

KEY ELEMENTARY SCHOOL

5001 Dana Place, N.W., Washington, DC



INITIAL YEAR BUILT	1925
BUILDING AREA	52,000 SF
CURRENT PROGRAM CAPACITY	320
ENROLLMENT 2008	328
WARD	3
PROPOSED PROGRAM CAPACITY	325



Site Plan

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PROPOSED PROGRAM PROFILE

GRADE CONFIGURATION	PK-5
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SQ. FT. (EXISTING)	52,000
SQ. FT. (ADDITION)	

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

TYPE	PROPOSED
Auditorium	
Multi-Purpose	
Cafeteria	1
Kitchen Services	1
Special Education	1
Media Center	1
Administrative/Health Suite	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.

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CONDITION ASSESSMENT



<i>Building System</i>	<i>2008 Rating</i>
ADA Compliance	Good
Conveying Systems	Good
Electrical	Good
Exterior Finish	Good
HVAC	Good
Interior Finish	Good
Plumbing	Good
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 U.S. motors 30-hp hydraulic elevator is present and in good condition.
2 Electrical	The electrical service and 800 amp switch board located in the main electric room installed in 2002 in good condition. Distribution panels in dedicated electrical closets at each floor. The new electric service (480V-3ph-4W) is sized for the new addition and the completely renovated (2002) old school. Cutler Hammer switchboard and transformer is provided. A dry type pad mounted PEPCO transformer is installed at the parking lot. School lighting is fluorescent and in good condition and complete with occupancy control in common spaces and multiple light tube switching in classrooms. Photocell control for outdoor building and pole lights. Battery type emergency generator. Fire alarm, security, data network and Verizon telecom systems provided.
3 Exterior Finish	Building is in like-new condition. No deficiencies were noted.
4 Structure	Building is in like-new condition. No deficiencies were noted.
5 HVAC	The central four pipe circulating system consisting of a Trane Co. air -cooled chiller (140-tons), Bell & Gossett chilled, standby, and hot water pumps and two H.B. Smith 43hp, gas-fired, cast-iron sectional boilers in good condition. The air-cooled chiller unit is under repair. The piping distribution and insulation is in good condition. Unit ventilators w/o thru-wall grilles provided in old school wing, ventilation air ducted systems in good condition but control problems exist in the admin. and main entry areas. These spaces do not have adequate heat. Interior computer laboratory is very warm because the cooling system is not operated in the winter. 2008: Repairs to boilers and classroom units completed.
6 Interior Finish	Building is in like-new condition. Minor deficiencies, such as a handful of broken ceiling tiles, were noted.

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7 Plumbing	<p>The plumbing system, including piping and equipment with 1-hp duplex sump pump and 2-hp sewage ejector is in good condition (installed 2002). Two (2) 140 gal. A.O. Smith gas-fired domestic water heaters are installed in boiler room. Complete with blending valve circuit and in-line recirculation pump. Piping is copper, insulated and in good condition. The entire school is provided with a fire suppression system consisting of an electrical 20-hp, 500 GPM fire pump and 5 gpm-1/2hp in-line jockey pump all installed in dedicated fire pump room 8" fire service provided with 4" stand pipes in stairways. All plumbing fixtures are in good condition, floor mounted flush valve w.c., wall mounted urinals and lavatories. Floor mounted service sink in janitor closet. Plumbing fixture ADA accessible. 3-compartment sink in kitchen with floor mounted grease interceptor in adjoining closet for ease of service.</p>
8 Roof	Building is in like-new condition. No deficiencies were noted.
9 ADA Compliance	Building is in like-new condition. No deficiencies were noted.
10 Technology	Building is in like-new condition. No deficiencies were noted.
11 Grounds	Building is in like-new condition. No deficiencies were noted.

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RECENT HISTORY OF MODERNIZATION

2008 STABILIZATIONS

✓ Heating Blitz - Boiler Repairs & Classroom Units

○ Planning

▼ Design

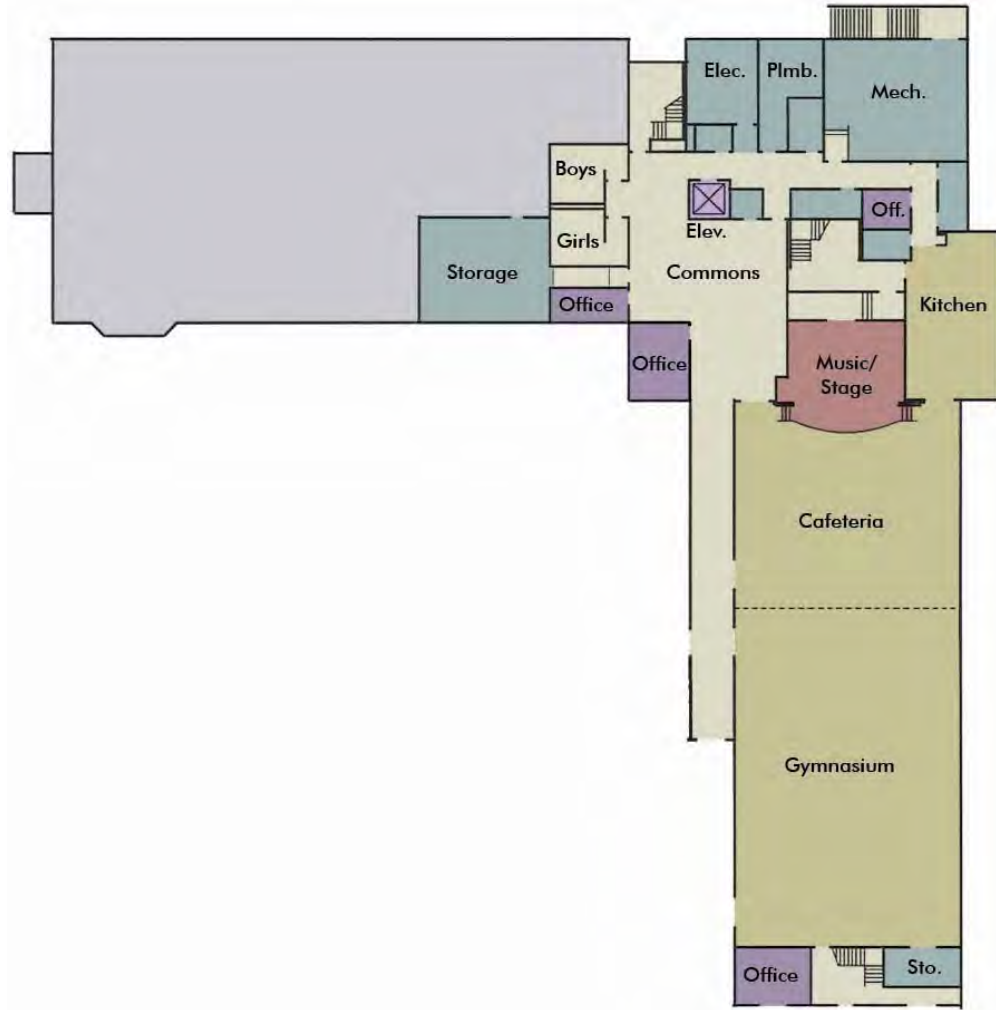
◆ Pre-Construction

□ 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 |
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