

# BIRNEY ELEMENTARY SCHOOL

## SAVOY AT BIRNEY ELEMENTARY SCHOOL

2505 Martin Luther King Jr. Avenue, S.E., Washington, DC



<b>INITIAL YEAR BUILT</b>	1950
<b>BUILDING AREA</b>	86,800 SF
<b>CURRENT PROGRAM CAPACITY</b>	560
<b>ENROLLMENT 2008</b>	221
<b>WARD</b>	8
<b>PROPOSED PROGRAM CAPACITY</b>	450



Site Plan

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### PROPOSED PROGRAM PROFILE

<b>GRADE CONFIGURATION</b>	PK-5
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<b>SQ. FT. (EXISTING)</b>	86,800 SF
<b>SQ. FT. (ADDITION)</b>	

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

TYPE	PROPOSED
Auditorium	
Multi-Purpose	1
Cafeteria	1
Kitchen Services	1
Special Education	2
Media Center	1
Administrative/Health Suite	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	Poor
Exterior Finish	Fair
HVAC	Poor
Interior Finish	Unsatisfactory
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:**

<b>1 Conveying System</b>	There is no elevator, escalator, or lift present in the building.
<b>2 Electrical</b>	The electric service consists of a fifty year old GE 600A main distribution panel and a six year old GE 800A main distribution panel. Power distribution is inadequate; however, new distribution has been started. Lighting is fair to poor. There is no emergency generator; battery emergency lights are provided. Many windows and portable A/C units and computer equipment cannot be used simultaneously due to inadequate power distribution. An ADT security system and an Altronix closed circuit TV system is installed and in good to fair condition. Some fuse type circuit panels remain. A non-coded, outdated fire alarm system is installed. <b>2008: Exterior lighting replaced.</b>
<b>3 Exterior Finish</b>	Brick needs repointing in some areas but does not show signs of falling or popping. Roof flashing appears to be in working condition and is intact along building roof perimeter.
<b>4 Structure</b>	The structure of this facility is in good condition. No specific, major deficiencies were observed as part of this assessment.
<b>5 HVAC</b>	The school is heated by two EASCO low pressure steam boilers in fair to good condition. Steam distribution is provided for the original school wing (1950) and hot water distribution provided for the wing addition (1970). The radiators and convectors and steam piping are in poor condition. The hot water distribution, unit ventilation, and convectors are in fair condition. Windows are used in many spaces to prevent overheating; unit controls do not work. No mechanical ventilation is provided in boiler room. There is no central cooling but window type and portable AC units are installed. Many of these AC units do not work. <b>2008: Repairs to Boiler and classroom heating units. 40 A/C window units installed.</b>
<b>6 Interior Finish</b>	Interior finishes on many of the rooms are unsatisfactory with major areas of plaster damage and peeling paint.

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<b>7 Plumbing</b>	Plumbing distribution in original wing is in fair to poor condition. Fair condition In the 1970 wing addition. The Jetglas 80gal. Gas fired domestic water heater is in good condition. Domestic hot water storage tank is in poor condition and is abandoned in place. Generally, the plumbing fixtures are in fair condition; however a few fixtures are missing from toilet rooms and some fixtures are not operational. All galvanized domestic water piping should be removed.
<b>8 Roof</b>	Roof flashing appears to be in working condition and is intact along building roof perimeter. Custodian has reported roof leaks as a problem in the past.
<b>9 ADA Compliance</b>	Building not ADA accessible. Deficiencies include access, handrails, alarms, fixtures, and door hardware.
<b>10 Technology</b>	Survey team found many vacant rooms with computer equipment not being used. System status overall is poor.
<b>11 Grounds</b>	Grounds are adjacent to DC Parks area and are relatively well maintained. Site is not secured with a continuous perimeter fence or other fences to prevent students from accessing area near highway.

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### RECENT HISTORY OF MODERNIZATION

#### 2008 STABILIZATIONS

- Heating Blitz - Boiler Repairs & Classroom Units
- Emergency Security Repair Work (Exterior Lighting Replacements)
- AC Window Units Installations & Electrical Upgrades

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 |

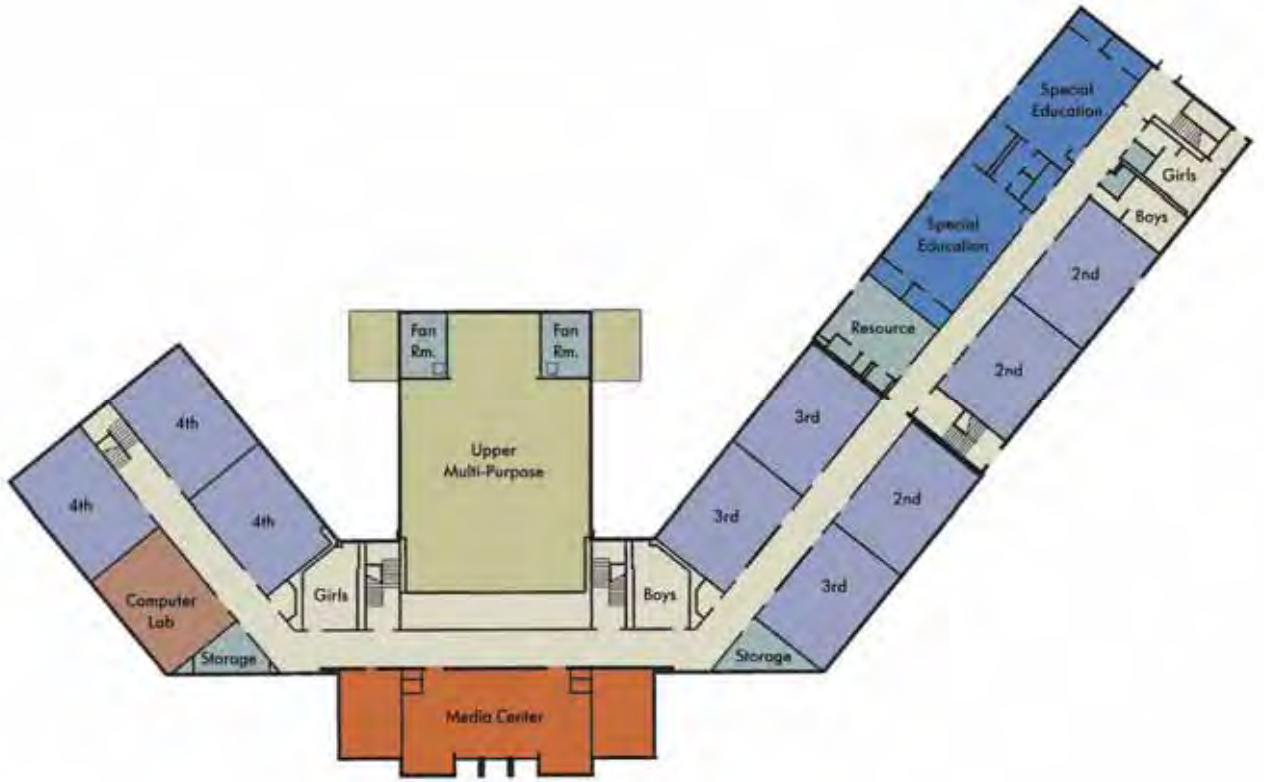
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Second Floor

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

### Concept Plans

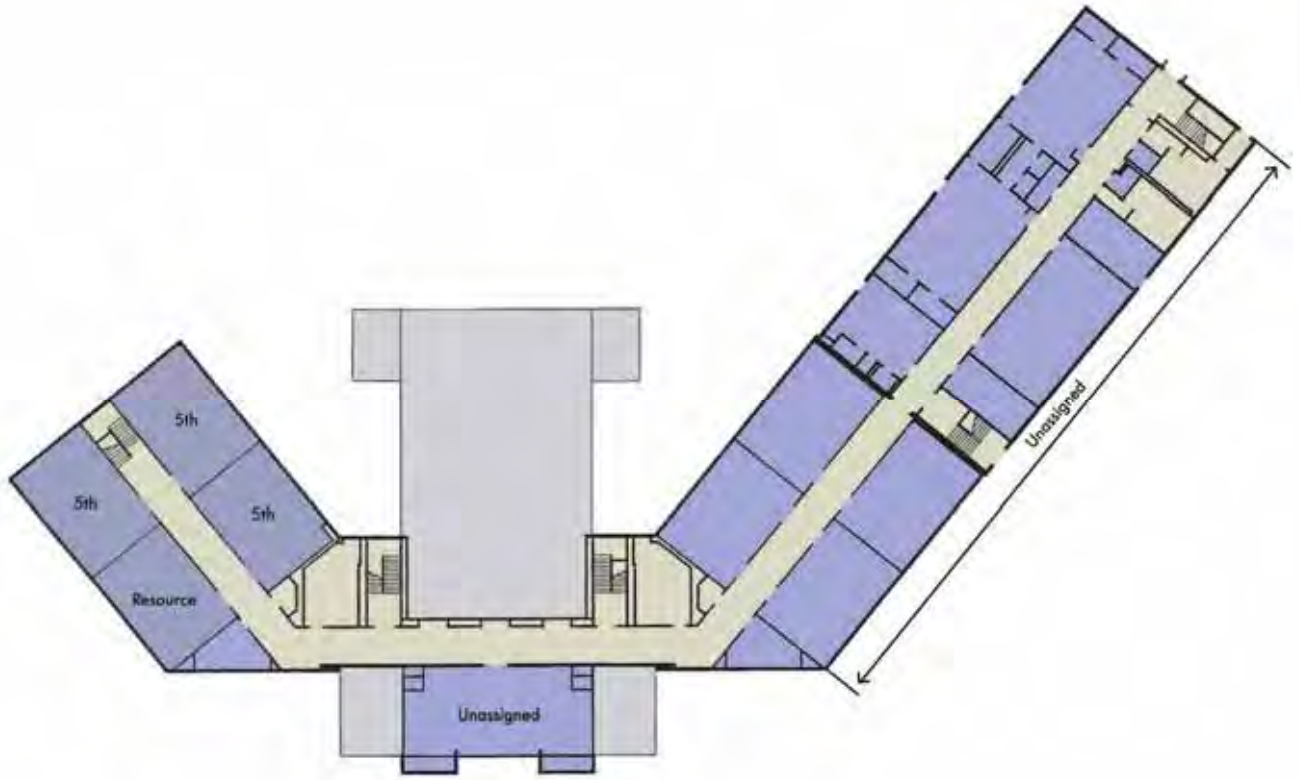
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Third Floor

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