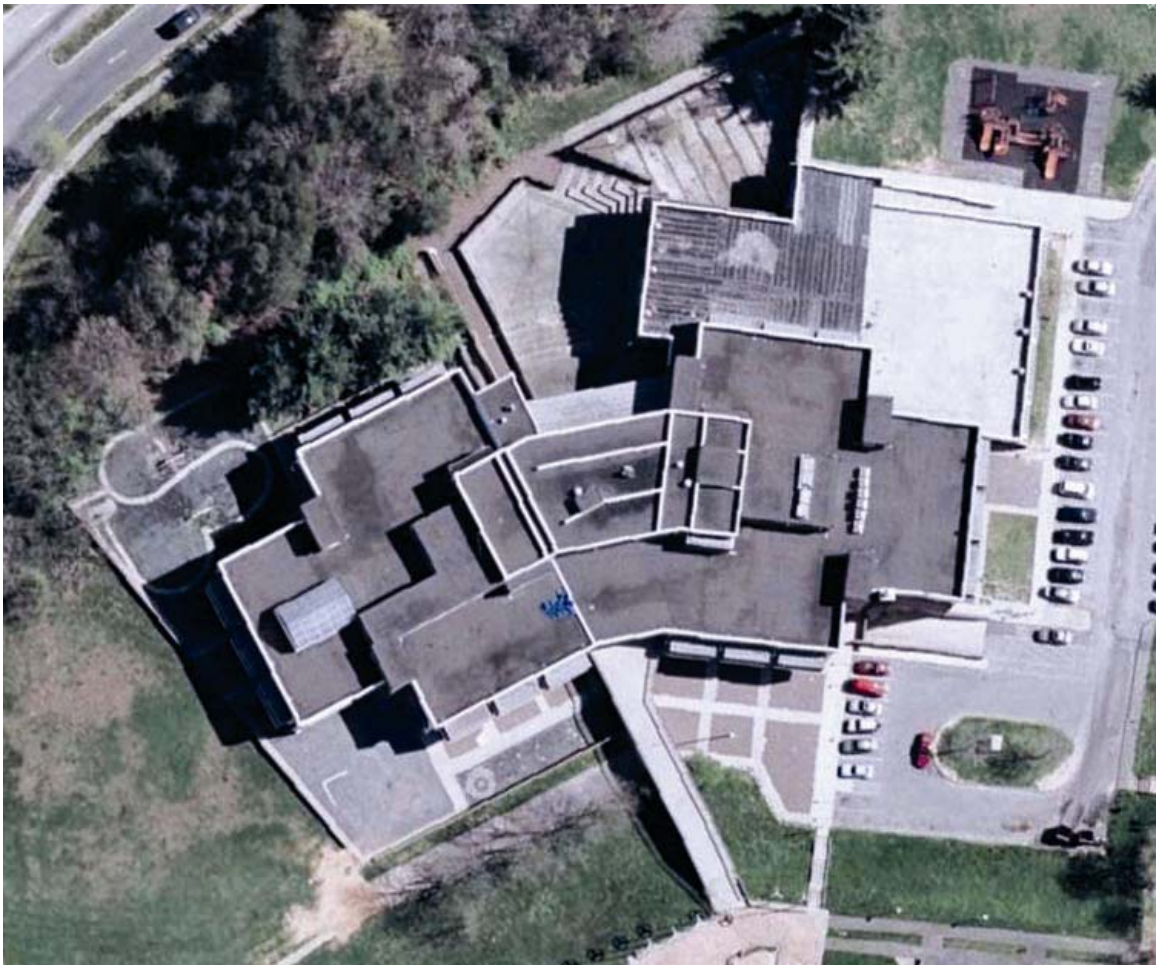
MARSHALL EDUCATION CENTER

3100 Fort Lincoln Drive, N.E., Washington, DC

INITIAL YEAR BUILT	1980
BUILDING AREA	103,800 SF
CURRENT PROGRAM CAPACITY	350
ENROLLMENT 2008	194
WARD	5
PROPOSED PROGRAM CAPACITY	450



Site Plan

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PROPOSED PROGRAM PROFILE

GRADE CONFIGURATION	PK-8

SQ. FT. (EXISTING)	103,800
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	
Cafeteria	1
Kitchen Services	1
Special Education	2
Media Center	1
Administrative/Health Suite	2
Computer Lab	1
OT/PT	1
Science Lab	2
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	Poor
Electrical	Unsatisfactory
Exterior Finish	Poor
HVAC	Good
Interior Finish	Unsatisfactory
Plumbing	Fair
Roof	Poor
Structure	Fair
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 existing elevator is in poor condition and needs to be upgraded completely.
2 Electrical	Most of the lights do not work and need replacing. The electrical service components were produced by a manufacturer that is no longer in business; replacement parts are impossible to find.
3 Exterior Finish	Exterior brick and concrete appear to be in poor condition overall. Windows and doors leak and are in need of replacement. 2007: Roofing and window glazing repairs.
4 Structure	No major deficiencies were observed, but given the level of water infiltration it is recommended that additional inspection be performed prior to any renovation efforts.
5 HVAC	All the HVAC equipment is beyond the expected life span and in most cases isn't working. The control of the HVAC equipment isn't working. Currently a portable AHU is brought in on a truck during the warmer months to cool the building. 2006: Coolant plant replaced. 2008: Repairs to boilers and classroom units.
6 Interior Finish	There are numerous areas with extreme water damage. 2007: Painting and ceramic tile repair.
7 Plumbing	All the toilet fixtures need to be replaced. In most cases there are two to three fixtures per bathroom currently not working. Given the condition of visible piping, there are large, unassessed sections of pipe that must be replaced. 2007: Plumbing was upgraded.
8 Roof	The roof is in poor condition. Replacement of roofing material, flashing, gutters, and upgraded drainage is recommended.
9 ADA Compliance	Overall, the building doesn't satisfy the requirements of ADA codes. Doors, alarms, conveying, and fixtures, among other thing, are all non-compliant and require replacement.
10 Technology	Dozens of computers were observed, but no indication as to their operability was provided. Based on appearance there are a number of upgrades that are recommended: networking, newer PCs and printers, improved wiring (drops and electrical), and climate control.
11 Grounds	

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RECENT HISTORY OF MODERNIZATION

2007 TARGETED REPAIRS

✔	Interior Finishes - Door Replacements/Door Hardware Repair
✔	Interior Finishes - Drywall & Ceiling Repairs
✔	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

LEGACY PROJECTS - OTHER STABLIZATIONS

✔	Interior Renovations - Various (Swing Spaces/Libraries/Asst. Supt. Offices)

⬟ Planning ▼ Design ◆ Pre-Construction ❑ In Progress ✔ Completed

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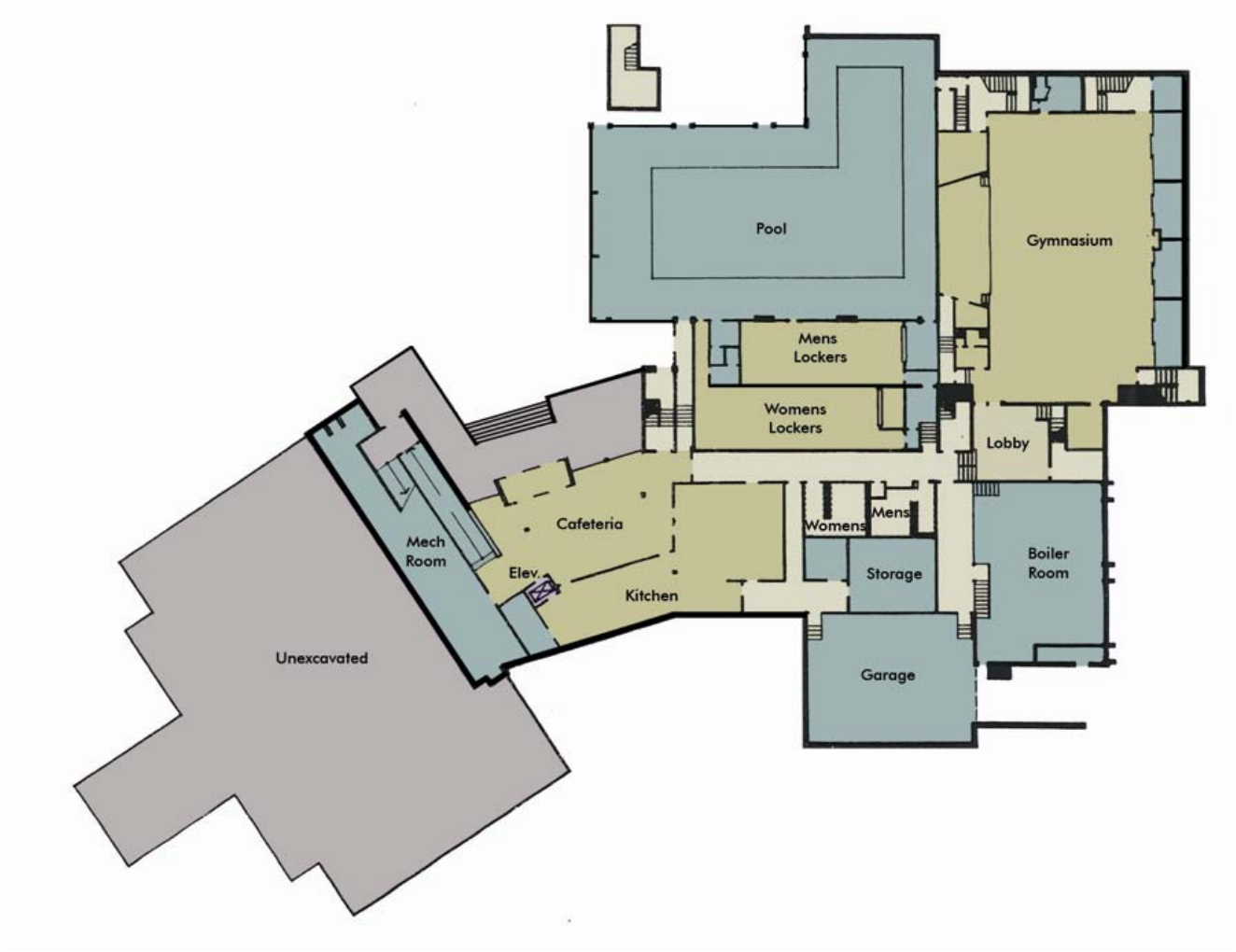

Ground Floor

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

- Administration/Health
- Gymnasium/Cafeteria
- Classrooms
- Kindergarten
- Pre-K/Pre-School
- Music/Art
- Science Lab
- Lobby
- Auditorium
- Other
- Media Center
- Computer Lab
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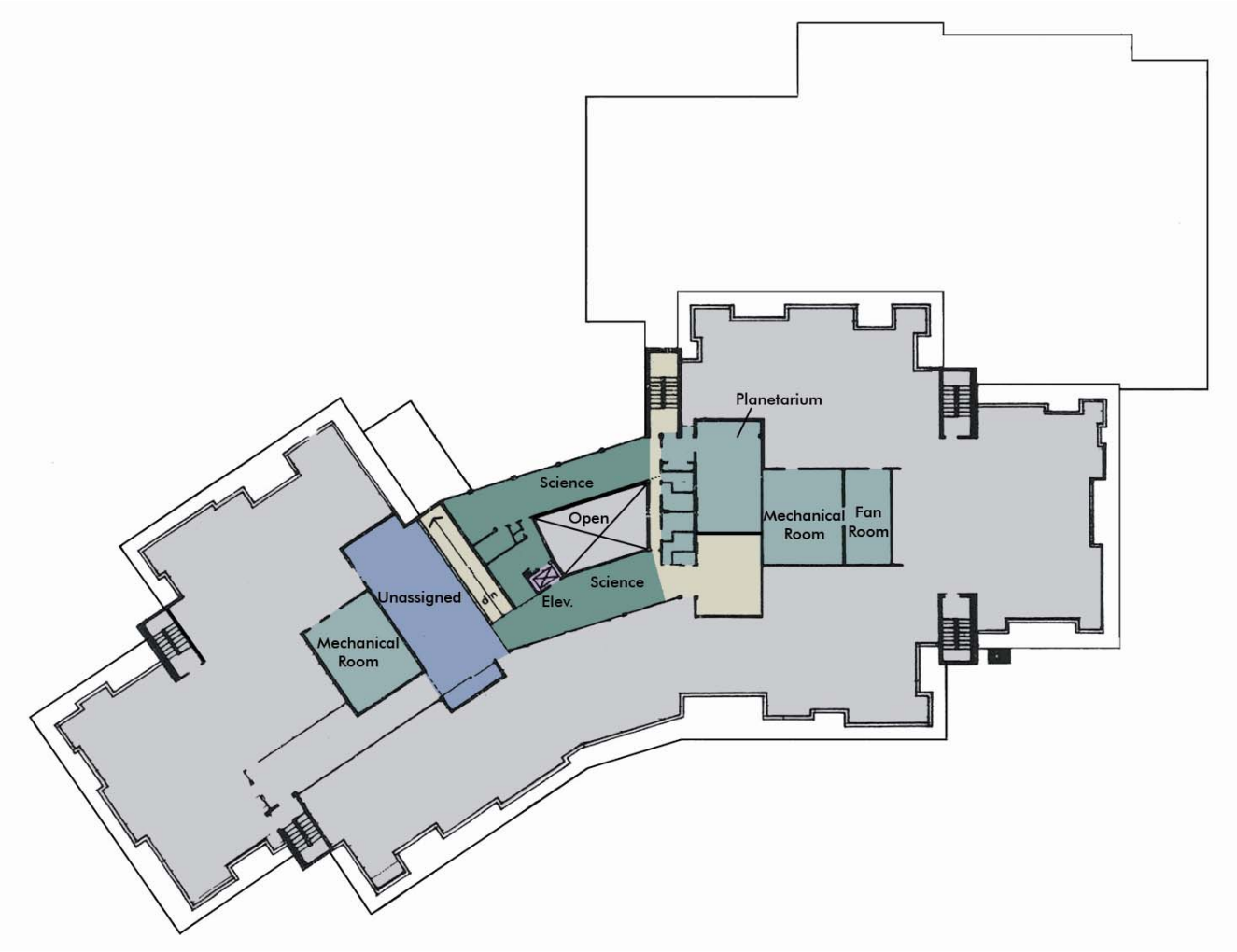

Third Floor

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

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