NALLE ELEMENTARY SCHOOL

219 50th Street, S.E., Washington, DC

INITIAL YEAR BUILT	1950
BUILDING AREA	83,900 SF
CURRENT PROGRAM CAPACITY	460
ENROLLMENT 2008	372
WARD	7
PROPOSED PROGRAM CAPACITY	400

Site Plan

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PROPOSED PROGRAM PROFILE

GRADE CONFIGURATION	PK-5
Fine Arts Program	

SQ. FT. (EXISTING)	83,900
SQ. FT. (ADDITION)	

TYPE	PROPOSED
Pre-School	2
Pre-Kindergarten	2
Kindergarten	3
1	3
2	3
3	2
4	2
5	2
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	2
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	Unsatisfactory
Electrical	Fair
Exterior Finish	Fair
HVAC	Unsatisfactory
Interior Finish	Fair
Plumbing	Poor
Roof	Fair
Structure	Good
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:	
1 Conveying System	There are no elevators, lifts, or escalators present in the building.
2 Electrical	Security and fire alarm systems are in poor condition and need to be upgraded or replaced. The public address system is in fair condition overall, requiring repair work and maintenance. Major electrical components appear to be in fair condition. Numerous light fixtures are in need of replacement throughout the building, the majority of which are fluorescent lights.
3 Exterior Finish	There are no observable major deficiencies in the exterior brick work, although routine tuck pointing is recommended. Exterior doors are generally in poor condition and require repair or replacement. 2007: Replaced exterior lighting.
4 Structure	No significant deficiencies were observed in the concrete frame. A more thorough evaluation is recommended as part of capturing the true present condition of the building structure.
5 HVAC	Heating only with windows AC units. Window AC units are poor condition and not adequate for the cooling load. Ventilation not functioning in any of the restrooms. Some are cold. Overall, the system appears not to control temperature and violates ventilation code for restrooms. 2008: Repairs to boiler(s) and Classroom heating units completed. Installed 33 window A/C units.
6 Interior Finish	Various types of ceilings were assessed, all in different conditions. Cracks were observed in concrete ceilings and resulted in a rating of poor. The majority of other ceilings also rated poor due to bowing, staining, or missing sections or tiles. Significant areas of flooring are in need of repair or replacement. Asbestos composite tiles must be replaced; carpeting is in poor condition; vinyl composite tiles are also generally in poor condition. Numerous interior wood and steel doors are in need of repair or replacement as well. 2008: Plumbing, Doors, Electrical, Re-glazing and Concrete work completed.
7 Plumbing	Water closets do not meet code (1.6 GPF), and no ADA compliant stalls were found. Fixtures are generally very old and stained.
8 Roof	The built-up roof material exhibits typical signs of age but is otherwise in fair condition. The flashing is beginning to fail and is in poor condition. It is recommended that the flashing be replaced prior to the next winter in order to prevent freeze-thaw action from exacerbating the problem.

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9 ADA Compliance	Both the building and the grounds do not comply with applicable ADA rules and regulations. Bathrooms require updated and modernized fixtures, conveying systems must be installed, ramps and handrails are absent inside and out.
10 Technology	A visual inspection of equipment shows the overall condition to be poor, although external condition does not necessarily correlate to functionality. Some modernization will be required to meet educational needs, including support equipment such as copiers. Computers and printers for both students and faculty should be improved.
11 Grounds	Green spaces are in poor condition and require significant landscaping work. Poor drainage contributes to the problem. Paved areas such as the parking lot and surrounding sidewalks are in poor condition and require resurfacing. Retaining walls are in fair condition, although repairs are aesthetically desirable. The playground is in good condition.

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RECENT HISTORY OF MODERNIZATION

2008 STABILIZATIONS

✔	Emergency Security Repair Work (Exterior Lighting Replacements)
✔	AC Window Units Installations & Electrical Upgrades

2008 SUMMER BLITZ

✔	Site Work (Concrete Masonry, Painting, Fencing)
✔	Carpentry
✔	Doors & Windows
✔	Interior Finishes - Painting/Plastering
✔	Roof Repairs/Replacement
✔	Other Work Orders
✔	Mechanical
✔	Electrical

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

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Basement

- 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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219 50th Street, S.E., Washington, DC

First 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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Second Floor

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