

WEBB EDUCATION CENTER

WHEATLEY AT WEBB EDUCATION CENTER
1375 Mount Olivet Road, N.E., Washington, DC



INITIAL YEAR BUILT	1960
BUILDING AREA	103,700 SF
CURRENT PROGRAM CAPACITY	625
ENROLLMENT 2008	364
WARD	5
PROPOSED PROGRAM CAPACITY	400



Site Plan

WEBB EDUCATION CENTER

WHEATLEY AT WEBB EDUCATION CENTER
1375 Mount Olivet Road, N.E., Washington, DC

PROPOSED PROGRAM PROFILE

GRADE CONFIGURATION PK-8 (Swing)

SQ. FT. (EXISTING) 103,700

SQ. FT. (ADDITION)

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

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

WEBB EDUCATION CENTER

WHEATLEY AT WEBB EDUCATION CENTER

1375 Mount Olivet Road, N.E., Washington, DC

CONDITION ASSESSMENT



Building System	2008 Rating
ADA Compliance	Poor
Conveying Systems	Poor
Electrical	Fair
Exterior Finish	Fair
HVAC	Fair
Interior Finish	Poor
Plumbing	Fair
Roof	Fair
Structure	Good
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	There is no elevator, lift, or escalator in the building.
2 Electrical	Although operational, the equipment is over 45 years old and at the limit of service life. Even the addition with the main switchboard is over 31 years old. Spare parts are not available. Lighting is obsolete. Fire alarm is obsolete. Sound system is obsolete. <i>2007: Electrical repairs.</i>
3 Exterior Finish	Exterior finish is acceptable but needs some rehabilitation. Most windows are leaking badly and should be replaced before significant water infiltration occurs. Some exterior doors are also in poor shape and should be repaired or replaced altogether.
4 Structure	The overall structure appears to be in fair condition. Several cracks were observed. A program to monitor such cracking as part of routine building maintenance may be prudent to avoid later deterioration and higher repair costs.
5 HVAC	The system is in poor condition. Boiler insulation is damaged; one boiler is not operational. Sump pumps are not working. Window units and ceiling units not operating properly. Most air handlers are obsolete and the exhaust fans and duct system seems dirty and corroded in places. The chiller is 31 years old and completely obsolete. Roof units are not operational. <i>2008: Repairs to Boilers and Classroom heating units. Repairs to A/C central unit completed.</i>
6 Interior Finish	Fair, however all rooms need painting, all ceiling need replacement or rehabilitation along with floors. Cabinets and lockers need replacement. Some asbestos composite tiles are present and should be removed. <i>2007: HVAC, Tile, Ceilings, Doors, issues addressed and completed.</i>
7 Plumbing	The plumbing is generally in acceptable shape; however, some fixtures should be repaired or replaced. Visible piping does not appear deficient. <i>2007: Plumbing repairs.</i>
8 Roof	There are numerous leaks apparent in the existing roof. Significant repair work or outright replacement of the entire roof and associated flashing is recommended in order to prevent deterioration of or damage to interior finishes.
9 ADA Compliance	ADA compliance is not acceptable at ramp slopes; accessibility of building, handrails, door sizes and toilets is also poor. Strobe alarms should be installed as part of fire alarm upgrades.
10 Technology	LAN appears minimal; all wiring is exposed and therefore subject to vandalism. The equipment is not stored in climate controlled rooms, potentially reducing the service life and reliability.
11 Grounds	Grounds generally appear adequate. Some lighting rehabilitation is required due to obsolete equipment. Green spaces are in fair condition. Parking areas should be resurfaced as part of maintenance.

WEBB EDUCATION CENTER

WHEATLEY AT WEBB EDUCATION CENTER
 1375 Mount Olivet Road, N.E., Washington, DC

RECENT HISTORY OF MODERNIZATION

2008 SUMMER BLITZ

✓	Site Work (Concrete Masonry, Painting, Fencing)
✓	Carpentry
✓	Doors & Windows
✓	Interior Finishes - Painting/Plastering
✓	Roof Repairs/Replacement
✓	Other Work Orders
✓	Mechanical
✓	Electrical

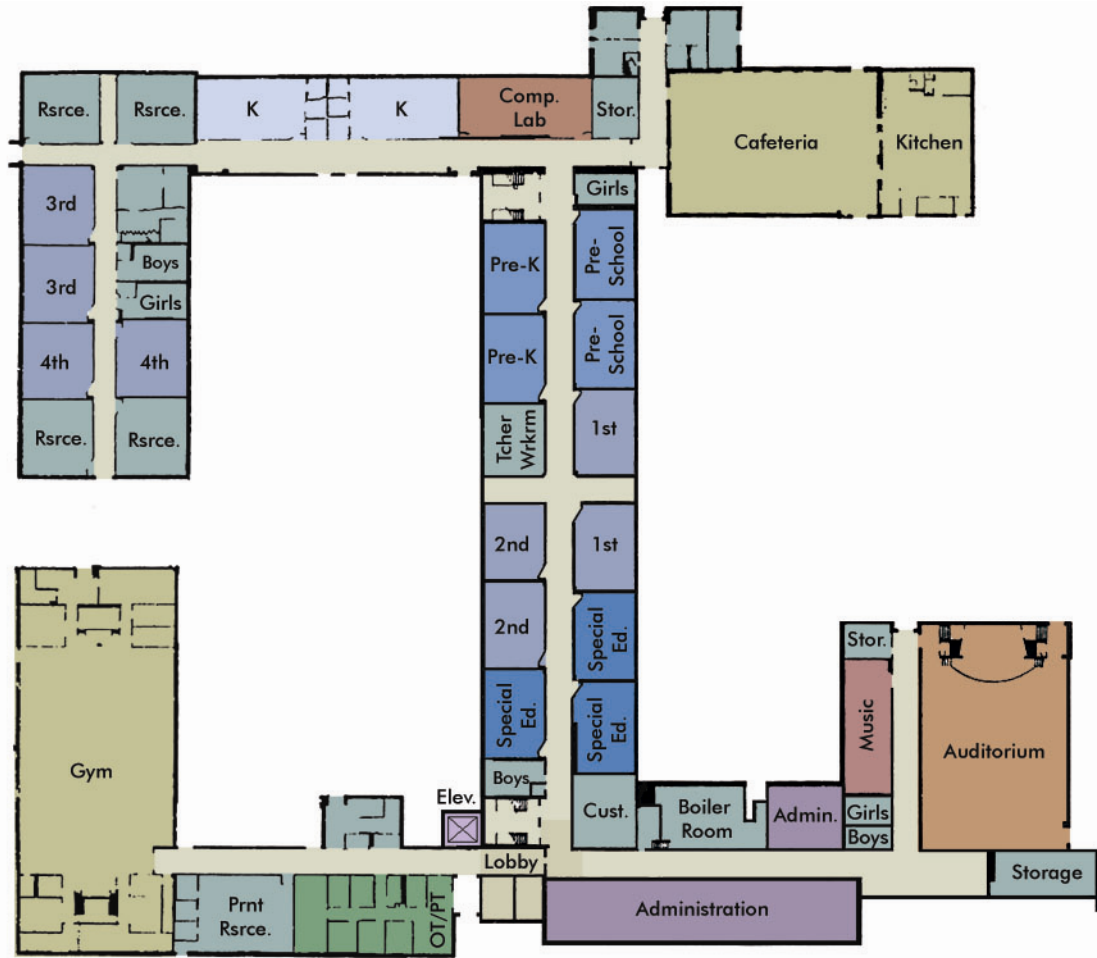
LEGACY PROJECTS - OTHER STABLIZATIONS

✓	Interior Renovations Various (Swing Spaces/Libraries/Asst. Supt. Offices)
---	---

◻ Planning
 ▼ Design
 ◆ Pre-Construction
 ◻ In Progress
 ✓ Completed

WEBB EDUCATION CENTER

WHEATLEY AT WEBB EDUCATION CENTER
1375 Mount Olivet Road, N.E., 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.

WEBB EDUCATION CENTER

WHEATLEY AT WEBB EDUCATION CENTER
1375 Mount Olivet Road, N.E., 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.