

MANN ELEMENTARY SCHOOL

4430 Newark Street, N.W., Washington, DC



INITIAL YEAR BUILT	1931
BUILDING AREA	21,903 SF
CURRENT PROGRAM CAPACITY	213
ENROLLMENT 2008	268
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)	21,903
SQ. FT. (ADDITION)	30,097

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

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



<i>Building System</i>	<i>2008 Rating</i>
ADA Compliance	Poor
Conveying Systems	Unsatisfactory
Electrical	Fair
Exterior Finish	Poor
HVAC	Poor
Interior Finish	Fair
Plumbing	Fair
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, lift, or conveying system.
2 Electrical	Light fixtures are beyond their service life. Many fixtures are broken. Most major electrical components are in fair to good condition and have at least an additional five to ten years of service life remaining.
3 Exterior Finish	Major water damage to trim on original building. Localized staining of brick at downspouts. 1993 addition is in disrepair; the exterior finish of thin veneer brick is delaminating. Some exterior doors and windows are in bad shape and require repair or replacement. 2007: Replace Exterior Lighting completed.
4 Structure	Structure of 1993 addition has settled and has caused cracks in the building envelope. Structure elsewhere appears to be in fair condition. The presence of cracking in the exterior can indicate further deterioration to interior structure via water damage. Additional inspection may be desired.
5 HVAC	No central air conditioning plant and temperature control. There is no building ventilation system. Rooms are overheating. Steam radiators in poor condition. Condensate make-up water system does not have water treatment. 2008: Repairs to boiler(s) and Classroom heating units completed. Installed 25 AC Window Units.
6 Interior Finish	Extensive water damage at perimeter plaster walls and ceilings. The principal reported respiratory problems, potentially due to mold. In addition, potential lead paint at peeling plaster makes this a significant health safety issue. 2007: Plaster repair, painting and replacing window panes completed.
7 Plumbing	No sprinkler system. Galvanized cold water piping in the building should be replaced. Domestic cold water/hot water piping system is old and needs replacement in most areas.
8 Roof	Slate roof on original portion of building in fair condition. Built-in gutters at perimeter of slate roof in poor condition and leaking into interior. Single-ply roofing membranes on the 1993 addition and Community Center are in fair condition. 2007: Roof repairs completed.

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9 ADA Compliance	Recent additions are generally ADA compliant though door hardware is not. No access to upper floor of original building. Original building completely non-compliant.
10 Technology	The school is equipped with a central wireless computer network system. A dedicated space with climate control should be designated to store the networking equipment.
11 Grounds	Site water drainage is poor. Water does not drain away from building. Lack of fence at parking lot is a school deficiency.

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RECENT HISTORY OF MODERNIZATION

2007 WHOLE SCHOOL BLITZ

✓	Interior Finishes - Drywall & Ceiling Repairs
✓	Interior Finishes - Select Carpet Replacements/Flooring Repairs
✓	Interior Finishes - Painting/Plastering
✓	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

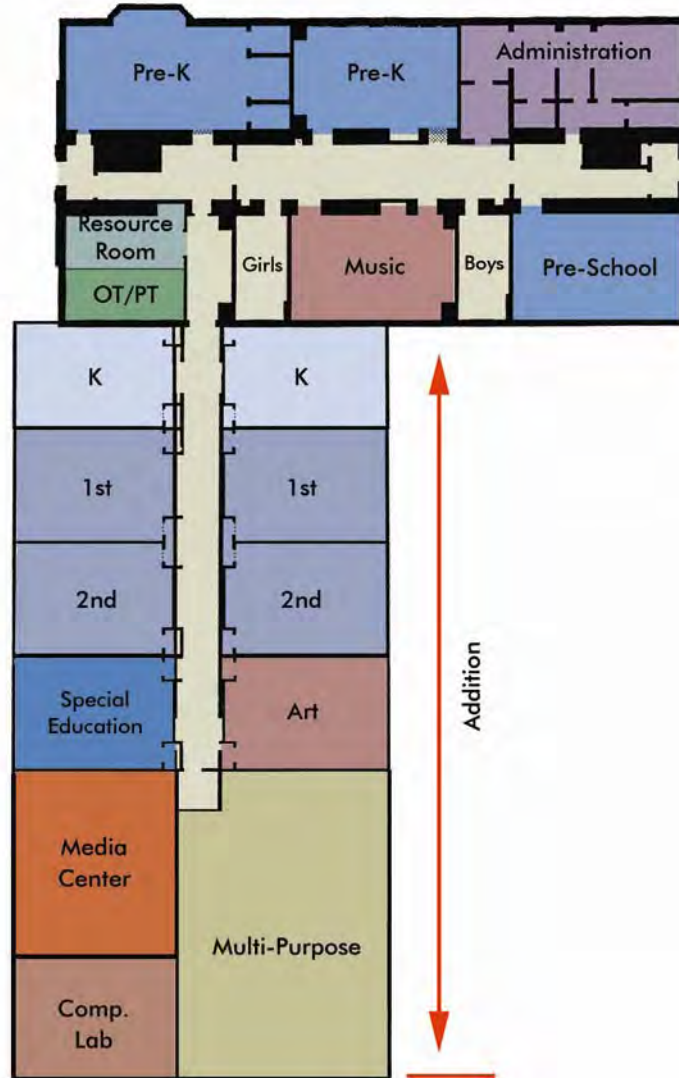
LEGACY PROJECTS-OTHER STABILIZATIONS

✓	Re-locatable Classrooms
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● Planning
 ▼ Design
 ◆ Pre-Construction
 In Progress
 ✓ Completed

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First Floor

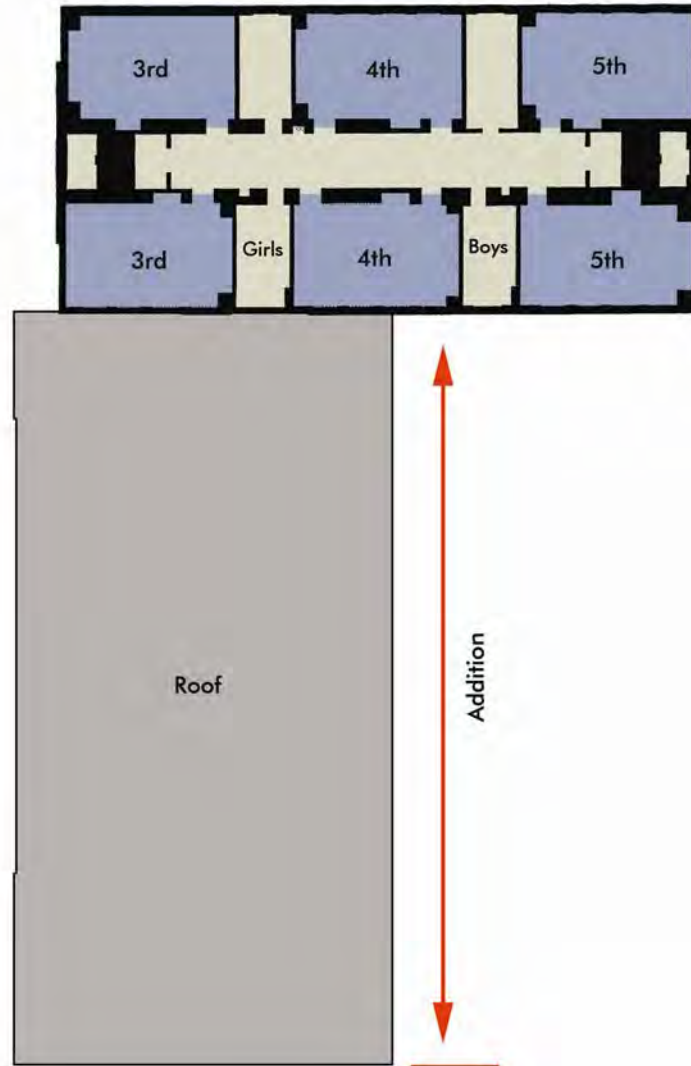
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|-----------------------|-------------------|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
| Music/Art | Special Education |
| Science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

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