spongy and should be replaced with the next shingle replacement. Gutter guards would greatly decrease the need for regular maintenance.
9 ADA Compliance	A large percentage of the enclosed classrooms and primary function areas such as the auditorium, gymnasium and restrooms require ADA compliant fixtures and room signage. The building needs an elevator for the building to be fully accessible. 2008: ADA parking needs improvement and better placement. 2008 R/S: New door hardware is ADA-compliant.
10 Technology	Existing tech drops are in good condition. In some places the raceways and the outlets are coming away from the walls and should be repaired. The security system is new and in good working condition.
11 Grounds	The bituminous paving around the basketball courts needs resealed and relined and one basketball backboard needs replaced. The perimeter fencing around the parking lots is in poor condition and needs replaced. The playground equipment is less than a year old and in good condition. A grass field behind the school could benefit from regarding and reseeding. The sidewalk paving around the Farragut street main entrance is in desperate need of replacement. The parking lots need repaved and relined and designated ADA spaces need to be provided at the upper lot.
Other Comments	Maintenance and painting finishes on the interior of the building were generally good and was in the best condition of any school this team has surveyed. This school could be a premier elementary campus if all levels were accessible by an elevator and the primary function areas were brought up to ADA standards.

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RECENT HISTORY OF MODERNIZATION

2008 STABILIZATIONS

✓	Heating Blitz - Boiler Repairs & Classroom Units
✓	Emergency Security Repair Work (Exterior Lighting Replacements)

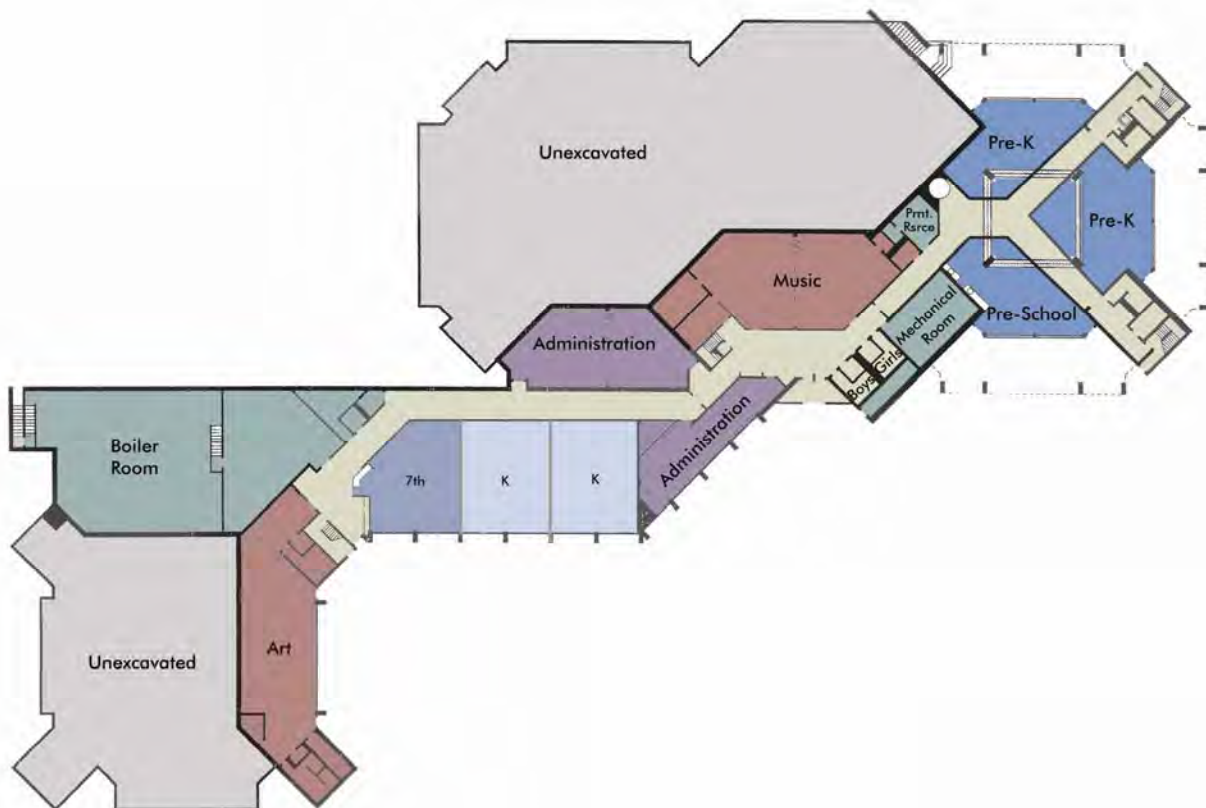
SCHOOL CONSOLIDATIONS & RECEIVING SCHOOLS (I,II)

✓	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

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Ground 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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First Floor

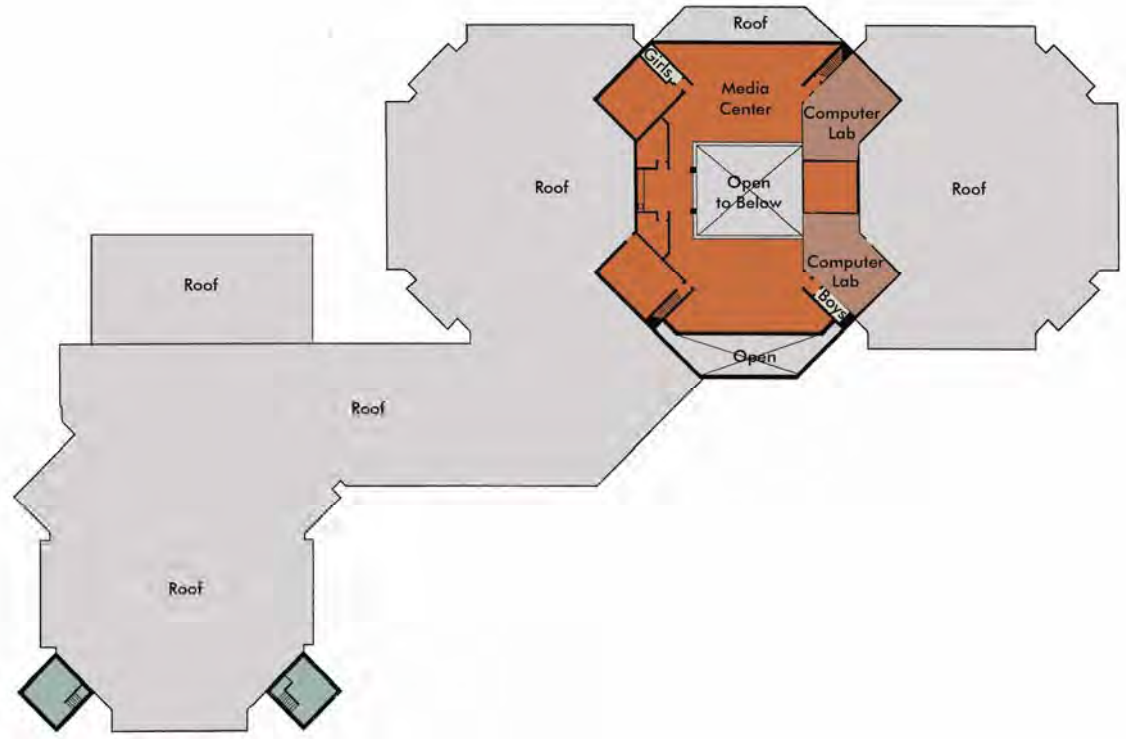
 Administration/Health	 Auditorium
 Gymnasium/Cafeteria	 Other
 Classrooms	 Media Center
 Kindergarten	 Computer Lab
 Pre-K/Pre-School	 OT/PT
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Mezzanine

- | | |
|---|---|
| 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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