

POWELL ELEMENTARY SCHOOL

1350 Upshur Street, N.W., Washington, DC



INITIAL YEAR BUILT	1925
BUILDING AREA	38,500 SF
CURRENT PROGRAM CAPACITY	304
ENROLLMENT 2008	319
WARD	4
PROPOSED PROGRAM CAPACITY	325



Site Plan

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PROPOSED PROGRAM PROFILE

GRADE CONFIGURATION	PK-3
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SQ. FT. (EXISTING)	38,500
SQ. FT. (ADDITION)	

TYPE	PROPOSED
Pre-School	1
Pre-Kindergarten	2
Kindergarten	3
1	3
2	3
3	3
4	
5	
6	
7	
8	
Gym	
Bleachers	
Locker Rooms	
Gym-Cafeteria	
Cafetorium	
Gym-Cafetorium	1

TYPE	PROPOSED
Gym-Auditorium	
Auditorium	
Multi-Purpose	
Cafeteria	
Kitchen Services	1
Special Education	3
Home Economics	
Media Center	1
Administrative/Health Suite	1
Computer Lab	
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	Fair
Conveying Systems	Fair
Electrical	Fair
Exterior Finish	Fair
HVAC	Fair
Interior Finish	Fair
Plumbing	Fair
Roof	Fair
Structure	Good
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	The building has no elevator, escalator, or lift system. 2008 Receiving School (R/S): Elevator installation.
2 Electrical	Generally, the 1200A 120/208, 3ph, 4w electrical service is in fair condition. Power distribution and lighting in poor condition. Some distribution upgrades have been done for some classrooms. In many rooms air conditioning unit, computers, and lights cannot be used simultaneously without tripping breakers. Security system and internet/ data interface system have been added but do not appear to be complete. Fire alarm system is outdated. No emergency generator or battery backup emergency lighting is provided. 2008 R/S: Replaced expired fluorescent ballast, tubes, replaced cracked, missing or broken light lens covers. Repaired and or installed new lighting fixtures in lavatories, classrooms, and other locations.
3 Exterior Finish	Side of unused steeple is in very poor condition. Brick is in fair condition. Wood trim and wood windows are in very poor condition aesthetically. Windows need modernization as many have broken panes and hardware. 2008 R/S: Painting of security screens and window sills, general exterior elevation cleaning.
4 Structure	Structure appears to be in good condition where visible.
5 HVAC	Two pipe low pressure steam and hot water distribution system are installed. Steam distribution to original building and hot water to addition. Two Federal gas-fired, low pressure steam boilers are in good to fair condition. TACO base mounted 2hp pumps and SHIPCO condensate return and portable AC units are installed in classrooms and administrative areas. Many spaces overheat, requiring opening of windows. Entire steam distribution piping system in poor condition. The Honeywell pneumatic control system is in fair condition. 2008: Repairs to boiler(s) and Classroom heating units completed. Installed 26 A/C window units.
6 Interior Finish	Plaster is cracked throughout building. Many areas have no flooring, leaving sub flooring exposed. Paint peeling on many walls and ceilings. 2008 R/S: Patch and plaster with painting as required, new VCT flooring, new ceiling tiles, replaced damaged/defective doors and hardware.
7 Plumbing	Most of the domestic water distribution piping is galvanized. Piping in poor condition. The Rheem gas-fired domestic water heater is in good condition. Plumbing fixtures generally are in good to fair condition. A make-shift kitchen w/portable sink is provided in the multi-purpose room. 2008 R/S: New science rooms installed, existing restrooms and fixtures repaired and renovated.
8 Roof	Built up roof is in good condition and pitched roof has areas where slate is broken and missing. Repair work to improve flashing and gutters. 2008 R/S: Repaired/replaced leaking roof portions, including slate, flashing, gutters, downspouts and roofing membrane.

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9 ADA Compliance	School has only one ADA ramp provided in the multipurpose area. Ramp can only be accessed from back alley which accesses the school parking lot. Fixtures, access, and hardware need to be improved to meet code. 2008 R/S: New door hardware, new restroom fixtures are ADA-compliant.
10 Technology	Technology does not meet current school standards. Equipment appears to be in fair condition, although it also appears to be outdated. 2008 R/S: Added computer connectivity to classrooms and spaces as required.
11 Grounds	Landscaping is very bare and sparse. Large asphalt play area has only a small play structure. Parking is very limited and currently interferes with an active fire exit from kindergarten area. 2008 R/S: General cleanup school grounds.

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RECENT HISTORY OF MODERNIZATION

2008 STABILIZATIONS

<input checked="" type="checkbox"/>	Heating Blitz - Boiler Repairs & Classroom Units
<input checked="" type="checkbox"/>	AC Window Units Installations & Electrical Upgrades

SCHOOL CONSOLIDATIONS & RECEIVING SCHOOLS (I,II)

<input type="checkbox"/>	Classrooms Configurations
<input type="checkbox"/>	Site Work - (Concrete Masonry, Painting, Fencing)
<input type="checkbox"/>	Wood and Plastics - (Carpentry)
<input type="checkbox"/>	Thermal and Moisture Protection (Roofing)
<input type="checkbox"/>	Doors and Windows
<input type="checkbox"/>	Finishes - (Interior Painting)
<input type="checkbox"/>	Mechanical
<input type="checkbox"/>	Electrical
<input type="checkbox"/>	Work Orders

◆ 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

- | | |
|---|---|
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