

WILKINSON ELEMENTARY SCHOOL

MOTEN AT WILKINSON ELEMENTARY SCHOOL
2330 Pomeroy Road, S.E., Washington, D.C.



INITIAL YEAR BUILT	1976
BUILDING AREA	144,900 SF
CURRENT PROGRAM CAPACITY	508
ENROLLMENT 2008	451
WARD	8
PROPOSED PROGRAM CAPACITY	600



Site Plan

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PROPOSED PROGRAM PROFILE

GRADE CONFIGURATION PK-5 (Swing)

SQ. FT. (EXISTING) 144,900

SQ. FT. (ADDITION)

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

TYPE	PROPOSED
Auditorium	
Multi-Purpose	1
Cafeteria	
Kitchen Services	1
Special Education	3
Media Center	1
Administrative/Health Suite	1
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	Fair
Conveying Systems	Fair
Electrical	Fair
Exterior Finish	Fair
HVAC	Fair
Interior Finish	Good
Plumbing	Fair
Roof	Fair
Structure	Poor
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	There is a functioning elevator in this building. 2008 Receiving School (R/S): Elevator repair.
2 Electrical	Main service, branch circuit panels, and branch circuit wiring are original mid 1970's and in good condition. About 90% of the light fixtures are original 2'x4' fluorescent grid fixtures in fair condition and can be maintained. 2007: General power repairs, replace/repair light fixture. 2008 R/S: Upgraded electrical outlets throughout building as required to support new configuration. New lighting fixtures throughout.
3 Exterior Finish	There is damage in the exterior soffit of the building, under the overhead where the second floor cantilevers out into the space. 2007: Replaced exterior lighting. 2008 R/S: Broken window panes replaced, damaged windows replaced. General exterior elevation cleanup.
4 Structure	A number of structural conditions have been observed which in our opinion required further investigation to properly understand the conditions and to determine the appropriate remedial action to be taken. Three potential structural problems have been observed: 1 - In Stair 210 there is a crack in the wall. 2 - In space #4 there is a concrete beam with exposed rusted steel. 3 - Signs of structural damage were noticed in the northeast corner of space #213. At this location, potential settlement in the foundation and cracks in the wall and ceiling above have been sighted. The space #213 is located in the basement level adjacent to the Boiler Room. Please note that space #213 was discovered when assessing this building. The Basement Plan we originally received did not show this space. It showed "unexcavated". Please review our updated basement plan and notes. We recommending further structural investigation take place.
5 HVAC	Complaints of too hot (winter) or too cold (summer). All air handling equipment is in fair condition but needs to be replaced soon. There is no means of zone controlling causing unacceptable space temperature. 2007: Repairs to Boilers and classroom units. Repairs to AC Central Unit. 2008 R/S: Upgraded system components as required to ensure acceptable operations.
6 Interior Finish	Interior finishes are 40% Poor (flooring, doors, and some walls) and 60% Fair (ceilings and walls). 2008 R/S: New interior partitions, wall coverings, flooring, ceiling system and ceiling tiles, new doors, hardware, etc., as required to support new configuration.

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7 Plumbing	Plumbing is in fair condition. All of the student's toilets are ADA compliant while the adult's toilets are NOT. Some fixtures needed to be upgraded or replaced. 2008 R/S: Upgraded system components as required to ensure acceptable operations. New restrooms as required to support new configuration.
8 Roof	The roof generally is in fair condition, but there are isolated repairs that are required to prevent further deterioration of interior finishes. 2008 R/S: Repaired / replaced leaking roof portions, including flashing, gutters, downspouts and roofing membrane.
9 ADA Compliance	The building is accessible to handicapped persons and there are handicapped bathrooms within the building, however there is a need for adult ADA compliant bathrooms and a minor upgrading of fixtures and faucets in some of the bathrooms. 2008 R/S: New door hardware, all restrooms are ADA-compliant.
10 Technology	Data and video drops are available throughout the facility. Not all rooms were equipped with PC's and TV's. Intercom system is original and should be replaced/ modernized. 2008 R/S: Repairs to P.A. system throughout the building, new computer connectivity to all new classrooms, library, and media center, etc.
11 Grounds	Elastomer joint filler at retaining wall expansion joints has deteriorated. As a result, soil, water, and vegetation behind the wall protrude through these joints located approximately 60' on center. The playground area needs to be milled and resurfaced to remove remnants of previous playground equipment that poses health and safety issues. Site trees in the playground appear dead and have mold growing on the trunks. Hand rails through the grounds are rusted and need galvanized paint. In general the grounds and athletic fields are in very poor condition. 2008 R/S: New parking area and driveway A/C paving and striping, repair damaged concrete hardscape.

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RECENT HISTORY OF MODERNIZATION

2007 TARGETED REPAIRS

✓	Interior Finishes - Door Replacements/Door Hardware Repair
✓	Interior Finishes - Drywall & Ceiling Repairs
✓	Interior Finishes - Select Carpet Replacements/Flooring Repairs
✓	Interior Finishes - Painting/Plastering
✓	Plumbing Repairs - Restrooms/Fixtures & Flush Valves; Water Fountains
✓	Electrical Repairs - Lighting & Power
✓	Mechanical Repairs - AHU & Boiler Repairs, HVAC Filter Replacement
✓	Exterior Work & Building Envelope - Lighting, Site Work, Playground, etc.
✓	Other Work Orders

2008 STABILIZATIONS

✓	Emergency Security Repair Work (Exterior Lighting Replacements)
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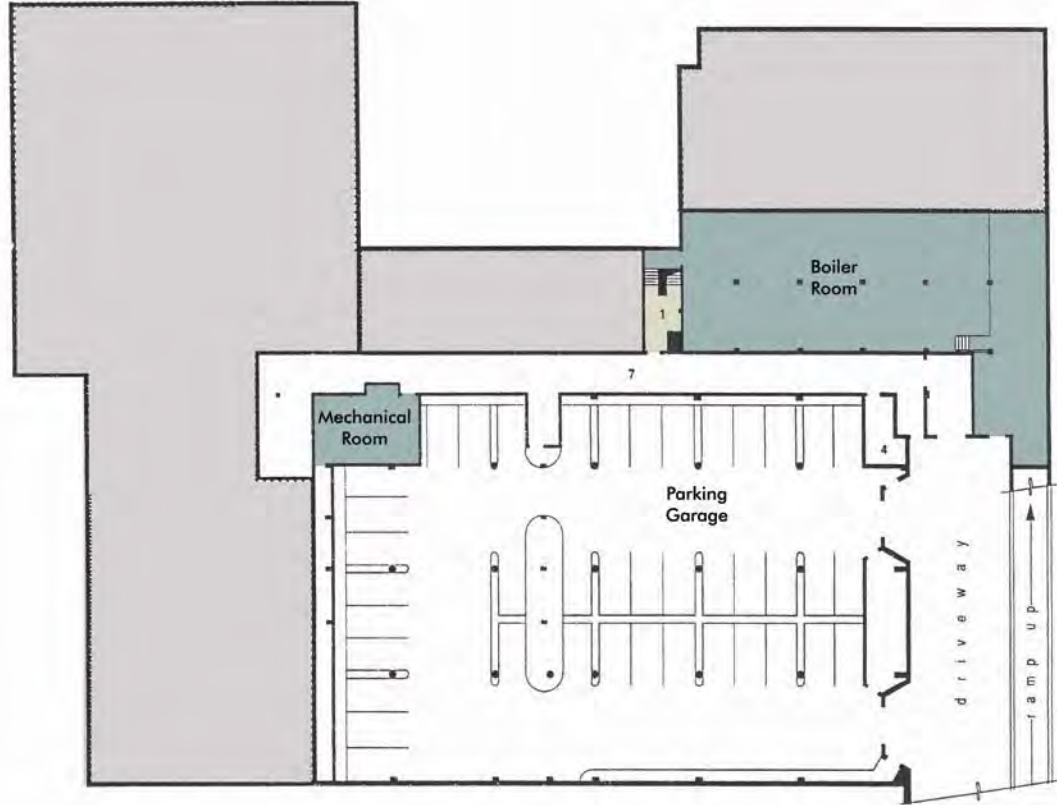
SCHOOL CONSOLIDATIONS & RECEIVING SCHOOLS (I,II)

✓	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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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.

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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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Second Floor

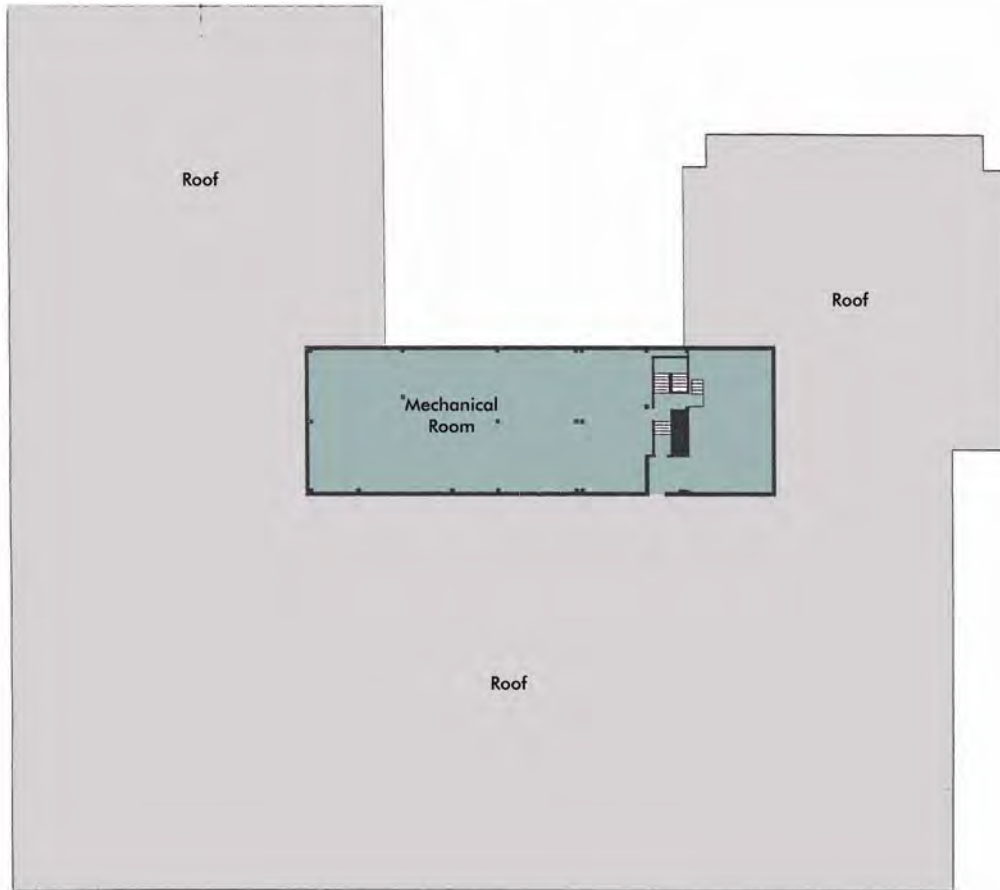
- | | |
|---|---|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
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Penthouse

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