

MONTGOMERY ELEMENTARY SCHOOL

421 P. Street, N.W., Washington, DC



| | |
|----------------------------------|-----------|
| INITIAL YEAR BUILT | 1949 |
| BUILDING AREA | 73,700 SF |
| CURRENT PROGRAM CAPACITY | 280 |
| ENROLLMENT 2008 | 190 |
| WARD | 2 |
| PROPOSED PROGRAM CAPACITY | 275 |



Site Plan

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PROPOSED PROGRAM PROFILE

| | |
|-----------------------------------|--------|
| GRADE CONFIGURATION | PK-4 |
| Reggio Program | |
| Charter School Co-location | |
| SQ. FT. (EXISTING) | 73,700 |
| SQ. FT. (ADDITION) | |

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

| TYPE | PROPOSED |
|-----------------------------|----------|
| Auditorium | 1 |
| Multi-Purpose | |
| Cafeteria | 1 |
| Kitchen Services | 1 |
| Special Education | 2 |
| Media Center | 1 |
| Administrative/Health Suite | 3 |
| Computer Lab | 1 |
| OT/PT | 1 |
| Science Lab | 1 |
| Art | 1 |
| Music | 1 |
| Teacher Workroom | 2 |
| 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 | Poor |
| HVAC | Fair |
| Interior Finish | Fair |
| Plumbing | Fair |
| Roof | Fair |
| Structure | Fair |
| 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 | There are no elevators, lifts, or escalators within the building. |
| 2 Electrical | All school-wide systems, such as public address, fire alarms, and security, need to be replaced. Numerous light fixtures appear to be out of proper working order and require repair or replacement as appropriate. Circuit handling equipment requires updating as well. 2008: Repair and Replace receptacles, switches and data outlets (as required). Repair all lighting for entire building. Add new electrical and data to new science labs. Repair exterior lighting. |
| 3 Exterior Finish | Exterior brick and concrete appear to be in fair to poor condition. Routine maintenance such as repointing and sealing are recommended. Repairs to exterior cracks should be performed as part of any renovation project. 2008: Installed new fences, stripped, repaired (2) front entry roofs, soffits. Paint exterior doors and trim, repair or replace broken or brown out glazing. New concrete on exterior walkways (front and rear entry). |
| 4 Structure | No major deficiencies were observed. Minor cracking, typical for concrete framing, can be repaired as part of routine building maintenance. |
| 5 HVAC | The new addition has poor heating. The older section is typically overheated while the addition is typically poorly heated. All boiler room equipment, located in the older section, needs to be replaced. Large amounts of exposed piping appear to be insulated with asbestos containing materials. Air handling units with expected life cycles of 20-25 years are failing after just five to ten years due to poor maintenance. 2007: Chiller replaced. Repairs to boilers. Installed window A/C units. 2008: Replace (3) air handling units, repair and replace bldg univent, filters and condensate pans. Repair piping through out. |
| 6 Interior Finish | Numerous areas are in need of repair work in the older section. Plaster ceilings are cracked and broken, requiring repair or modernization. Flooring is generally in need of replacement including new carpeting and new vinyl tiles. 2007: Partitions and ceiling repairs, door, dram and hardware replacement. Re-keying locksets .2008: Paint all interior spaces. Add new white boards for all classrooms. Add new VCT in all classrooms, corridors, stairwells and multipurpose room and auditorium |
| 7 Plumbing | Most visible fixtures are in fair shape and will continue to serve their intended function for years to come. There is a lack of ADA accessible bathroom fixtures and toilets. Several dozen sinks and toilets located in the older section of the building require replacement. 2008: General plumbing repairs have been addressed. , and water heater repair completed. |

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| | |
|-------------------------|--|
| 8 Roof | The roof structure is in fair condition. Replacement of flashing and clearing debris from gutters will reduce water infiltration into the building. |
| 9 ADA Compliance | The building is lacking all ADA required equipment and amenities, including ramps, elevators, bathrooms, fixtures, and alarms. |
| 10 Technology | A visual inspection of equipment shows the overall condition to be fair, although external condition does not necessarily correlate to functionality. Some modernization will be required to meet educational needs, including support equipment such as copiers, as well as computers and printers. |
| 11 Grounds | The paved areas are generally in poor condition and require repaving or replacement of concrete. Green spaces are in fair condition, requiring landscaping attention. |

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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

| | |
|---|---|
| ✓ | AC Window Units Installations & Electrical Upgrades |
|---|---|

SCHOOL CONSOLIDATIONS & RECEIVING SCHOOLS – PHASES 1 & 2

| | |
|---|--|
| ✓ | 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 |

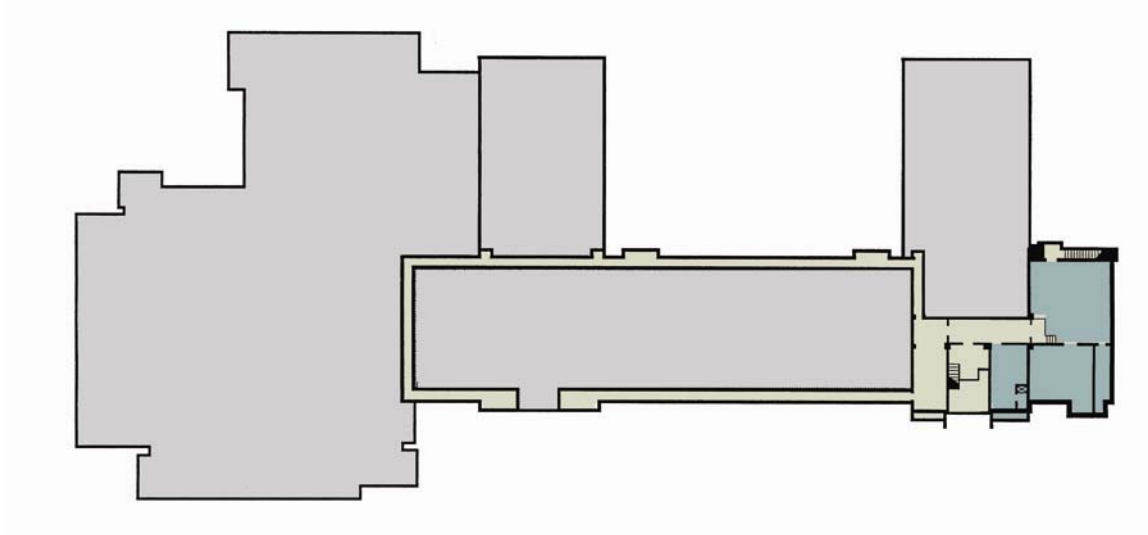
LEGACY PROJECTS - OTHER STABLIZATIONS

| | |
|---|---|
| ✓ | Mechanical – Chiller Replacements/Plant Upgrade |
|---|---|

















◆ 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

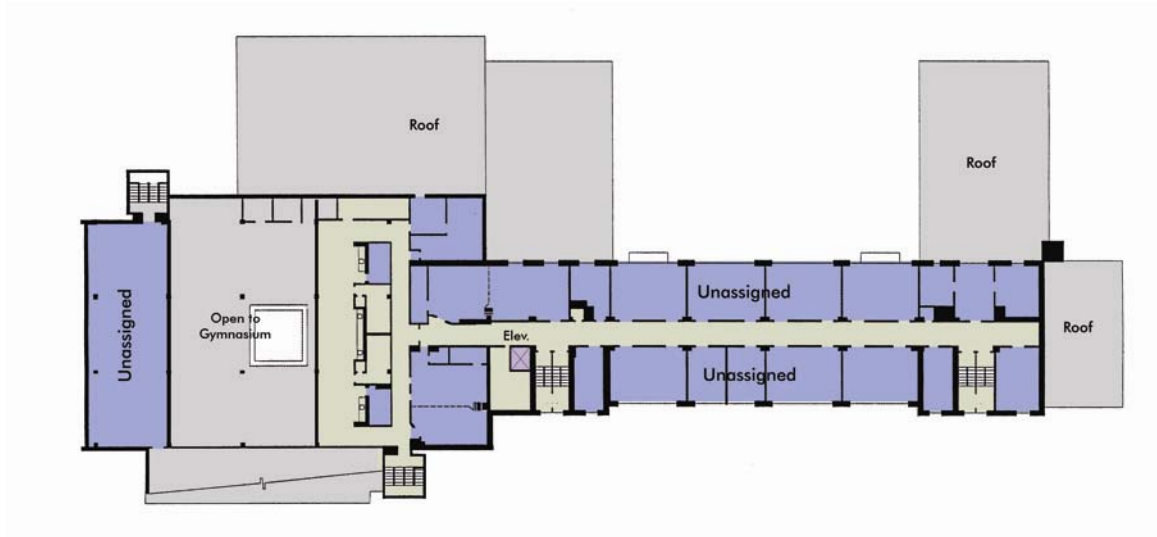
| | |
|---|---|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
| Music/Art | Special Education |
| Science Lab | Unassigned |
| Lobby | Elevator Addition |

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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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