

KING, M.L. ELEMENTARY SCHOOL

3200 6th Street, S.E., Washington, DC



INITIAL YEAR BUILT	1971
BUILDING AREA	65,500 SF
CURRENT PROGRAM CAPACITY	525
ENROLLMENT 2008	376
WARD	8
PROPOSED PROGRAM CAPACITY	400



Site Plan

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PROPOSED PROGRAM PROFILE

GRADE CONFIGURATION	PK-5
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SQ. FT. (EXISTING)	65,000
SQ. FT. (ADDITION)	

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

TYPE	PROPOSED
Auditorium	
Multipurpose	
Cafeteria	
Kitchen services	1
Special Education	2
Media Center	1
Administrative/Health Suite	2
Computer Lab	1
Art	1
OT/PT	1
Science Lab	
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	Unsatisfactory
Exterior Finish	Fair
HVAC	Fair
Interior Finish	Fair
Plumbing	Poor
Roof	Unsatisfactory
Structure	Unsatisfactory
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	Main service, branch circuit panels, and branch circuit wiring are original and should be replaced/ upgraded. Some of the lighting has been replaced within the past five to ten years. About 90% of the light fixtures are original and should be replaced.
3 Exterior Finish	The exterior finishes are in fair condition except for the fact that bricks are loss and rusted under most windows and some are missing mortars. The condition of all windows and window guards are unacceptable and they have to be replaced with new. <i>2007: Exterior Lighting replaced.</i>
4 Structure	If one stands in the Stair #27 facing the Lobby can see that the lintel above the double doors is sagging. Cracks have been seen in the wall at the same area.
5 HVAC	Classroom unit ventilators are in the end of their life. Majority of the finned tube radiator needs replacement. Exhaust system not working well. One of two boilers is currently not working. Several AHU need replacement. <i>2008: Repairs to boilers and classroom units completed. 2008: 64 Window A/C units installed.</i>
6 Interior Finish	The interior finishes require major repair or replacement. All carpets need to be replaced. New carpeting has to have padding under it. Interior doors are in fair to poor condition. <i>2008 Completed various repairs including painting, ceiling work.</i>
7 Plumbing	Plumbing fixtures are in poor condition and are non ADA compliant. No fire sprinkler system in the building. Complaints of low water pressure in the building.
8 Roof	Roof in this building is in a very bad shape. The roof over the main building has to be replaced with new and the roof over the All Purpose Room, space #19, requires major repair.
9 ADA Compliance	This building is not ADA compliant. It is not accessible to handicapped person and there are no handicapped restrooms or elevator.
10 Technology	Security system is modernized to include video surveillance and motion detection systems. Additional exterior video cameras were requested by the Principal due to the high crime rate in the immediate area.
11 Grounds	Damage to the fence surrounding the Kindergarten playground.

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RECENT HISTORY OF MODERNIZATION

2007 WHOLE SCHOOL BLITZ

✓	Interior Finishes - Door Replacements/Door Hardware Repair
✓	Interior Finishes - Drywall & Ceiling Repairs
✓	Interior Finishes - Select Carpet Replacements/Flooring Repairs
✓	Interior Finishes - Painting/Plastering
✓	Plumbing Repairs - Restrooms/Fixtures & Flush Valves; Water Fountains
✓	Electrical Repairs - Lighting & Power
✓	Mechanical Repairs - AHU & Boiler Repairs, HVAC Filter Replacement
✓	Exterior Work & Building Envelope - Lighting, Site Work, Playground, etc.
✓	Other Work Orders

2008 STABILIZATIONS

✓	Emergency Security Repair Work (Exterior Lighting Replacements)
✓	AC Window Units Installations & Electrical Upgrades

2008 SUMMER BLITZ

✓	Site Work (Concrete Masonry, Painting, Fencing)
✓	Carpentry
✓	Doors & Windows
✓	Interior Finishes - Painting/Plastering
✓	Roof Repairs/Replacement
✓	Other Work Orders
✓	Mechanical
✓	Electrical

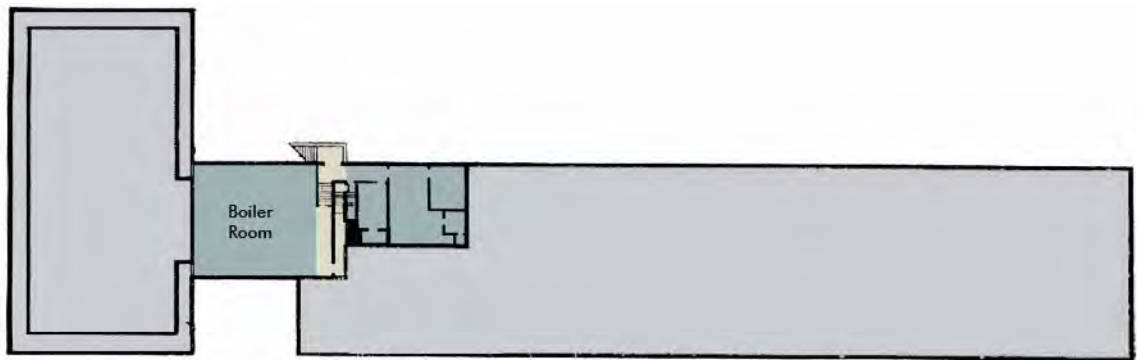
LEGACY PROJECTS - OTHER STABLIZATIONS

✓	Interior Renovations Various (Swing Spaces/Libraries/Asst. Supt. Offices)
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◆ Planning
 ▼ Design
 ◆ Pre-Construction
 In Progress
 ✓ Completed

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Basement

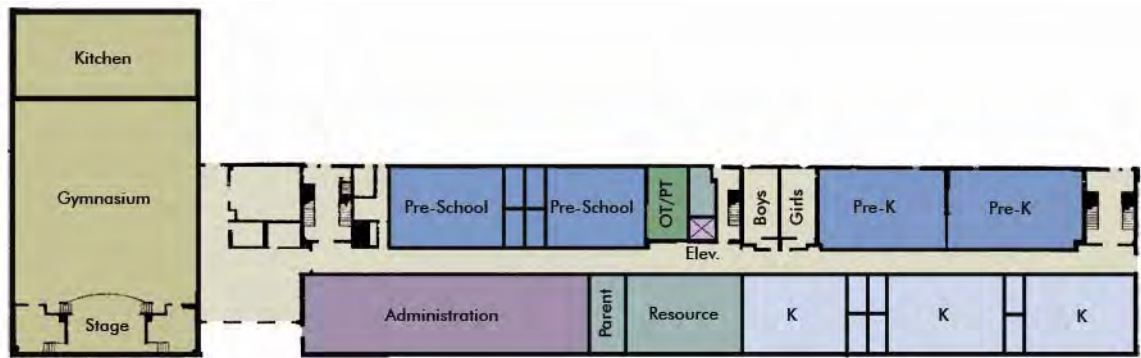
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|-----------------------|-------------------|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
| Music/Art | Special Education |
| Science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

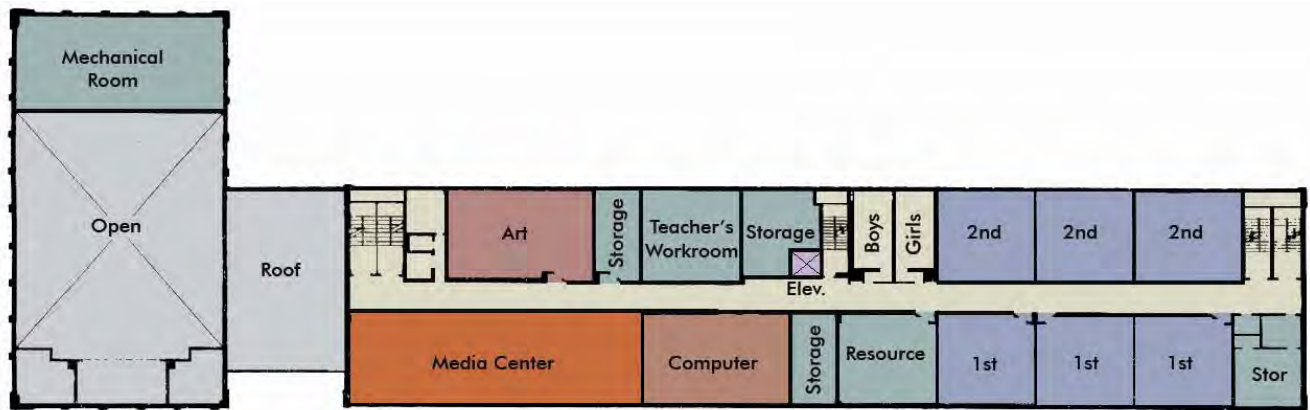
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|---|---|
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Second Floor

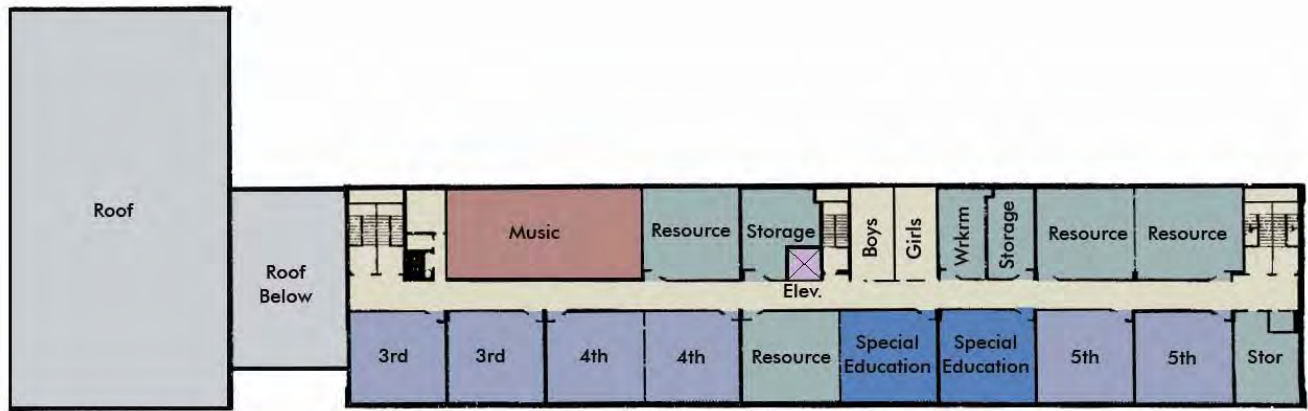
- | | |
|---|---|
| Administration/Health | Auditorium |
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| Classrooms | Media Center |
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Third Floor

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