

WILSON, W. SENIOR HIGH SCHOOL

3950 Chesapeake Street, N.W., Washington, DC



INITIAL YEAR BUILT	1935
BUILDING AREA	271,300 SF
CURRENT PROGRAM CAPACITY	1485
ENROLLMENT 2008	1,461
WARD	3
PROPOSED PROGRAM CAPACITY	1600



Site Plan

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PROPOSED PROGRAM PROFILE

GRADE CONFIGURATION	HS
CTE – Engineering & Robotics	
SQ. FT. (EXISTING)	271,300
SQ. FT. (ADDITION)	25,000

TYPE	PROPOSED
Academic Classrooms	47
Science	
Special Education	3
Visual Arts	4
Band/Instrument/Choral	2
Gymnasium	1
Auxiliary Gymnasium	
Fitness	

TYPE	PROPOSED
Auditorium	1
Technical Labs	7
Main Office	1
Media Center	1
Administrative/Health Suite	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	Fair
Electrical	Unsatisfactory
Exterior Finish	Unsatisfactory
HVAC	Poor
Interior Finish	Fair
Plumbing	Fair
Roof	Good
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: School Under Modernization

1 Conveying System	The elevator in the main building was rebuilt several years old and in good condition. There are wheelchair lifts in corridors to other levels of the building that have been vandalized.
2 Electrical	Although the lighting in some of the classrooms seems ok but they are also old ones with T-12 lamps and electro magnetic ballasts. The energy bills can be cut by providing new T-8 lamps and electronic ballasts. The entire lighting is recommended to be replaced. Entire fire alarm system is old one and is recommended to be replaced with the state of the art fire alarm systems. Building has two emergency generators and in good condition and with lot of life. The switchboard and panel boards are the original ones and is recommended to be replaced with new ones to provide more spare capacity. The building has exterior wall mounted flood and security lighting and seems in good condition. 2008: Electrical repairs completed.
3 Exterior Finish	The brick exterior is in fair to good condition. Some selective repainting is necessary. Exterior windows are the insulating glass type that were installed in the mid- eighties. The sashes are extremely heavy. The window springs which assist with lifting sashes no longer work. They are dangerous and should be replaced.
4 Structure	The basic main building structure is in good condition. There is little evidence of wall cracking. The structure of the 1974 additions is questionable. One partial wall of the pool building collapsed. The pool building addition is scheduled to be demolished and rebuilt. The Gym Addition does not appear to exhibit structural problems.
5 HVAC	Steam Heating system including piping, valves and traps are old, and the Boilers are original from 1935 and the burners are also 30 years old. Boilers and accessories are past their useful economic life. The building has exposed cast iron steam radiators, which are at scalding temperatures. However, these are sturdy and last indefinitely. These need to be replaced with covered convectors. Auditorium heating and ventilation fans have lived beyond their useful life, with the fans and motors worn out. Some of the classrooms, computer labs, library, etc. do not have proper air-conditioning systems. Various portable units and window units randomly installed are not adequate. Need to have consistent, well designed systems to meet the Indoor Air Quality requirements. Some of the toilet exhausts in the main school building are non-functional. As informed by building engineer, the gymnasium heating & ventilating system including ductwork and diffusers, and insulation have been renovated/refurbished in Jan 2006. Also, most of the unit ventilators in the building have been replaced a few years back, and are in good condition. 2008: Repairs to boilers and classroom heating units. Repairs to Central A/C units. Ductwork installation completed.

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6 Interior Finish	Generally, the interior finishes are in good condition except where water damaged. Plaster ceilings on the fourth floor are damaged in areas where roof leaks occurred. Most plaster walls are in good condition except where located below grade. Most classroom floors are wood strip flooring. It is structurally sound, but requires refinishing in most areas. There is custom millwork wainscoting in lobbies, auditorium and main office areas. 2008: Masonry, roofing, Doors, Reglazing, Paint, Plumbing, electrical repairs completed.
7 Plumbing	The water, sanitary and vent piping is old but in good condition. Most of the group toilets have been upgraded within ten years. However, there are no ADA compliant toilet fixtures or accessories. In some of the old toilets, the urinals are in-floor type, not acceptable by present standards. Although, most of the plumbing systems in the building have a life of ten to fifteen more years, they need to be upgraded for ADA compliance. The hot water is adequate. Some shower rooms are not in very good condition but not being used any more. Some other showers and toilets are being used as storage rooms. Lab fixtures are usable but have been abandoned or sealed off. 2008: Plumbing completed.
8 Grounds	2007: Athletic Field fully renovated.

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RECENT HISTORY OF MODERNIZATION

2008 STABILIZATIONS




- Heating Blitz - Boiler Repairs & Classroom Units
- AC Window Units Installations & Electrical Upgrades

2008 SUMMER BLITZ

- Roof Repairs/Replacement
- Other Work Orders

LEGACY PROJECTS - OTHER STABLIZATIONS

















- Interior Renovations - Various (Swing Spaces/Libraries/Asst. Supt. Offices)
- Roof Replacements
- Mechanical - High Pressure Plant Conversions

 Planning
 Design
 Pre-Construction
 In Progress
 Completed

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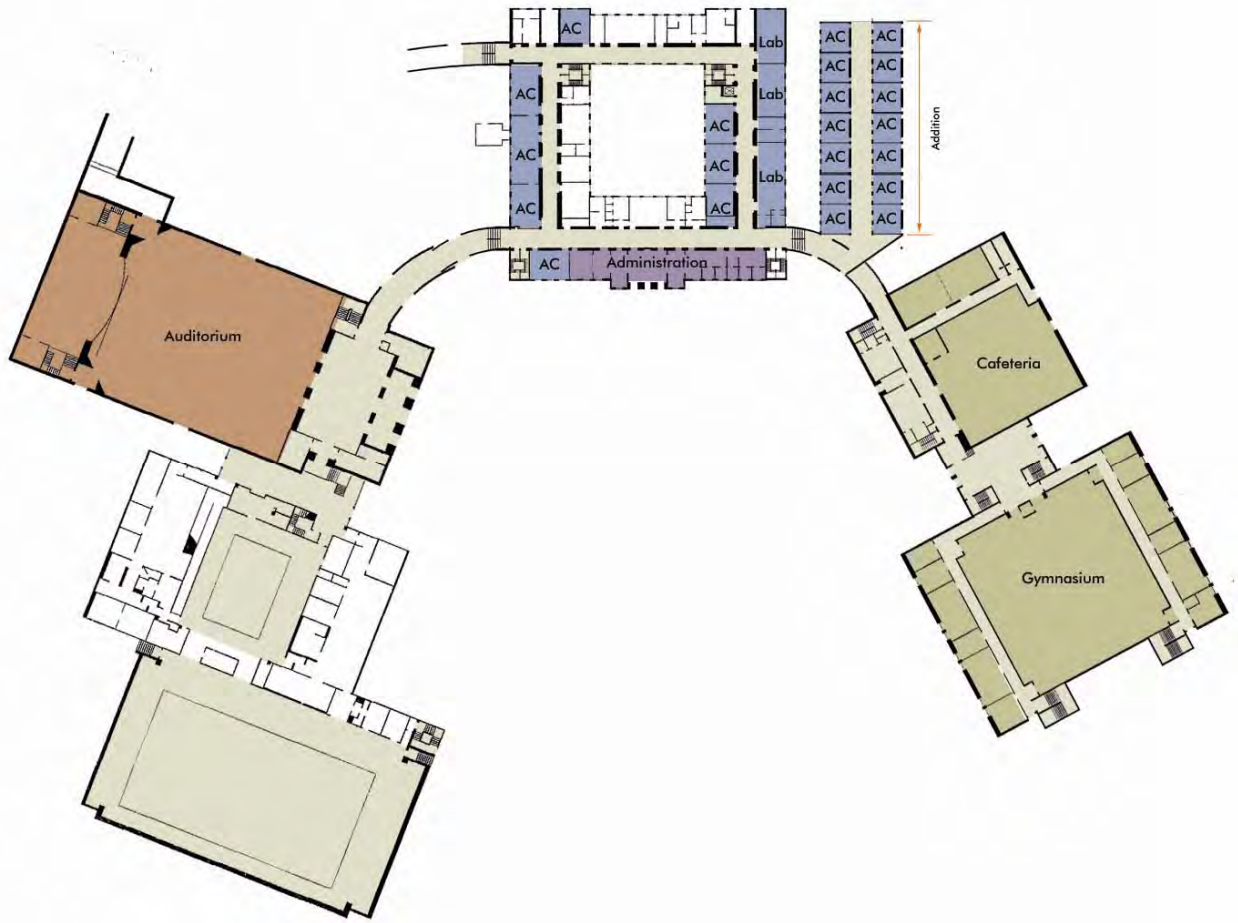
- | | |
|---|---|
|  Administration/Health |  Auditorium |
|  Gymnasium/Cafeteria |  Other |
|  Classrooms |  Media Center |
|  Kindergarten |  Computer Lab |
|  Pre-K/Pre-School |  OT/PT |
|  Music/Art |  Special Education |
|  Science Lab |  Unassigned |
|  Lobby |  Elevator Addition |

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

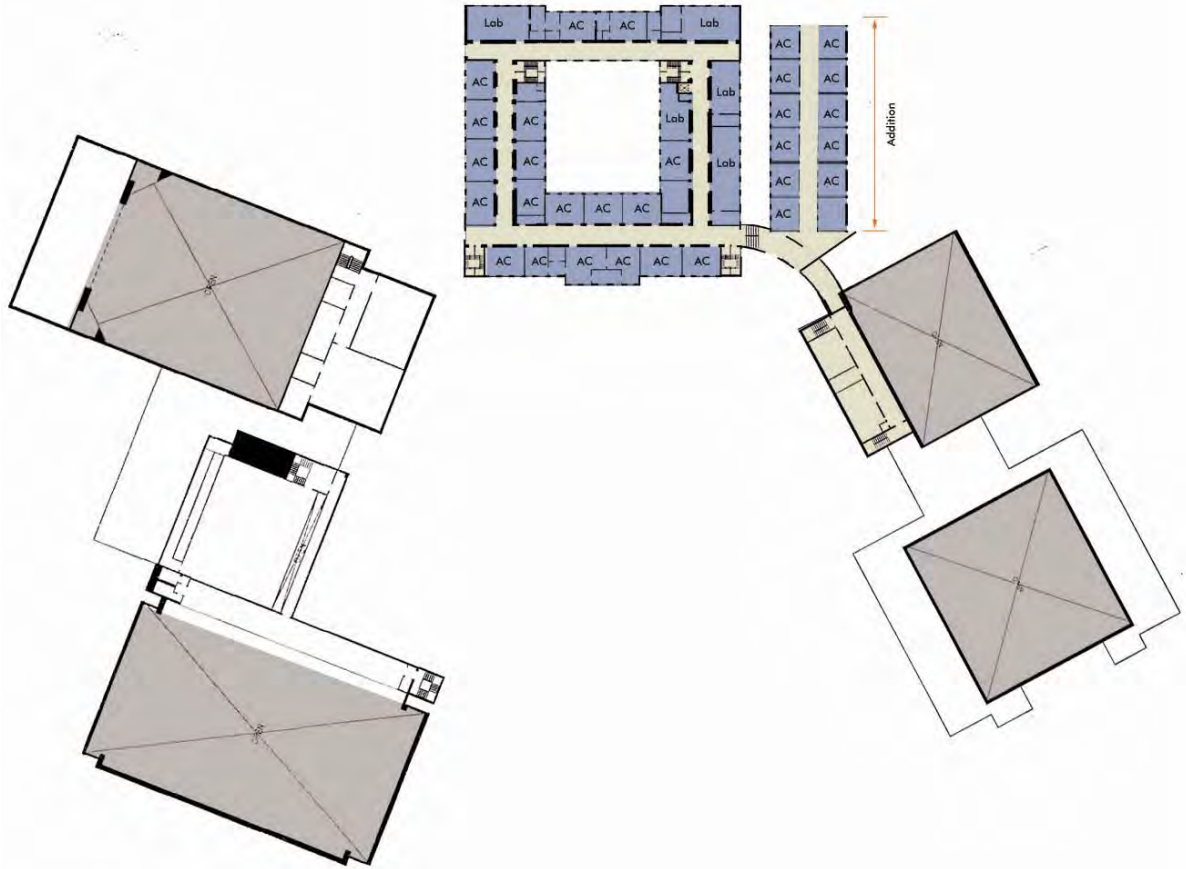
- | | |
|-----------------------|-------------------|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
| Music/Art | Special Education |
| Science Lab | Unassigned |
| Lobby | Elevator Addition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

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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 |

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