

# LUDLOW-TAYLOR ELEMENTARY SCHOOL

659 G Street, N.E., Washington, DC



<b>INITIAL YEAR BUILT</b>	1969
<b>BUILDING AREA</b>	66,900 SF
<b>CURRENT PROGRAM CAPACITY</b>	364
<b>ENROLLMENT 2008</b>	175
<b>WARD</b>	6
<b>PROPOSED PROGRAM CAPACITY</b>	325



Site Plan

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## PROPOSED PROGRAM PROFILE

<b>GRADE CONFIGURATION</b>	PK-5
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<b>SQ. FT. (EXISTING)</b>	66,900
<b>SQ. FT. (ADDITION)</b>	

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

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

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## CONDITION ASSESSMENT



Building System	2008 Rating
ADA Compliance	Unsatisfactory
Conveying Systems	Unsatisfactory
Electrical	Poor
Exterior Finish	Fair
HVAC	Fair
Interior Finish	Fair
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:**

<b>1 Conveying System</b>	There is no escalator, lift, or elevator present.
<b>2 Electrical</b>	Electrical distribution system is nearly forty years old and is obsolete, recommend replacement since no spares are available and trade life of electrical equipment is usually twenty five years. The same is true of the lighting, fire alarm, clock, and PA systems. The light fixtures were replaced ten years ago however the rest of the system does not appear to have been upgraded, recommend replacement of light fixtures since ballast life is over expected service life and less efficient than modern ballasts. Recommend replacing all incandescent lights. The lights are mostly in fair condition otherwise. <b>2007: Exterior lighting replaced. 2008; Exterior painting completed.</b>
<b>3 Exterior Finish</b>	The brick walls are in fair condition but windows are in poor condition and recommend their immediate replacement. They are leaking and energy inefficient. Exterior doors are in fair condition.
<b>4 Structure</b>	Concrete structure appears to be in good condition with some cracks in specific locations, especially in one of the stairwells.
<b>5 HVAC</b>	Boilers are nearly forty years old and obsolete; fan coil units in many places are not working and the system is in poor condition; recommend replacement. Water treatment system has not functioned for fifteen years. Chiller is only about eleven years old but air handlers and duct systems are almost forty years old and in poor condition. Recommend replacement. Pneumatic control system has not worked for thirteen years. <b>2007: Chiller replaced. Boiler repairs and replacement of classroom units completed. Installed AC Window Units and electrical upgrades.</b>
<b>6 Interior Finish</b>	All rooms need painting; most ceilings need rehabilitation or replacement. Floors need rehabilitation or repairs with carpets floor requiring replacement with some floors requiring replacement. Overall condition is fair. <b>2007: Interior painting, flooring replacement, window pane replacement, demo existing dividing partition system / replace with drywall, shades completed.</b>
<b>7 Plumbing</b>	Systems are in fair condition and functional except for sump pumps which are not working and need replacement. Fixtures are old and should be replaced with modern, code compliant models. <b>2007: Plumbing repairs and replacements completed.</b>
<b>8 Roof</b>	Roof systems are generally in fair condition, except isolated areas around cooling tower that need rehabilitation.

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<b>9 ADA Compliance</b>	Stairs and doors do not comply with ADA, recommend replacement of doors and grab bars, handrails, and lighting.
<b>10 Technology</b>	LAN system is about ten years old but functional. However, rack equipment not in air conditioned rooms and probably has been damaged due to high temperature and humidity. Recommend upgrading of system. Security system is present and seems in fair condition.
<b>11 Grounds</b>	Paving and parking areas need upgrading and repairs, in fair condition if not allowed to deteriorate any further. Grassy areas require maintenance, in fair condition. Very limited amount of parking available.

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## RECENT HISTORY OF MODERNIZATION

### 2007 WHOLE SCHOOL BLITZ

✓	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 Repair Work (Exterior Lighting Replacements)
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### LEGACY PROJECTS-OTHER STABILIZATIONS

✓	Mechanical-Boiler Replacements/Heating Plant Upgrades
✓	Mechanical-Terminal Units Replacements
✓	Mechanical –Chiller Replacements/ Plant Upgrade

🟡 Planning    
 🟢 Design    
 🟠 Pre-Construction    
 🟩 In Progress    
 ✓ Completed

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First Floor

- |   |   |
|---|---|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #808080; border: 1px solid black;"></span> Administration/Health | <span style="display: inline-block; width: 15px; height: 15px; background-color: #FF8C00; border: 1px solid black;"></span> Auditorium        |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #90EE90; border: 1px solid black;"></span> Gymnasium/Cafeteria   | <span style="display: inline-block; width: 15px; height: 15px; background-color: #ADD8E6; border: 1px solid black;"></span> Other             |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #6A5ACD; border: 1px solid black;"></span> Classrooms            | <span style="display: inline-block; width: 15px; height: 15px; background-color: #FF4500; border: 1px solid black;"></span> Media Center      |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #ADD8E6; border: 1px solid black;"></span> Kindergarten          | <span style="display: inline-block; width: 15px; height: 15px; background-color: #8B4513; border: 1px solid black;"></span> Computer Lab      |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #4169E1; border: 1px solid black;"></span> Pre-K/Pre-School      | <span style="display: inline-block; width: 15px; height: 15px; background-color: #3CB371; border: 1px solid black;"></span> OT/PT             |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #CD5C5C; border: 1px solid black;"></span> Music/Art             | <span style="display: inline-block; width: 15px; height: 15px; background-color: #4169E1; border: 1px solid black;"></span> Special Education |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #2E8B57; border: 1px solid black;"></span> Science Lab           | <span style="display: inline-block; width: 15px; height: 15px; background-color: #9370DB; border: 1px solid black;"></span> Unassigned        |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #D2B48C; border: 1px solid black;"></span> Lobby                 | <span style="display: inline-block; width: 15px; height: 15px; background-color: #9370DB; border: 1px solid black;"></span> 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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Second Floor

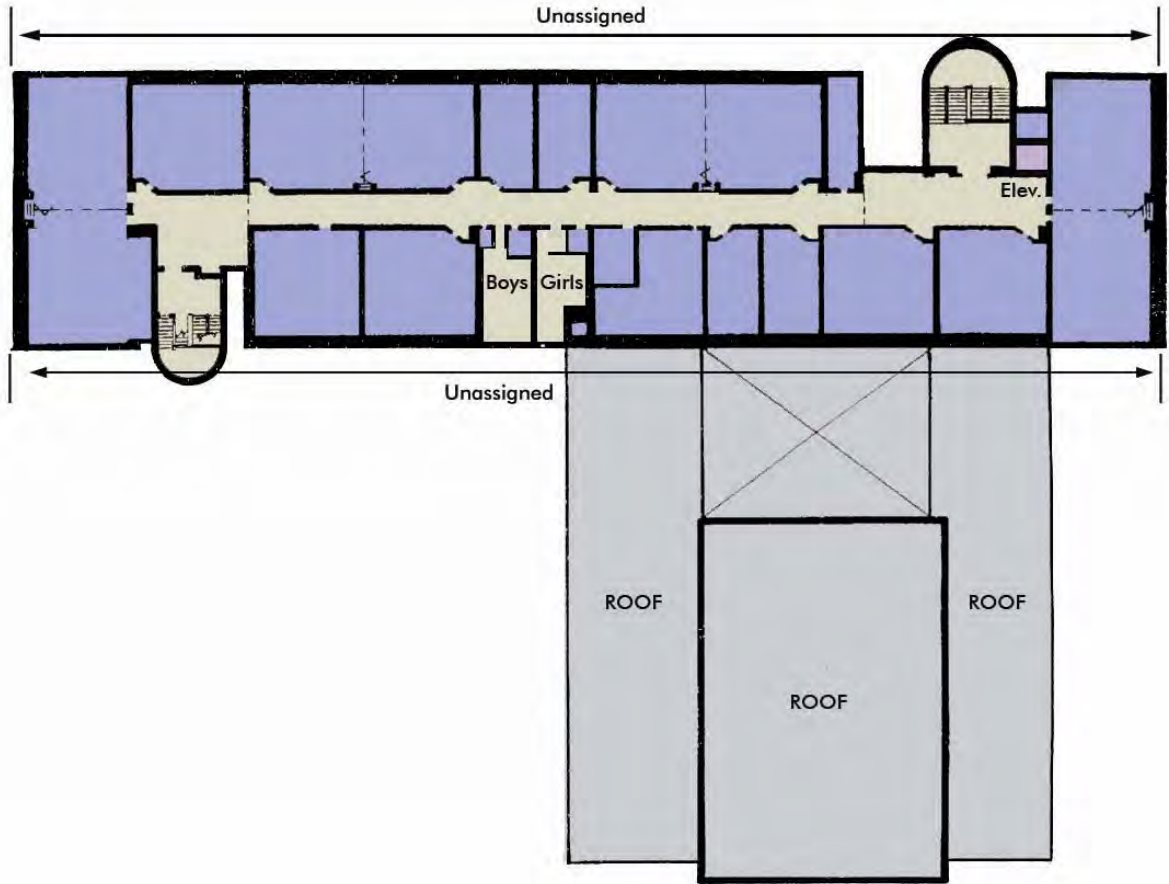
- |   |   |
|---|---|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #808080; border: 1px solid black;"></span> Administration/Health | <span style="display: inline-block; width: 15px; height: 15px; background-color: #D2691E; border: 1px solid black;"></span> Auditorium        |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #9ACD32; border: 1px solid black;"></span> Gymnasium/Cafeteria   | <span style="display: inline-block; width: 15px; height: 15px; background-color: #ADD8E6; border: 1px solid black;"></span> Other             |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #6A5ACD; border: 1px solid black;"></span> Classrooms            | <span style="display: inline-block; width: 15px; height: 15px; background-color: #FF4500; border: 1px solid black;"></span> Media Center      |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #ADD8E6; border: 1px solid black;"></span> Kindergarten          | <span style="display: inline-block; width: 15px; height: 15px; background-color: #8B4513; border: 1px solid black;"></span> Computer Lab      |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #4169E1; border: 1px solid black;"></span> Pre-K/Pre-School      | <span style="display: inline-block; width: 15px; height: 15px; background-color: #3CB371; border: 1px solid black;"></span> OT/PT             |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #CD5C5C; border: 1px solid black;"></span> Music/Art             | <span style="display: inline-block; width: 15px; height: 15px; background-color: #4169E1; border: 1px solid black;"></span> Special Education |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #2E8B57; border: 1px solid black;"></span> Science Lab           | <span style="display: inline-block; width: 15px; height: 15px; background-color: #9370DB; border: 1px solid black;"></span> Unassigned        |
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Third Floor

- |   |   |
|---|---|
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| <span style="display: inline-block; width: 15px; height: 15px; background-color: #90EE90; border: 1px solid black;"></span> Gymnasium/Cafeteria   | <span style="display: inline-block; width: 15px; height: 15px; background-color: #ADD8E6; border: 1px solid black;"></span> Other             |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #6A5ACD; border: 1px solid black;"></span> Classrooms            | <span style="display: inline-block; width: 15px; height: 15px; background-color: #FF4500; border: 1px solid black;"></span> Media Center      |
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