

MARIE REED ELEMENTARY SCHOOL

2200 Champlain Street, N.W., Washington, DC



INITIAL YEAR BUILT	1977
BUILDING AREA	162,700 SF
CURRENT PROGRAM CAPACITY	489
ENROLLMENT 2008	392
WARD	4
PROPOSED PROGRAM CAPACITY	400



Site Plan

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PROPOSED PROGRAM PROFILE

GRADE CONFIGURATION	PK-5
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SQ. FT. (EXISTING)	162,700
SQ. FT. (ADDITION)	

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

TYPE	PROPOSED
Auditorium	
Multi-Purpose	
Cafeteria	
Kitchen Services	1
Special Education	2
Media Center	1
Administrative/Health Suite	1
Computer Lab	1
OT/PT	1
Science Lab	
Art	1
Music	1
Teacher Workroom	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	Fair
Electrical	Fair
Exterior Finish	Poor
HVAC	Poor
Interior Finish	Fair
Plumbing	Fair
Roof	Fair
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	The system is nearly thirty years old, does not meet codes, and has no spare parts available. Replacement is required.
2 Electrical	Generator is too small to handle elevator and is obsolete. Lighting is obsolete. Fire alarm is obsolete. Sound system is obsolete. Major electrical components are in fair condition, although the emergency generator is in poor condition. 2007: Lighting ballast replacement
3 Exterior Finish	Generally in acceptable condition, but some areas needs rehabilitation and many windows are leaking. 2007: Replace exterior lighting.
4 Structure	The structure appears to be in good condition. Some minor cracks were observed.
5 HVAC	Boiler insulation is damaged; one not operational. Sump pumps are not working. Window units and ceiling units not operating properly; most air handlers are obsolete, as are exhaust fans. Duct system seems dirty and corroded in places. Chillers are five years old but have control problems and seem to shutdown regularly. 2008: Repairs to boiler(s) and Classroom heating units completed.
6 Interior Finish	All rooms need painting, all ceilings needs replacement or rehabilitation along with floors. Cabinets and lockers need replacement. 2007: Interior partition and ceiling repairs, door, frame and hardware repair/replacement, painting. Replacement of flooring in selected areas, generator trouble shooting
7 Plumbing	System is acceptable; however, water coolers need rehabilitation along with many water closets, urinals and lavatories. 2007: Repair/install water coolers, addressed sump pump issue
8 Roof	The roof system appears acceptable. Some leaks have been detected and need to be repaired as part of routine maintenance.

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9 ADA Compliance	The building is not code compliant due to lack of appropriate elevators, ramps, slopes, accessibility of building, handrails, door sizes, and toilets.
10 Technology	LAN appears adequate however all wiring is exposed subject to vandalism; racks are not in climate controlled rooms.
11 Grounds	The grounds appear to be in fair condition overall. Site lighting is obsolete. Additional landscaping and drainage work to preserve green spaces is recommended.

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RECENT HISTORY OF MODERNIZATION

2007 TARGETED REPAIRS

✓	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

✓	Heating Blitz - Boiler Repairs & Classroom Units
✓	Emergency Security Repair Work (Exterior Lighting Replacements)

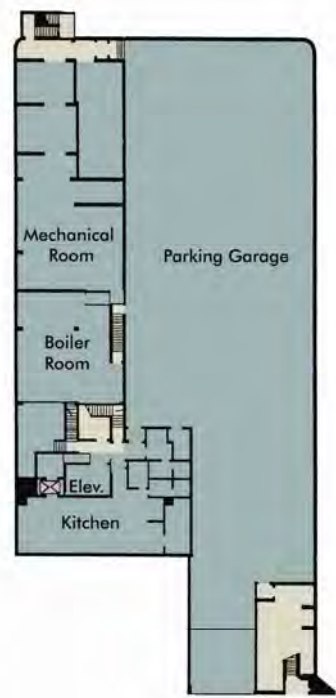
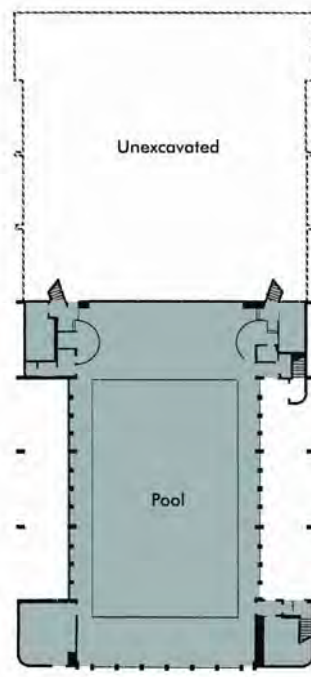
LEGACY PROJECTS - OTHER STABILIZATIONS

✓	Interior Renovations - Various (Swing Spaces/Libraries/Asst. Supt. Offices)
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◆ Planning
 ▼ Design
 ◆ Pre-Construction
 In Progress
 ✓ Completed

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Basement

- | | |
|---|---|
| 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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Ground Floor

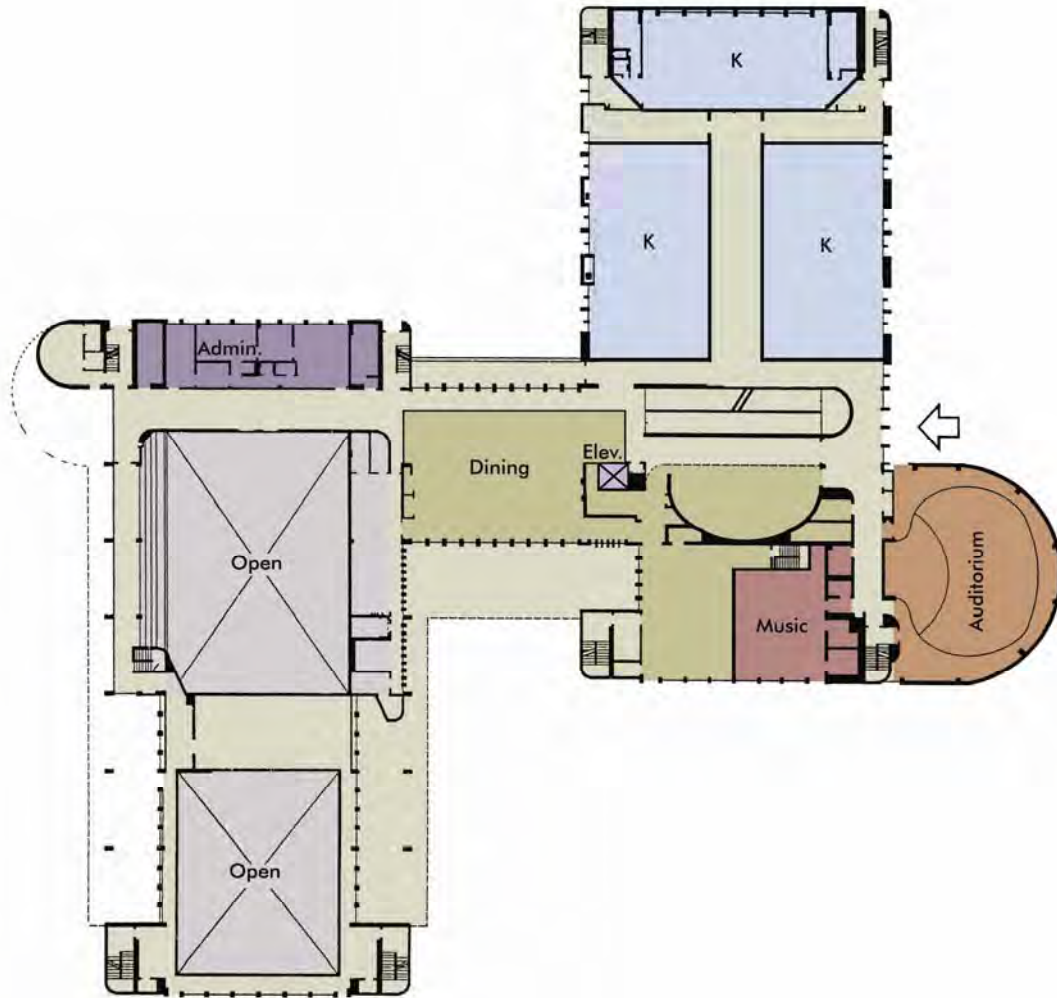
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First Floor

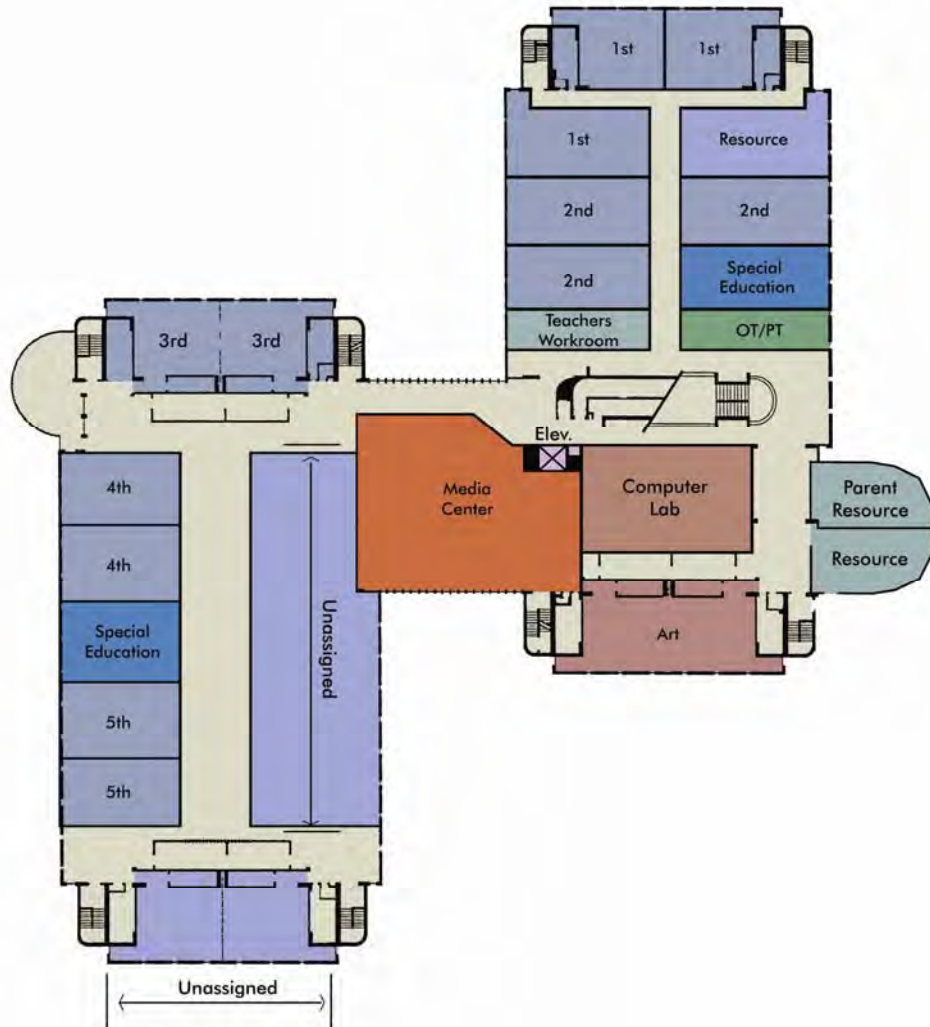
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Second Floor

- | | |
|-----------------------|-------------------|
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