

# MAURY ELEMENTARY SCHOOL

1250 Constitution Avenue, N.E., Washington, DC



<b>INITIAL YEAR BUILT</b>	1886
<b>BUILDING AREA</b>	46,800 SF
<b>CURRENT PROGRAM CAPACITY</b>	276
<b>ENROLLMENT 2008</b>	238
<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>	46,800
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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
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



<i>Building System</i>	<i>2008 Rating</i>
ADA Compliance	Unsatisfactory
Conveying Systems	Unsatisfactory
Electrical	Poor
Exterior Finish	Unsatisfactory
HVAC	Poor
Interior Finish	Fair
Plumbing	Poor
Roof	Fair
Structure	Fair
Technology	Poor

**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 in the building.
<b>2 Electrical</b>	Original equipment in poor condition. Electrical cables and wiring are over forty years old. There is no emergency generator. The fire alarm system is not code compliant. Lighting is generally in fair condition but not particularly energy efficient.
<b>3 Exterior Finish</b>	Windows are in poor condition and not operable; single pane and need replacement. Brickwork in fair condition and in need of sporadic repointing or other minor repair work. Exterior doors need to be repaired or replaced. <b>2007: Replaced Exterior Lighting.</b>
<b>4 Structure</b>	Exterior structure is in fair condition. Repainting and masonry repairs needed in areas.
<b>5 HVAC</b>	Ventilation and exhaust systems in building are not operational. Cooling by window units in many cases is unsatisfactory as the units are in poor condition. Visible ductwork in poor condition and should be replaced. <b>2007: Heating Plant Upgrades. 2008: Repairs to boiler(s) and Classroom heating units. Installed 2 AC Window Units. Service to HVAC units has been completed. AC unit replacements also completed.</b>
<b>6 Interior Finish</b>	Asbestos floor tiles throughout represents potential health safety issue. Interior finishes are worn. Isolated areas of walls and ceilings require patching and repainting. <b>2007: Replace ceiling tiles completed, flooring, plaster repair, and painting completed.</b>
<b>7 Plumbing</b>	No sprinkler system in 1961 portion. Hot water system valves and pump need replacement. Fixtures are outdated and not code compliant. Drinking fountains should also be replaced. <b>2007: Plumbing completed.</b>
<b>8 Roof</b>	Portions of the building roofing are in poor condition and need replacement. Membranes, slate, and metal seams are all used for roofing materials and all require some manner of repair. Flashing and gutters should be maintained to a higher standard.

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<b>9 ADA Compliance</b>	Building does not meet ADA code requirements. A few deficiencies are: conveying, access, fixtures and alarms.
<b>10 Technology</b>	Little to no technology was observed. Visual inspection is a limited tool for technology assessments. Upgrades should include software, hardware, networking, and a climate controlled environment to house the equipment.
<b>11 Grounds</b>	Parking lot needs repaving or resurfacing. The playground needs repaving as well.

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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)
✓	AC Window Units Installations & Electrical Upgrades

### LEGACY PROJECTS - OTHER STABLIZATIONS

✓	Mechanical - Boiler Replacements/Heating Plant Upgrades
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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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First 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

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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

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