

EMERY EDUCATIONAL CENTER

1720 1st Street, N.E., Washington, DC



INITIAL YEAR BUILT	1969
BUILDING AREA	63,800 SF
CURRENT PROGRAM CAPACITY	438
ENROLLMENT 2008	247
WARD	5
PROPOSED PROGRAM CAPACITY	450



Site Plan

EMERY EDUCATIONAL CENTER

1720 1st Street, N.E., Washington, DC

PROPOSED PROGRAM PROFILE

GRADE CONFIGURATION	PK-8
STEM Program	
SQ. FT. (EXISTING)	63,800
SQ. FT. (ADDITION)	4,500

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

TYPE	PROPOSED
Gym-Auditorium	
Auditorium	
Multi-Purpose	
Cafeteria	
Kitchen Services	1
Special Education	2
Administrative/Health Suite	1
Media Center	1
Computer Lab	1
OT/PT	1
Science Lab	1
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.

EMERY EDUCATIONAL CENTER

1720 1st Street, N.E., Washington, DC

CONDITION ASSESSMENT



<i>Building System</i>	<i>2008 Rating</i>
ADA Compliance	Poor
Conveying Systems	Fair
Electrical	Good
Exterior Finish	Unsatisfactory
HVAC	Good
Interior Finish	Fair
Plumbing	Poor
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 is no elevator, escalator, or lift present in the building.
2 Electrical	The fire alarm system is obsolete and should be replaced with a modern system. Major components are beginning to reach expected service lifetimes. Lighting should be upgraded throughout. 2008: Electrical replacement and repairs completed.
3 Exterior Finish	Some windows are leaking and should be replaced or repaired. Brick veneer appears to be in fair condition around the building. Routine maintenance, such as sealing and repointing will help prolong service life. 2008: Replaced exterior lighting, Re-glazing, Caulking, Roofing, Masonry. Pre-cast panels cracked (extensive) and leaking.
4 Structure	No major deficiencies were observed. Minor cracking, typical for concrete framing, can be repaired as part of routine building maintenance. The presence of water infiltration suggests further structural investigation take place.
5 HVAC	The HVAC systems were upgraded four years ago. They currently have no control of the dual temperature system because the required software was never purchased. An outside contractor comes in that has the software required to adjust the system every so often. This causes half the building to freeze and the other half to boil. System balancing may eliminate the disparate temperatures. 2006: Chiller replaced. 2008: Repairs to boilers, chillers and classroom units. Installed 34 window A/C units with electrical upgrades.
6 Interior Finish	Interior windows are in poor condition and should be replaced. Small amounts of ceiling tile and plaster finishes need repair work. Flooring is generally in fair condition. 2008: Doors, Ceilings, Paint.
7 Plumbing	There are no fire suppression systems present. Fixtures are old and do not conform to ADA guidelines. Modern fixtures should be installed. Visible piping appears to be in fair condition. 2008: Plumbing repairs.
8 Roof	Water was observed leaking from roof outside and on the left side of main entrance. The built-up roof system should be inspected for bubbling and additional leaks.
9 ADA Compliance	The building generally does not satisfy ADA criteria. There is poor access, no ramps, handrails, or appropriate fixture within the building or on the grounds.
10 Technology	Network cables are running in hallways in plastic chase ways that are falling apart. PCs and other equipment appear to be in good condition, based on visual inspection. 2008: Added new data for new computer lab, upgrade equipment (new switches).
11 Grounds	There is a need to replace stairs leading to main entrance to building, also repair patches where ever necessary in stairs going to playground. 2008: Remove dead tree at front entry, replace concrete walkway at front entry.

EMERY EDUCATIONAL CENTER

1720 1st Street, N.E., Washington, DC

RECENT HISTORY OF MODERNIZATION

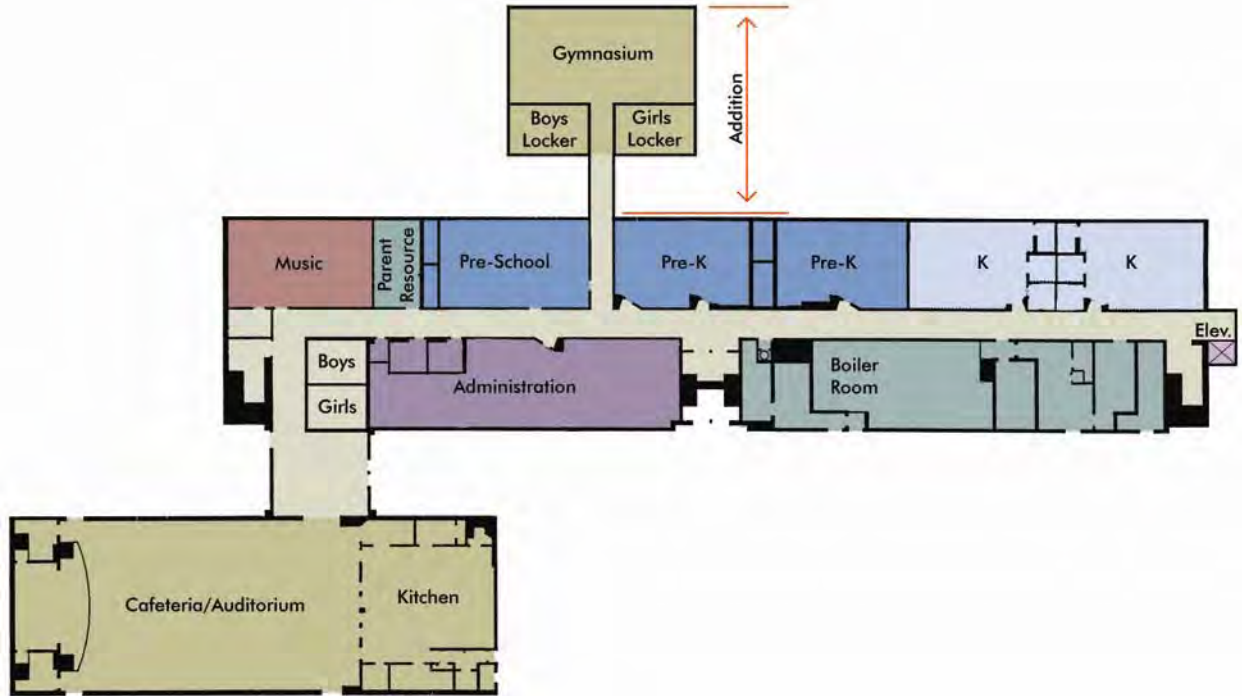
2008 STABILIZATIONS

- ✓ 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

EMERY EDUCATIONAL CENTER

1720 1st Street, N.E., Washington, DC



First Floor

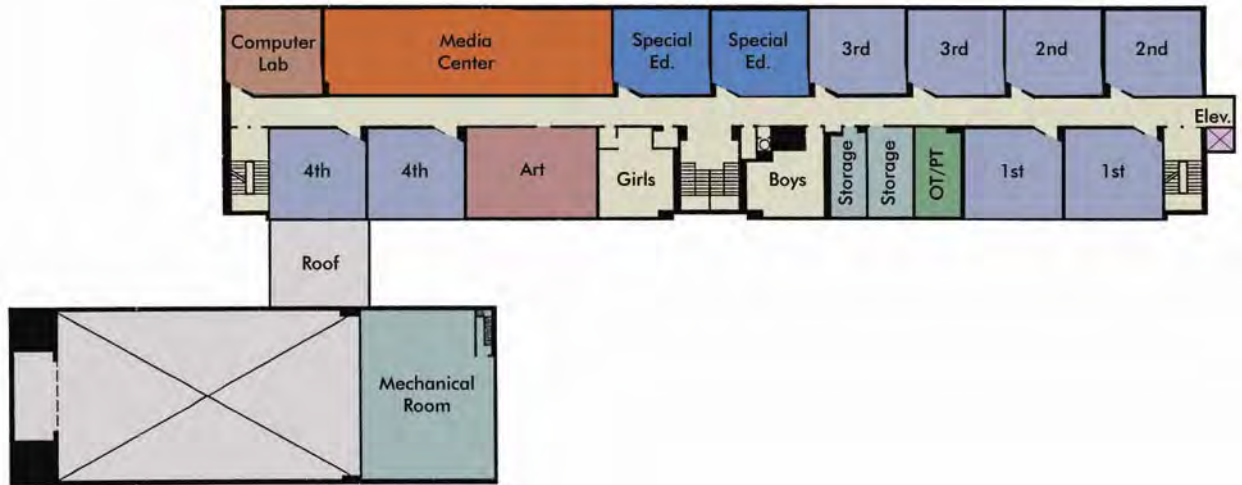
- | | |
|-----------------------|-------------------|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
| Music/Art | Special Education |
| Science Lab | Unassigned |
| Lobby | Elevator Addition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

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.

EMERY EDUCATIONAL CENTER

1720 1st Street, N.E., Washington, DC



Second Floor

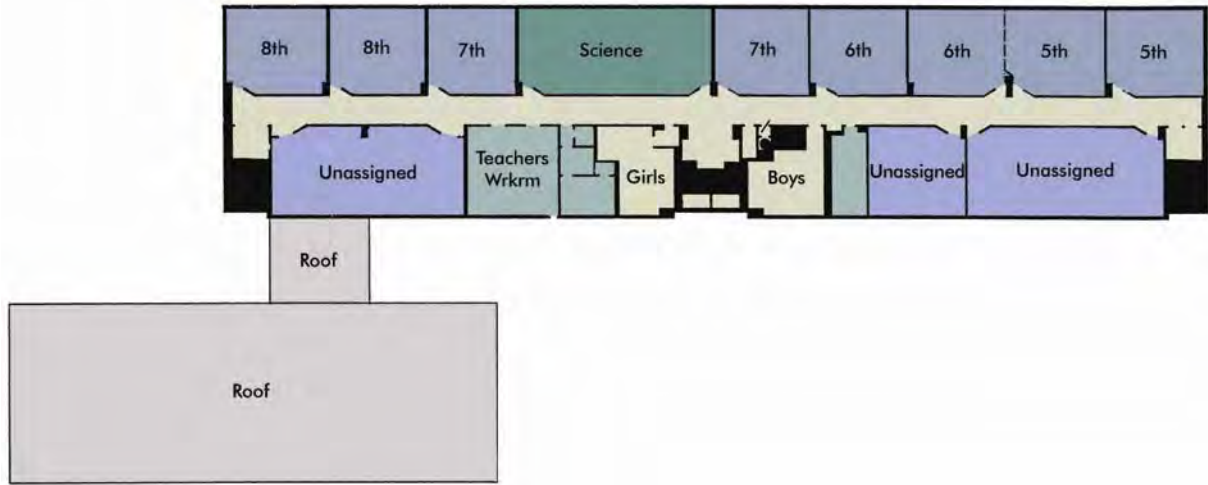
- | | |
|-----------------------|-------------------|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
| Music/Art | Special Education |
| Science Lab | Unassigned |
| Lobby | Elevator Addition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

Concept Plans

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.

EMERY EDUCATIONAL CENTER

1720 1st Street, N.E., Washington, DC



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 |

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.