

OYSTER, JAMES F. SCHOOL

2801 Calvert Street, N.W., Washington, DC



INITIAL YEAR BUILT	2002
BUILDING AREA	47,984 SF
CURRENT PROGRAM CAPACITY	306
ENROLLMENT 2008	342
WARD	3
PROPOSED PROGRAM CAPACITY	500



Site Plan

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PROPOSED PROGRAM PROFILE

GRADE CONFIGURATION	PK-3
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SQ. FT. (EXISTING)	47,984
SQ. FT. (ADDITION)	

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

TYPE	PROPOSED
Multi-Purpose	
Cafeteria	
Kitchen Services	1
Special Education	1
Media Center	1
Administrative/Health Suite	1
Computer Lab	1
OT/PT	
Science Lab	
Art	
Music	
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	Fair
Conveying Systems	Good
Electrical	Good
Exterior Finish	Fair
HVAC	Fair
Interior Finish	Fair
Plumbing	Fair
Roof	Good
Structure	Good
Technology	Good

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	A 3000 lb. capacity elevator is centrally located and reaches all building floors, including the parking level.
2 Electrical	The fluorescent fixtures are energy efficient. The main electrical service is 1200A, 480V, 3P, 4W and 120/208V, 3-phase power for receptacles is supplied by 75KVA transformer, this transformer is located on each floor's electrical closet. There is an emergency generator for the building. The existing door video monitoring system is not working.
3 Exterior Finish	Generally, the brick and CMU veneer are in good condition but there are some noticeable stains that do not appear to be related to the roof deck or the downspouts. Also, in many areas, the through-wall flashing is located only an inch or two above the adjacent grade.
4 Structure	The structure appears to be in good shape. There are few cracks, approx. 1/8" wide, in the CMU.
5 HVAC	In general, the HVAC system is in good condition with the exception that most of the condenser water and hot water pipes are neither painted nor insulated. Most of the classrooms have a problem with temperature fluctuation during the day. Some classrooms have WSHP unit problems. It seems like there is an HVAC commissioning problem in the school. 2008: Repairs to boiler(s) and Classroom heating units completed.
6 Interior Finish	The interior finishes have been subjected to the typical service conditions of an elementary school for the last 5 years and need to be refreshed, particularly at doors and corridors. Also, the principal reported that there was a fire or other similar event in a roof-mounted mechanical unit within the last year. Smoke from this event appears to have been delivered to the rooms through the mechanical system, and several spaces have smoke residue on the ceiling panels around the diffusers (this is particularly noticeable at rooms on the fourth floor). These panels should be replaced.
7 Plumbing	Plumbing systems are in good condition in general. However, it might have been better to use cast iron for sanitary and storm piping than PVC pipe. There may be some code violations with the usage of PVC pipe in the return air plenum in some rooms.
8 Roof	Gravel surfaced built-up roofing membranes on flat roofs are in good condition. Prefinished standing seam metal roofs on sloped roofs are in good condition. Downspouts at the back of the building – adjacent to the play field – do not end at a storm sewer or even a splash block, but discharge directly on the wall of the building and the surrounding sidewalk.

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9 ADA Compliance	In general, Oyster Elementary School is ADA compliant. There is one exterior play area that is located on a terrace that only able-bodied students can access.
10 Technology	The existing telephone and data system are in good condition. The school has a wireless network system.
11 Grounds	At Oyster Elementary School, there are only a single basketball goal, two play structures, and a main play area. The condition of these is good (though one play structure is not accessible, see above), but these facilities seem to be fairly minimal. DCPS Design Guidelines state that the "educational program, community needs, availability of existing recreational facilities within the community, and site size" should be considered when selecting type, size, and orientation of physical education facilities. It may be appropriate to reassess the adequacy of the layout of these outdoor play areas. (It is our understanding that the amount of exterior space available was the result of a land swap deal that funded the construction of the school.)

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RECENT HISTORY OF MODERNIZATION

2008 STABILIZATIONS

✓ Heating Blitz - Boiler Repairs & Classrooms Units

○ Planning

▼ Design

◆ Pre-Construction

□ In Progress

✓ Completed

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First Floor

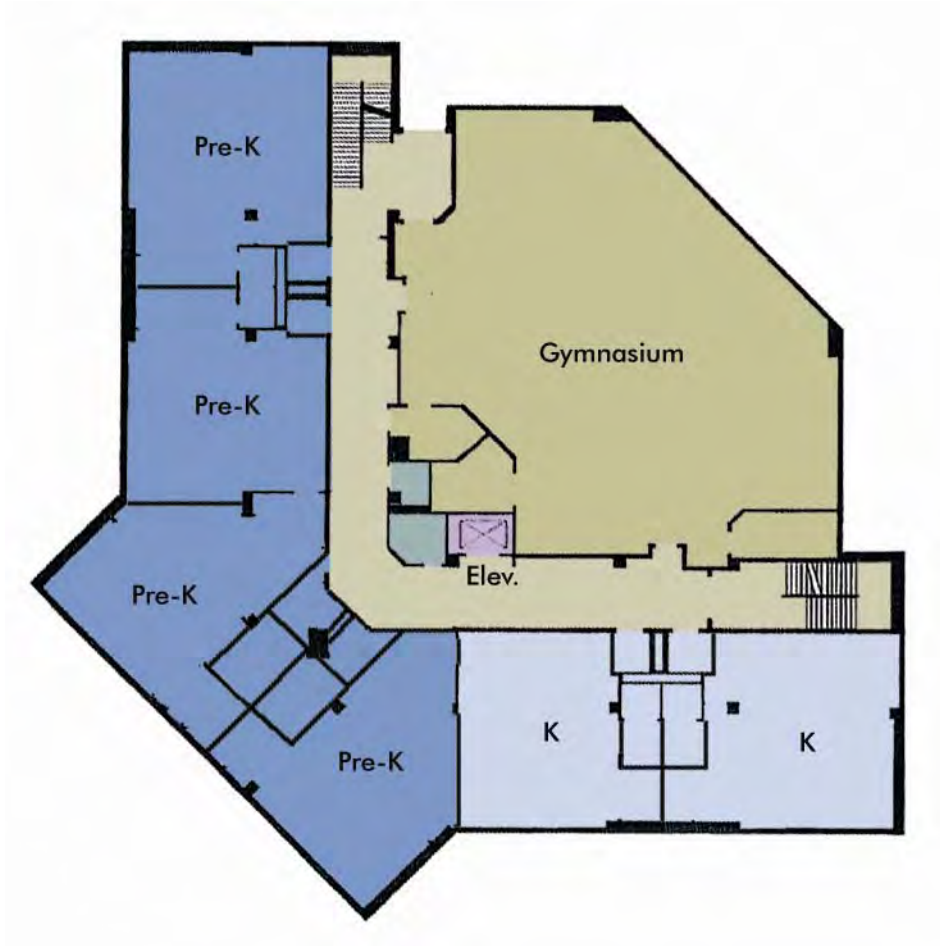
- | | |
|---|---|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
| Music/Art | Special Education |
| Science Lab | Unassigned |
| Lobby | Elevator Addition |

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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Second Floor

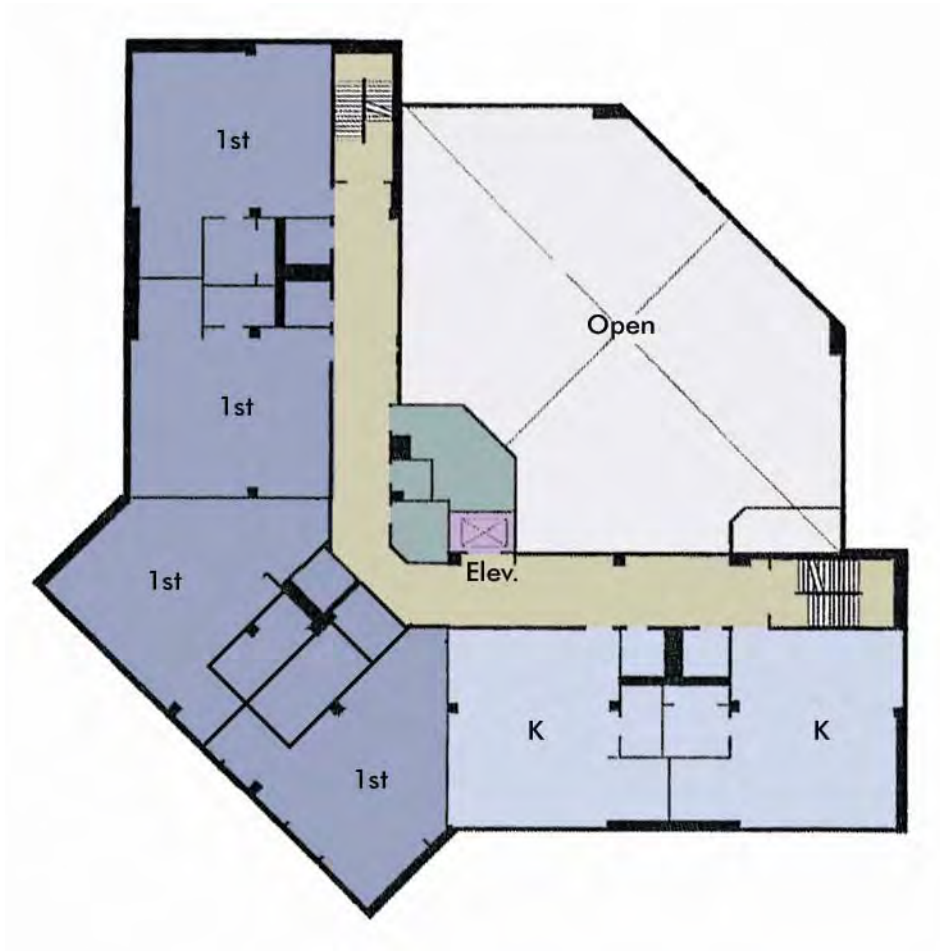
 Administration/Health	 Auditorium
 Gymnasium/Cafeteria	 Other
 Classrooms	 Media Center
 Kindergarten	 Computer Lab
 Pre-K/Pre-School	 OT/PT
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Third Floor

- | | |
|--|--|
| 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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Fourth 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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