

SHAED EDUCATION CAMPUS

301 Douglass Street NE, Washington, DC



INITIAL YEAR BUILT	1971
BUILDING AREA	67,200 SF
CURRENT PROGRAM CAPACITY	350
ENROLLMENT 2009-2010	149
WARD	5
PROPOSED PROGRAM CAPACITY	450



Site Plan

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PROPOSED PROGRAM PROFILE

GRADE CONFIGURATION	PS-8
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SQ. FT. (EXISTING)	67,200
SQ. FT. (ADDITION)	

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	

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

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	Fair
Electrical	Poor
Exterior Finish	Fair
HVAC	Poor
Interior Finish	Fair
Plumbing	Poor
Roof	Poor
Structure	Good
Technology	Unsatisfactory

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1 Conveying System	There is an elevator present, but it is obsolete and does not meet code requirements. An upgraded model should be installed.
2 Electrical	The electrical system should be replaced due to the fact the current service is outdated. Fire alarm, public address, and telephone system is obsolete. Wiring is original and should be replaced. 2007: Replace light ballasts.
3 Exterior Finish	Generally in fair condition. No major deficiencies were noted, although re-pointing of brickwork is recommended for maintenance. 2007: Replaced exterior lighting.
4 Structure	Minor cracking observed during assessment. Structural analysis recommended for cracks before significant exterior finish damage occurs.
5 HVAC	The current system was upgraded from a heating-only system to a dual temperature system. As the pipes were originally designed for heating only, it has shocked the system and many ceilings have been damaged because of the resulting leaks. The HVAC system needs to be replaced. The chiller can be salvaged as it was installed in the last five to ten years and has remaining life. 2007: central A/C repairs. 2008: Repairs to Boilers and Classroom heating units. Installed 6 window A/C units. 2009: New AC HVAC Cooling Tower
6 Interior Finish	Most finishes are in fair condition. Aside from replacing ceiling tiles, most flooring and walls are in need of only minor repair work. Interior windows are in poor condition. Patching and painting of plaster finishes is required. 2007: Ceiling repairs, door hardware repairs, classroom painting.
7 Plumbing	No fire suppression system is present. Bathroom fixtures are obsolete and do not meet modern code requirements. Shower drains are also deficient and need repair. Visible piping appears to be acceptable, but additional inspection of hidden pipe sections may indicate additional problems due to the known water leakage. 2007: Water cooler installation/repairs.
8 Roof	The roof structure is in fair condition. Replacement of flashing and clearing debris from gutters will reduce water infiltration into the building.

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9 ADA Compliance	Conveying needs improvement. Bathroom fixtures also need to be upgraded.
10 Technology	The equipment appears to be in fair to poor condition. PCs present are old and in visibly poor condition. Upgrades to software and hardware, and dedicated spaces to technological equipment are recommended
11 Grounds	The grounds are in fair to poor condition. Curb cuts should be added and general maintenance performed to seal concrete to prevent further cracking and spalling. 2009: Received Playground Renovations

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RECENT HISTORY OF MODERNIZATION

2007 TARGETED REPAIRS

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

2008 STABILIZATIONS

<input type="checkbox"/>	AC Window Units Installations & Electrical Upgrades
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2009 STABILIZATION & SPECIAL PROJECTS

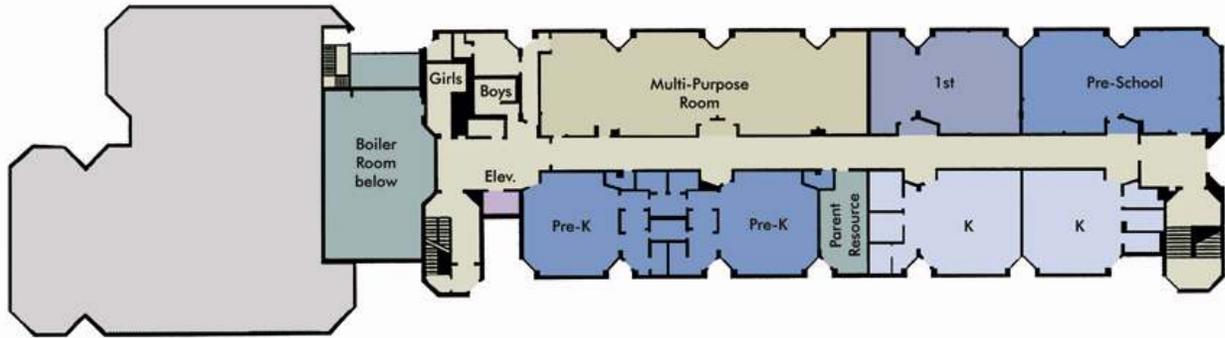
<input type="checkbox"/>	Received Playground Renovations
<input type="checkbox"/>	New AC HVAC Cooling Tower

LEGACY PROJECTS - OTHER STABILIZATIONS

<input type="checkbox"/>	Mechanical - Boiler Replacements/Heating Plant Upgrades
<input type="checkbox"/>	Mechanical - Terminal Units Replacements

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Ground Floor

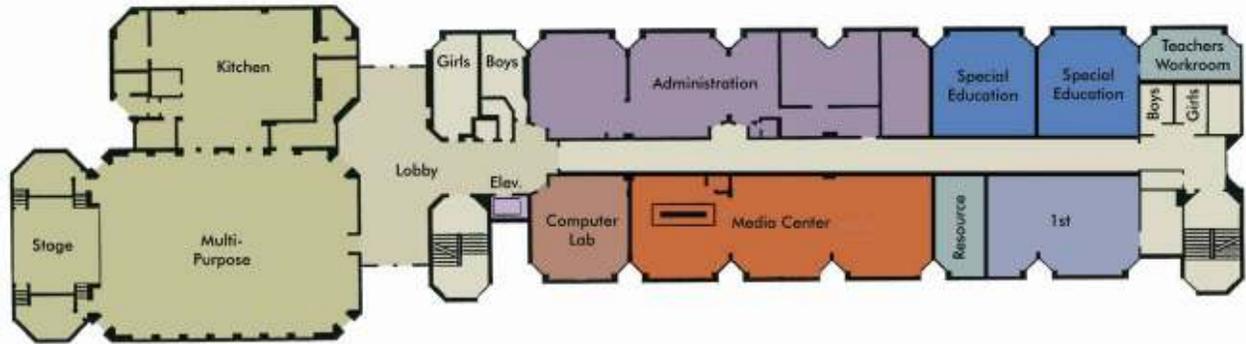
Administration/Health	Auditorium
Gymnasium/Cafeteria	Other
Classrooms	Media Center
Kindergarten	Computer Lab
Pre-K/Pre-School	OT/PT
Music/Art	Special Education
Science Lab	Unassigned
Lobby	Elevator Addition

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

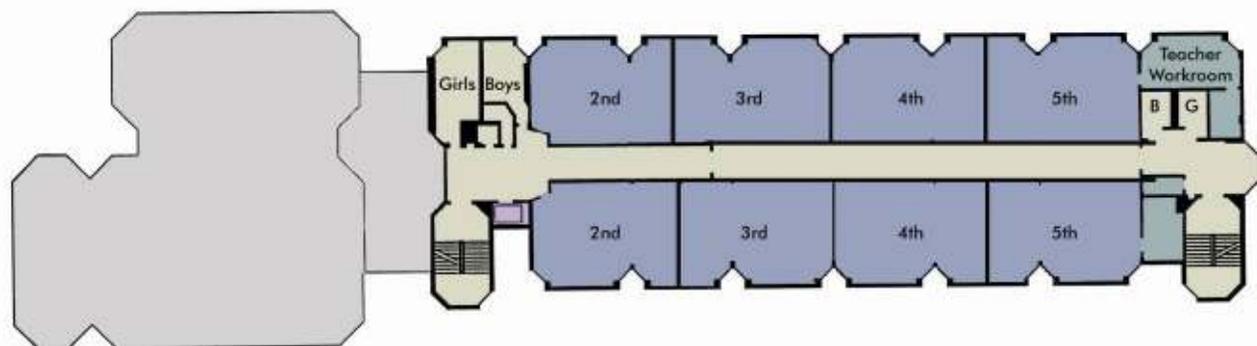
 Administration/Health	 Auditorium
 Gymnasium/Cafeteria	 Other
 Classrooms	 Media Center
 Kindergarten	 Computer Lab
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Second Floor

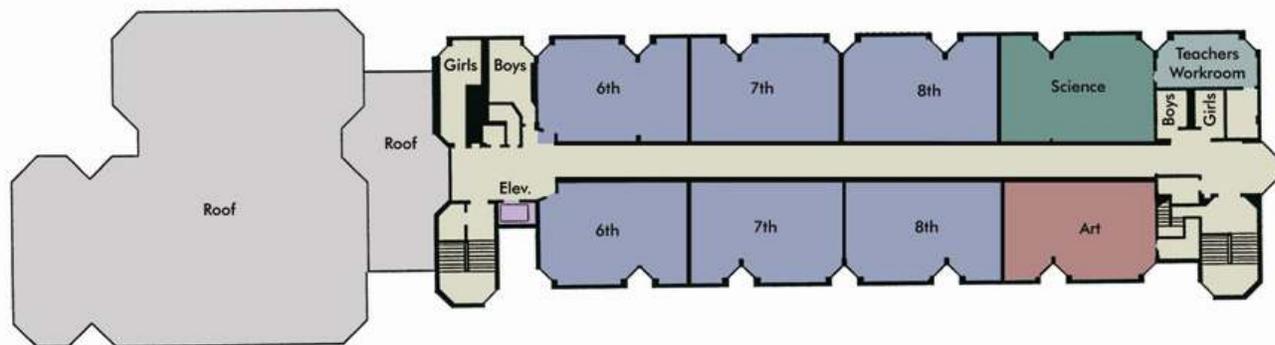
Administration/Health	Auditorium
Gymnasium/Cafeteria	Other
Classrooms	Media Center
Kindergarten	Computer Lab
Pre-K/Pre-School	OT/PT
Music/Art	Special Education
Science Lab	Unassigned
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Third Floor

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 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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