

JOHNSON MIDDLE SCHOOL

1400 Bruce Place., S.E., Washington, DC



INITIAL YEAR BUILT	1970
BUILDING AREA	182,500 SF
CURRENT PROGRAM CAPACITY	1015
ENROLLMENT 2008	293
WARD	8
PROPOSED PROGRAM CAPACITY	550



Site Plan

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PROPOSED PROGRAM PROFILE

GRADE CONFIGURATION	MS 6-8
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SQ. FT. (EXISTING)	182,500
SQ. FT. (ADDITION)	

TYPE	PROPOSED
6	8
7	8
8	8
Science	4
Multi-Purpose	1
Lockers	2
Art	2
Music	2

TYPE	PROPOSED
Special Education	
Gymnasium	1
Parent Resource	1
Administrative/Health Suite	2
Media Center	1
Auditorium	1
Cafeteria	1
Kitchen	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	Poor
Exterior Finish	Poor
HVAC	Unsatisfactory
Interior Finish	Poor
Plumbing	Poor
Roof	Poor
Structure	Fair
Technology	Fair

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	An elevator serves five floors and is in unsatisfactory condition. It is operational but it will stop between floors on a regular basis. Modernization required.
2 Electrical	Emergency generator is out-of-service, leaving the facility without emergency power. The electrical distribution system is original and in poor condition. The lighting is also in poor condition and is not energy efficient. The fire alarm is not code or ADA complaint. Exterior lighting is poor with many fixtures damaged.
3 Exterior Finish	Brick veneer, stone and concrete panel facades in fair condition, 25% repointing required. Repoint exposed concrete framing. Windows are in unsatisfactory condition - single pane glazing, many inoperable, allow air/moisture infiltration. Exterior doors in poor condition. 2007: Selective window replacement.
4 Structure	The concrete structure is in fair condition. There were no significant structural problems visible.
5 HVAC	Steam boiler to hot water hydronic system. Two pipe ventilators in most classrooms. Chiller system in place but unused due to system deficiencies. Three boilers in place, only one operational. New cooling tower. Old absorption chiller. Window air conditioners used to control temperature. When used, they tend to overload existing electrical capacity. No space temperature control system in evidence. Teachers control room temperature by using circuit breakers to disable fans and opening windows.
6 Interior Finish	Asbestos floor tiles present in building, a clear health safety issue. Moisture damage to about one quarter of all ceiling tiles. Doors/hardware throughout building are in disrepair. Lockers are in poor condition and need replacement. Fire and life safety signage in poor condition. Interior finishes are generally worn. 2007: Roofing repairs, fire extinguisher replacement, flooring replacement and door repairs.
7 Plumbing	Obsolete fixtures in many locations. Lavatories observed with two separate faucets, one for hot water, one for cold - recommend replacement. No ADA compliant fixtures observed. 2007: Unclog lines, installation of new water fountains, and re-insulation of cold water lines.
8 Roof	Terrace area in poor condition needing sealant and control joint replacement. Eight skylights in unsatisfactory condition- all eight assemblies should be entirely removed and replaced. The majority of the built up roof system is in fair condition, although some areas need repair to flashing or patching.
9 ADA Compliance	Building is not ADA compliant. Conveying requires upgrades; ramps and compliant handrails need to be installed; bathroom fixtures, alarms, doors, door hardware, switches, and grounds all require upgrades to meet code requirements.
10 Technology	LAN system was started several years ago but was not completed or activated. Computers are old - newer computers were observed stored in boxes in a vacant classroom. Old P/A speakers in rooms should be replaced.
11 Grounds	No handicapped accessible entrances. Parking lot is not used; playground in fair condition. Upper level terraces and courts used as play areas have non code compliant guardrails. Concrete exterior steps are in poor to condition- several tripping hazards; have non compliant rails or no rails at all.

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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 Repairs Work (Exterior Lighting Replacement)
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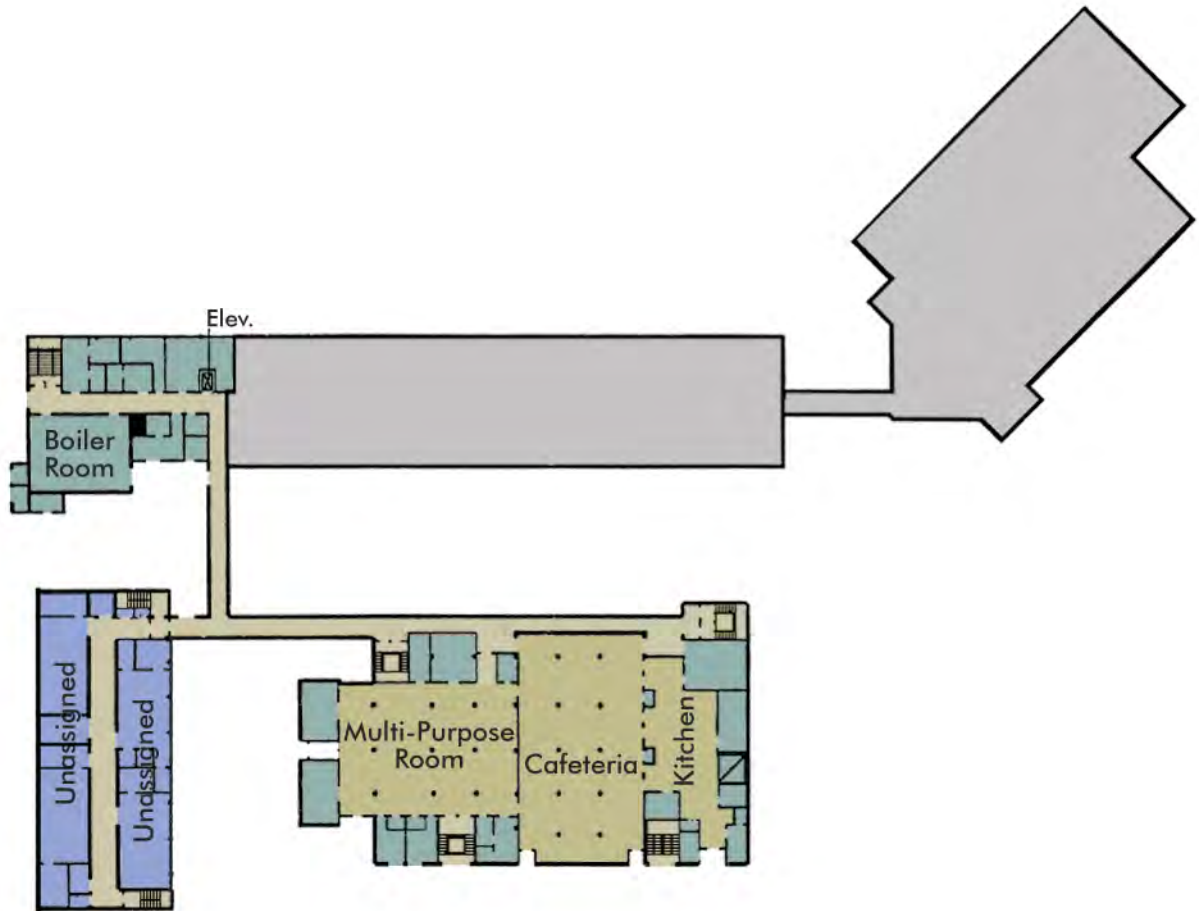
LEGACY PROJECTS - OTHER STABILIZATIONS

✓	Mechanical – Chiller Replacements/Plant Upgrade
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◆ Planning
 ▼ Design
 ◆ Pre-Construction
 In Progress
 ✓ Completed

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Ground Floor

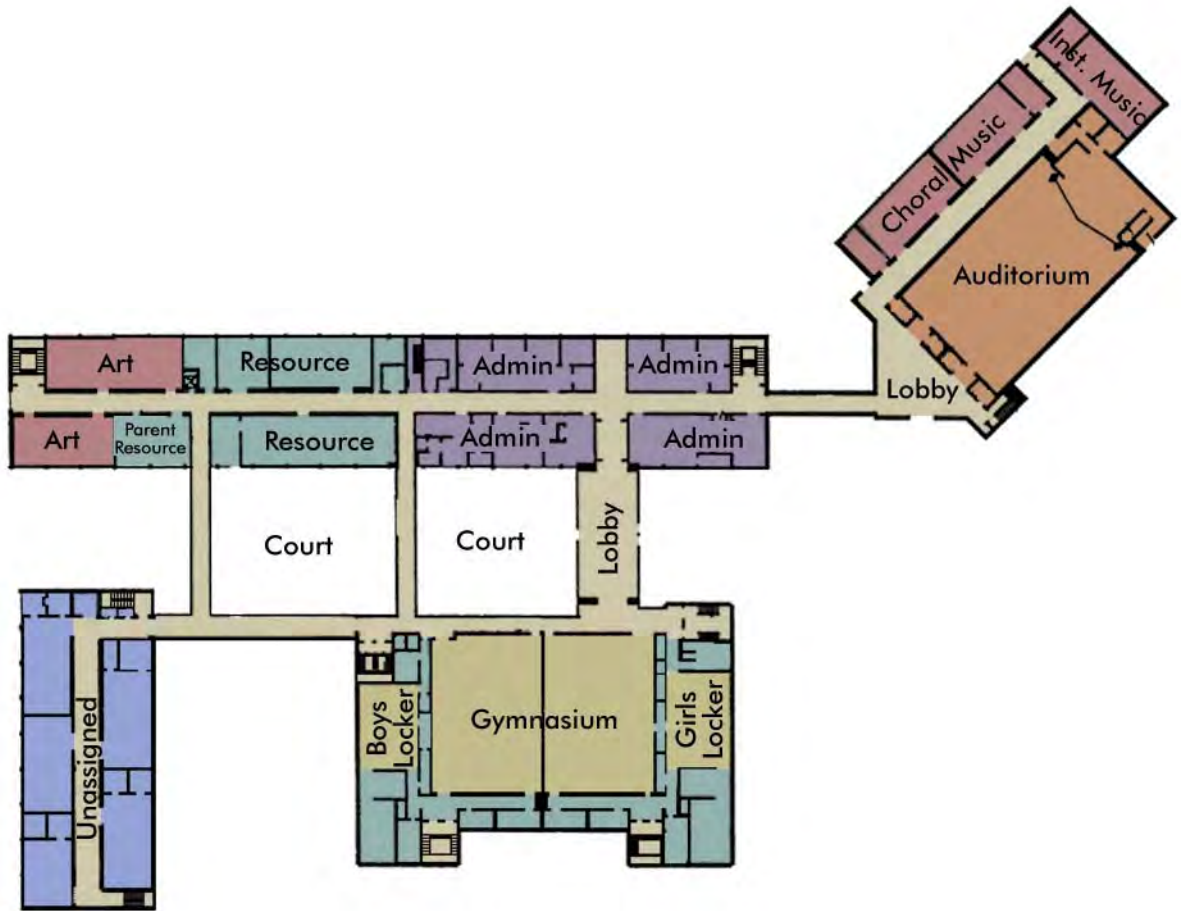
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|-----------------------|-------------------|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
| Music/Art | Special Education |
| Science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

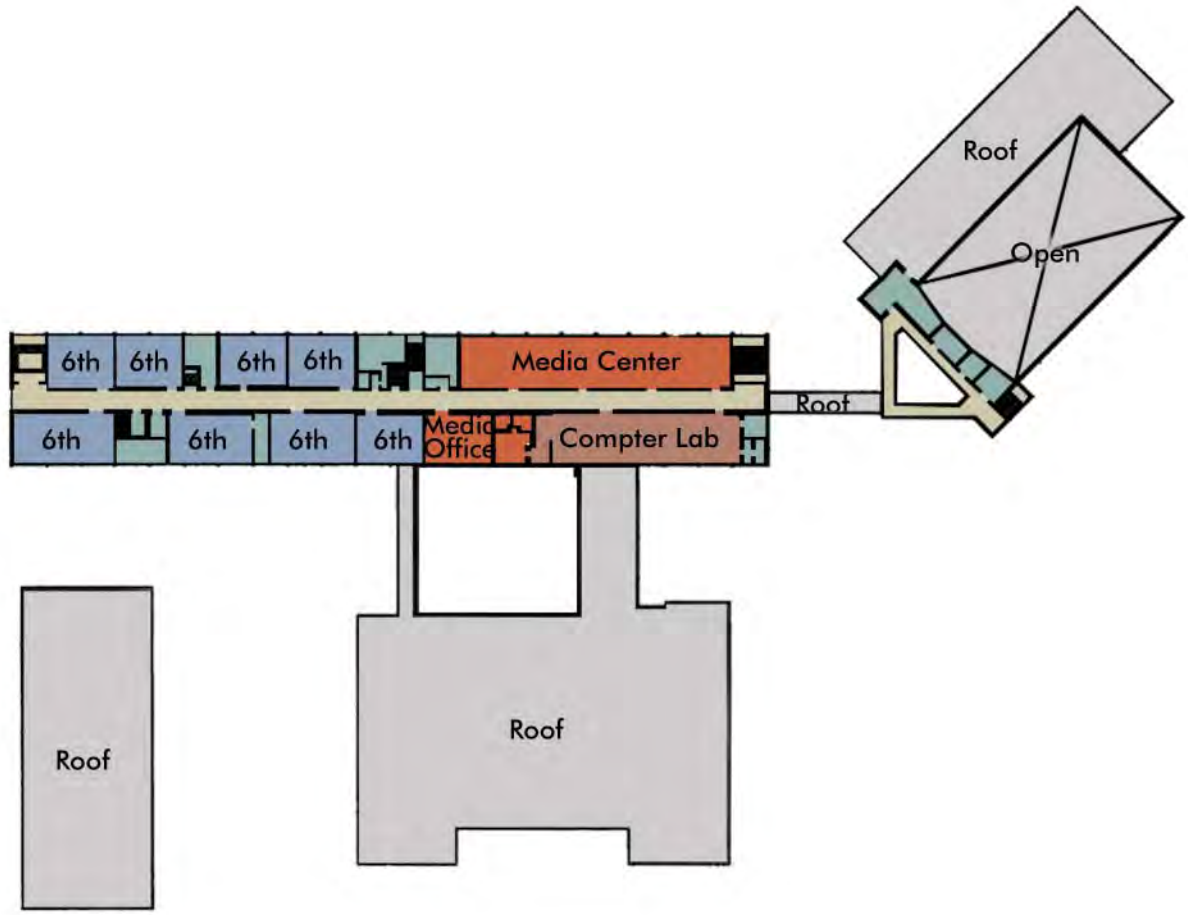
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Second Floor

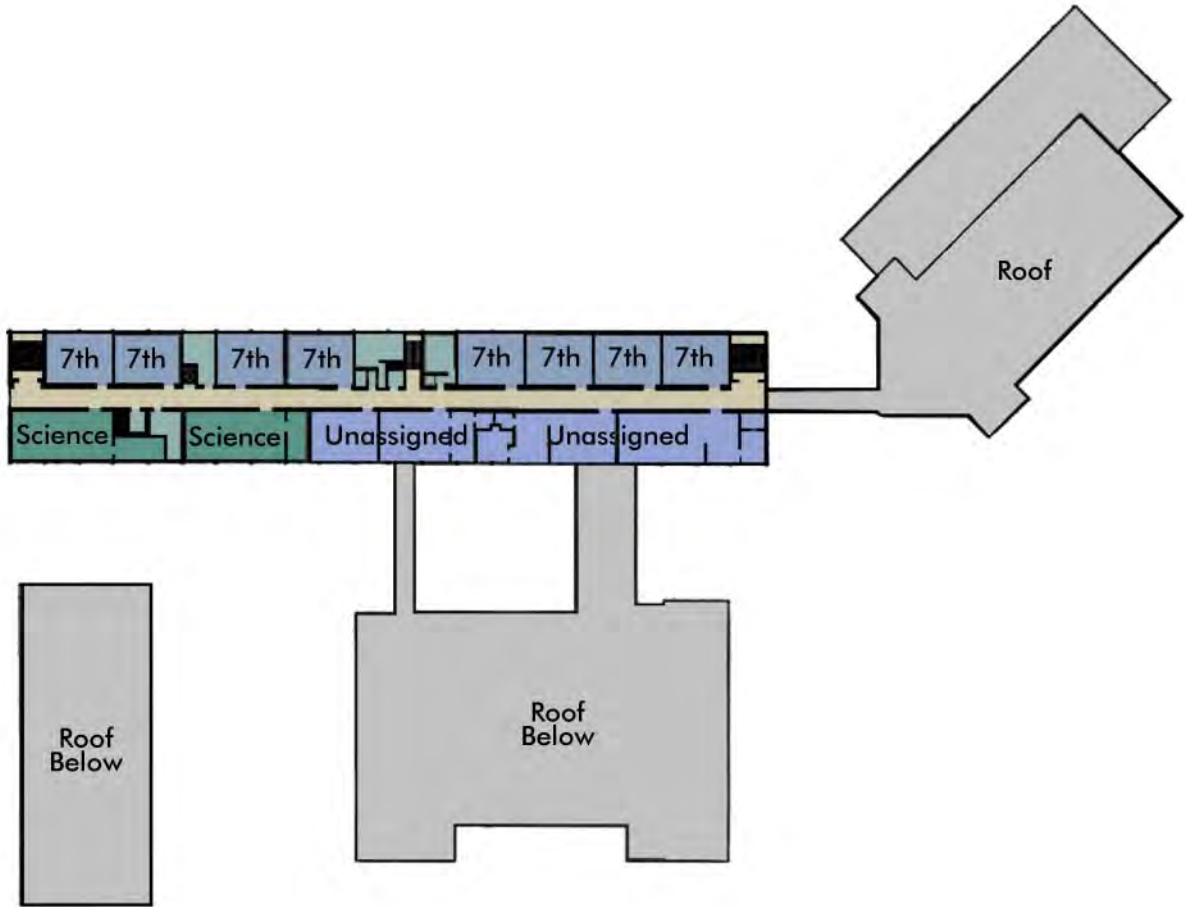
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|-----------------------|-------------------|
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| Gymnasium/Cafeteria | Other |
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Third Floor

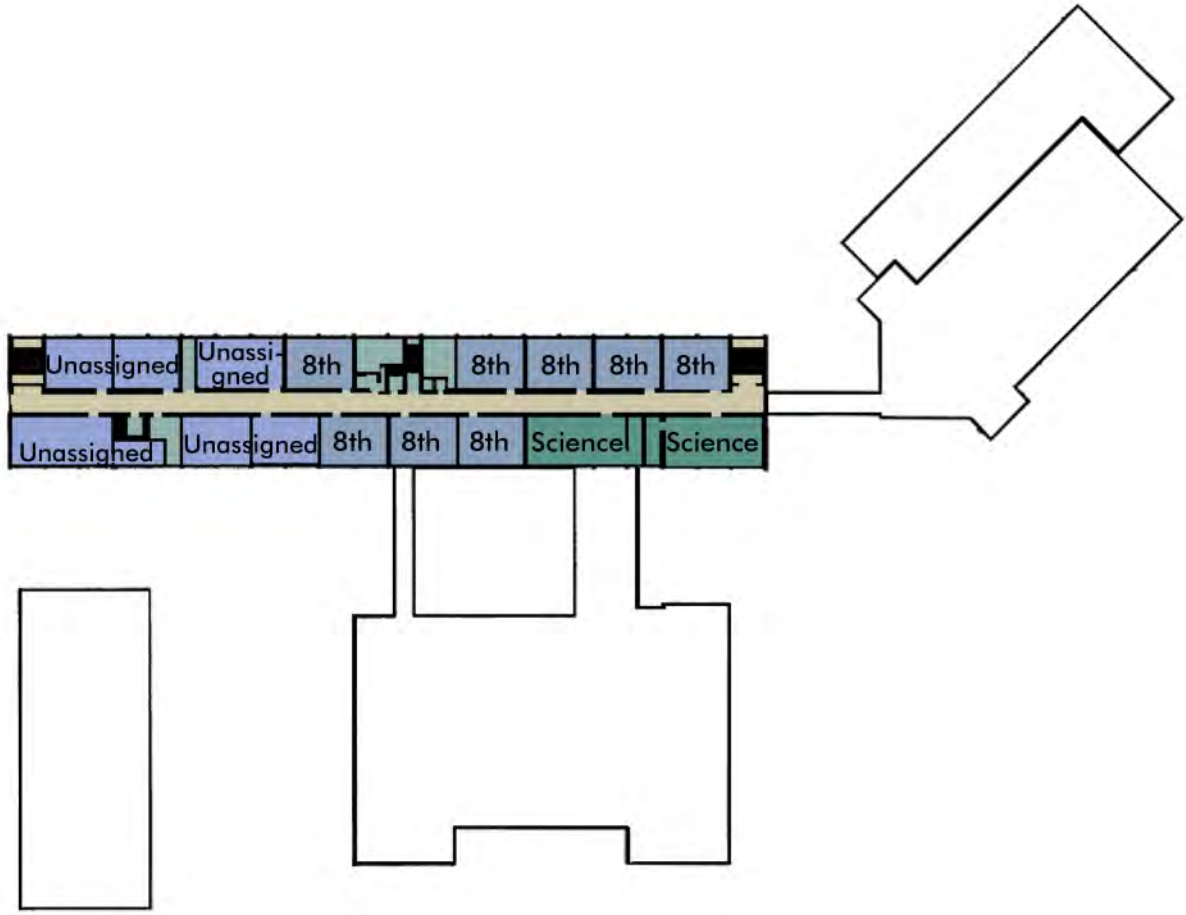
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|---|---|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
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Fourth Floor

- | | |
|---|---|
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| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
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