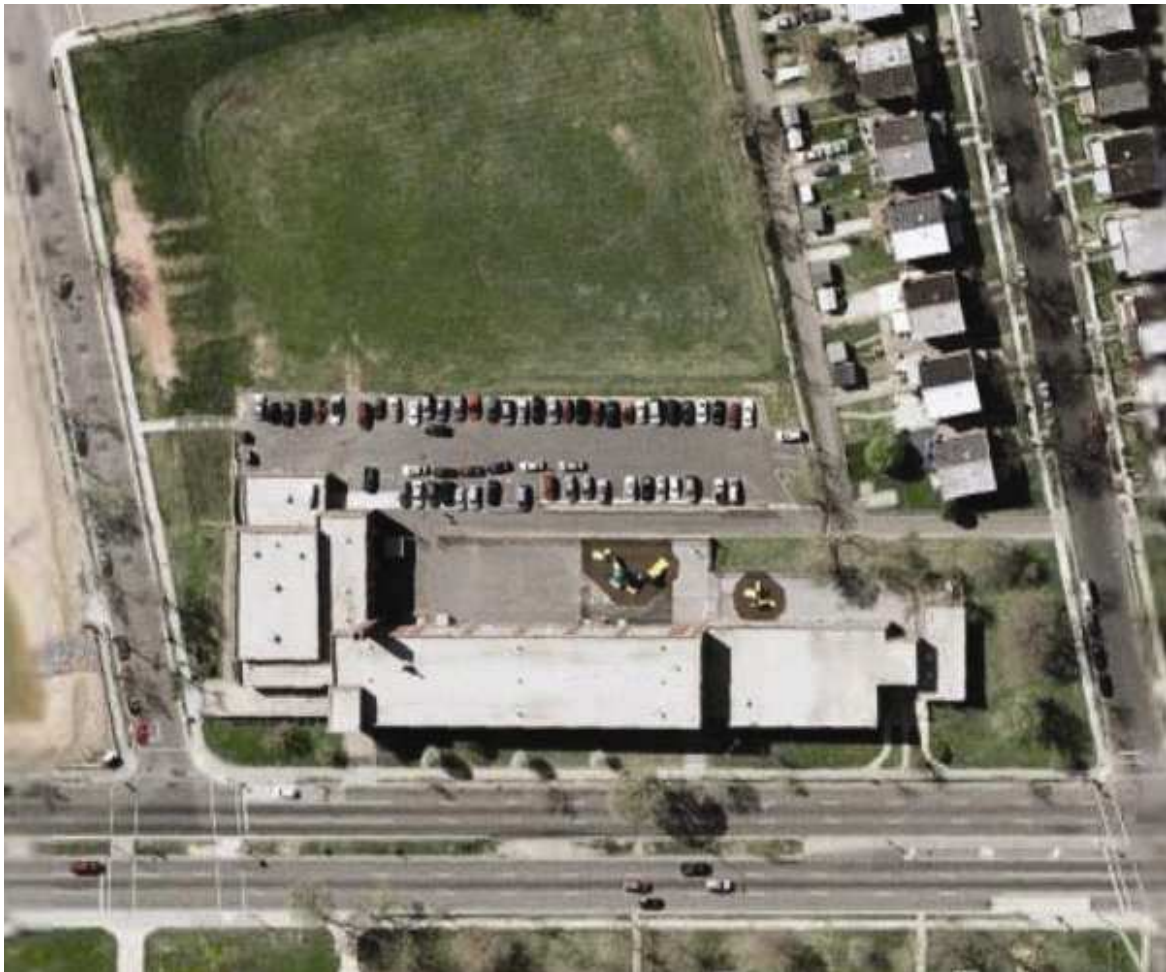


SHADD SCHOOL

5601 East Capitol Street SE, Washington, DC



INITIAL YEAR BUILT	1955
BUILDING AREA	72,100 SF
CURRENT PROGRAM CAPACITY	
ENROLLMENT 2008	
WARD	7
PROPOSED PROGRAM CAPACITY	200



Site Plan

SHADD SCHOOL

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PROPOSED PROGRAM PROFILE

GRADE CONFIGURATION	Special Education School
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SQ. FT. (EXISTING)	72,100 SF
SQ. FT. (ADDITION)	

TYPE	PROPOSED
Classrooms	19
Gym	1
Bleachers	
Locker Rooms	
Gym-Cafeteria	
Cafetorium	
Gym-Cafetorium	
Gym-Auditorium	
Auditorium	
Multi-Purpose	
Cafeteria	1
Kitchen Services	1
Special Education	1
Administrative/Health Suite	2
Media Center	1

TYPE	PROPOSED
Computer Lab	1
OT/PT	
Science Lab	
Art	1
Music	1
Teacher Workroom	2
Parent Resource	

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	Unsatisfactory
Conveying Systems	Unsatisfactory
Electrical	Fair
Exterior Finish	Good
HVAC	Poor
Interior Finish	Poor
Plumbing	Poor
Roof	Good
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	No elevator, lift, or escalator is present in the building.
2 Electrical	Electrical service consists of the original equipment. It is outdated and not installed per present code. The old electrical panels are in place with incomplete or missing directories, with obsolete and overloaded circuit breakers, and poor installation in corridors and stairways. Lighting is poor throughout. Emergency generator is in fair condition.
3 Exterior Finish	Local repainting required at building exterior, but otherwise good condition. All exterior windows recently replaced. 2007: Replaced exterior lighting.
4 Structure	The concrete structure appears to be in good condition, with minor cracking visible.
5 HVAC	The central hot water heating system is the original equipment and is in poor to fair condition. The unit ventilator and convectors are original units, in poor condition, and are outdated. Many have malfunctioning or no controls, and cabinets with panels pulled away or missing. Overheating in spaces is mitigated by opening windows. Central cooling is not provided and the window units and portable cooling units are in poor to fair condition with many not operational. The hot water piping distribution is poor, but pipe insulation in boiler room is fair. Close-couple circulating pump in mezzanine area in boiler room is poorly installed. Automatic temperature control system in poor condition (pneumatic) and should be upgraded. Ventilation systems throughout the building are inadequate, not working, or missing. 2008: Repairs to Boilers and Classroom heating units. Installed 76 window A/C units.
6 Interior Finish	Interior finishes are fair to poor: ceiling tiles are stained (previous leak before roof replacement) and frequently bowed. According to building escort, a portion of existing ceiling tiles contain asbestos. Localized areas have missing or broken floor tiles (VCT) and/or frayed carpet edges. Lockers are in good condition.
7 Plumbing	The sewer systems appear to be in fair condition. The domestic water distribution piping is original (galvanized and copper) and in poor condition. The A.O. Smith gas water heater is in good condition. However, the domestic water to water heat exchanger is in poor condition.
8 Roof	The roof appears to be in good condition, with no major deficiencies observed. Routine maintenance is recommended to keep gutters and drains clear of debris.

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9 ADA Compliance	The building is not ADA compliant due to the absence of access points, elevators, compliant door hardware, restroom grab bars, compliant fixtures, etc.
10 Technology	The PCs observed are in fair condition, although visual inspection does not take into account obsolete hardware or software. Office equipment appears to be lacking. Upgrades to networking, hardware, software, and climate controlled, dedicated spaces to house equipment are recommended.
11 Grounds	Local repair to sidewalk recommended, but otherwise in good condition. ADA accessibility is poor.

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RECENT HISTORY OF MODERNIZATION

2008 STABILIZATIONS

- Heating Blitz - Boiler Repairs & Classroom Units
- Emergency Security Repair Work (Exterior Lighting Replacements)
- AC Window Units Installations & Electrical Upgrades

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

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Ground Floor

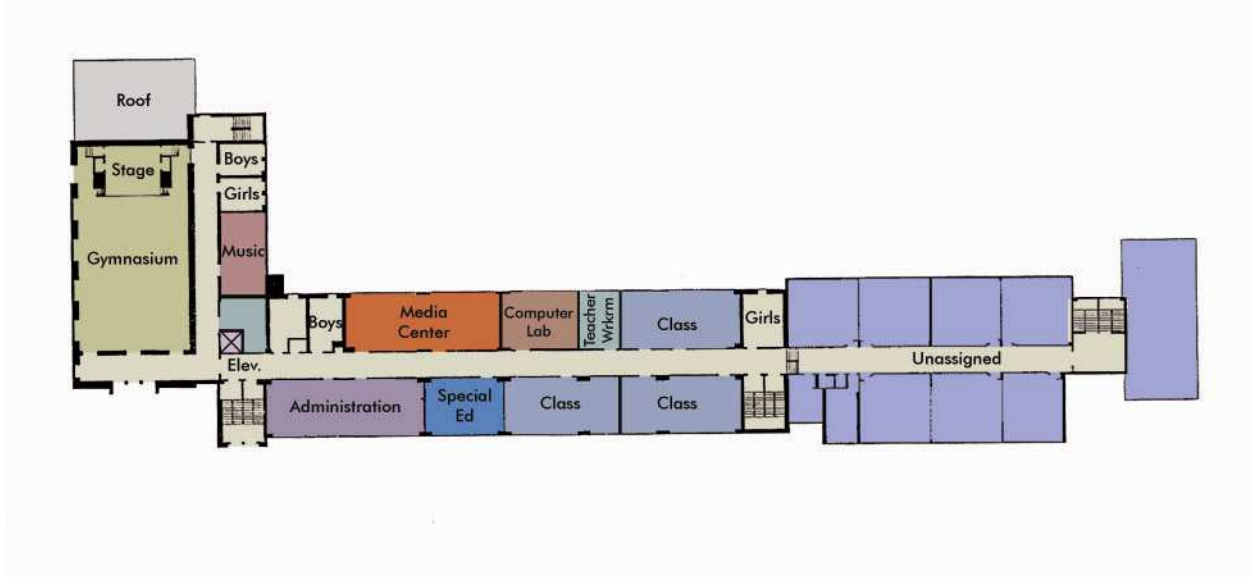
 Administration/Health	 Auditorium
 Gymnasium/Cafeteria	 Other
 Classrooms	 Media Center
 Kindergarten	 Computer Lab
 Pre-K/Pre-School	 OT/PT
 Music/Art	 Special Education
 Science Lab	 Unassigned
 Lobby	 Elevator Addition

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

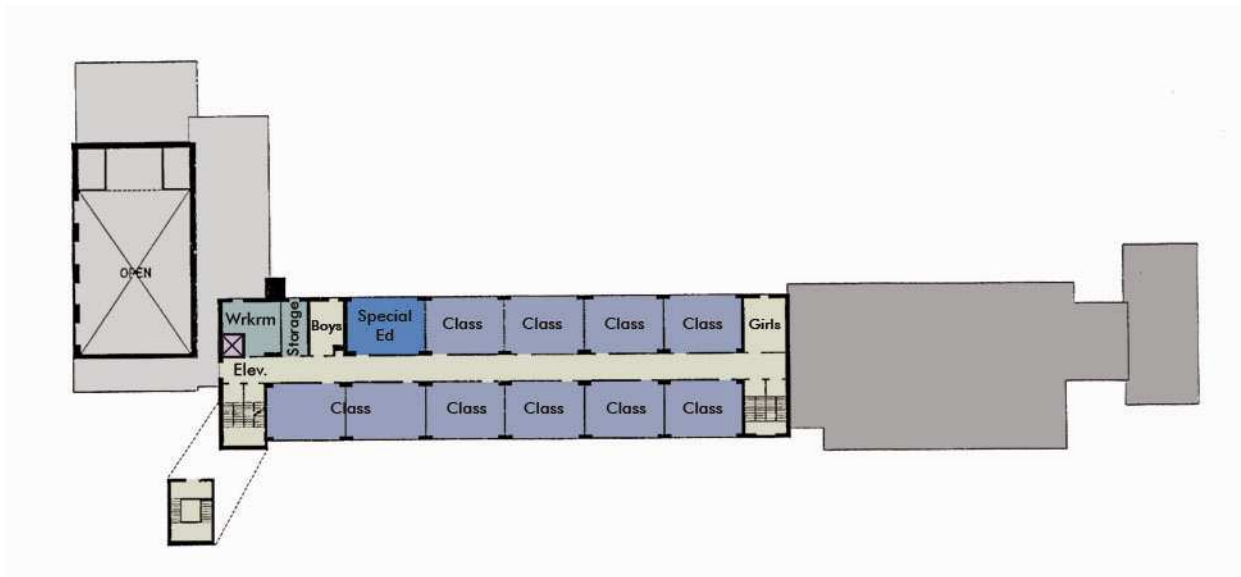
 Administration/Health	 Auditorium
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Concept Plans

















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SHADD SCHOOL

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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

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.