

MURCH ELEMENTARY SCHOOL

4810 36th Street, N.W., Washington, DC



INITIAL YEAR BUILT	1929
BUILDING AREA	47,700 SF
CURRENT PROGRAM CAPACITY	479
ENROLLMENT 2008	491
WARD	3
PROPOSED PROGRAM CAPACITY	500



Site Plan

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PROPOSED PROGRAM PROFILE

GRADE CONFIGURATION	PK-5
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SQ. FT. (EXISTING)	47,700
SQ. FT. (ADDITION)	

TYPE	PROPOSED
Pre-School	3
Pre-Kindergarten	3
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	
Kitchen Services	1
Special Education	3
Media Center	1
Administrative/Health Suite	1
Computer Lab	
OT/PT	1
Science Lab	
Art	1
Music	1
Teacher Workroom	2
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	Unsatisfactory
HVAC	Fair
Interior Finish	Fair
Plumbing	Fair
Roof	Fair
Structure	Poor
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 system present in the building.
2 Electrical	Light fixtures are at the end of their expected service life. A number are broken. Most major building systems, such as public address, security, and telephone, should be replaced. Half of the panel boards should also be replaced. 2007: Light ballast & power repairs completed.
3 Exterior Finish	Recent repairs were made to the gutters and eaves of the original building. Localized staining of brick at downspouts. The 1986 addition (a.k.a. the White House) is in major disrepair: the exterior envelope is failing; multiple windows have broken glass and the insulated glass seals are failing. Exterior doors are in poor condition and need repair or replacement. Sections of the foundation need to be shored up. Siding is in poor condition.
4 Structure	Overall, the structure is in fair condition. Structure of the addition is in disrepair. The concrete is damaged and metal is rusting, causing the concrete to spall.
5 HVAC	Rooms are overheating. There is no central air conditioning system, no central ventilation system, and no temperature control system. Window units are used for cooling; most are in good condition. Radiators are in disrepair. Visible condensate piping needs to be replaced; piping hidden from view is likely in similar condition. 2008: Repairs to boiler(s) and Classroom heating units completed. Installed 36 window A/C units. A/C window unit repairs, boiler & heat pump repairs.
6 Interior Finish	Extensive water damage to plaster walls and ceilings was recently repaired, though this problem is likely to reappear in the near term (see Roof, below). Potential lead paint at peeling plaster. Kaufman wing has localized water damage at the ceiling tiles. 2007: Handrail repairs, drywall and plaster repairs, and door hardware repairs, replace damaged vinyl tile, general painting, re-keying.
7 Plumbing	Most of the plumbing fixtures are in fair condition. Domestic cold water piping needs to be replaced. There is not a sprinkler system present. 2007: Plumbing insulation and plumbing fixture & flush valve repair completed.
8 Roof	Slate roofs on original portion of building are in fair condition. Leaks are still apparent at recently repaired built-in gutters at the perimeter of slate roofs. Flat metal roofs on cupola, entrance and bay window roofs in fair condition. Metal roofs on Kaufman and White House additions in fair condition.

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9 ADA Compliance	Overall, the Kaufman wing is ADA compliant, though door hardware does not comply. Wheelchair access to the original building is limited to the gymnasium and auditorium. Conveying is not available and fixtures need to be updated.
10 Technology	The school is equipped with a central wireless computer network system. Although the equipment present is in fair condition, additional computer and office equipment should be gathered for students and staff.
11 Grounds	Plantings are overgrown and a few are dead. Play structures are generally in good condition except for two. The parking is in poor condition; there are no ADA parking spaces. Site lighting is inadequate.

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RECENT HISTORY OF MODERNIZATION

2007 TARGETED REPAIRS

✓	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

✓	AC Window Units Installations & Electrical Upgrades
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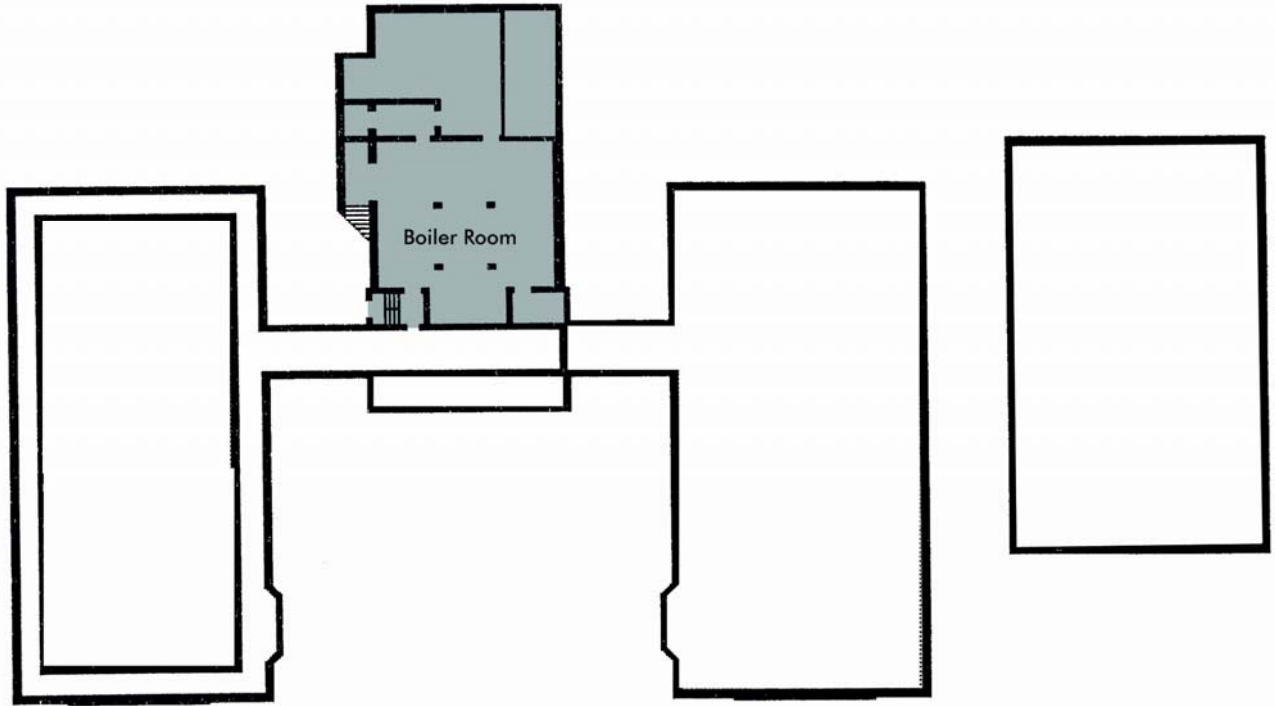
LEGACY PROJECTS-OTHER STABILIZATIONS

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

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Basement

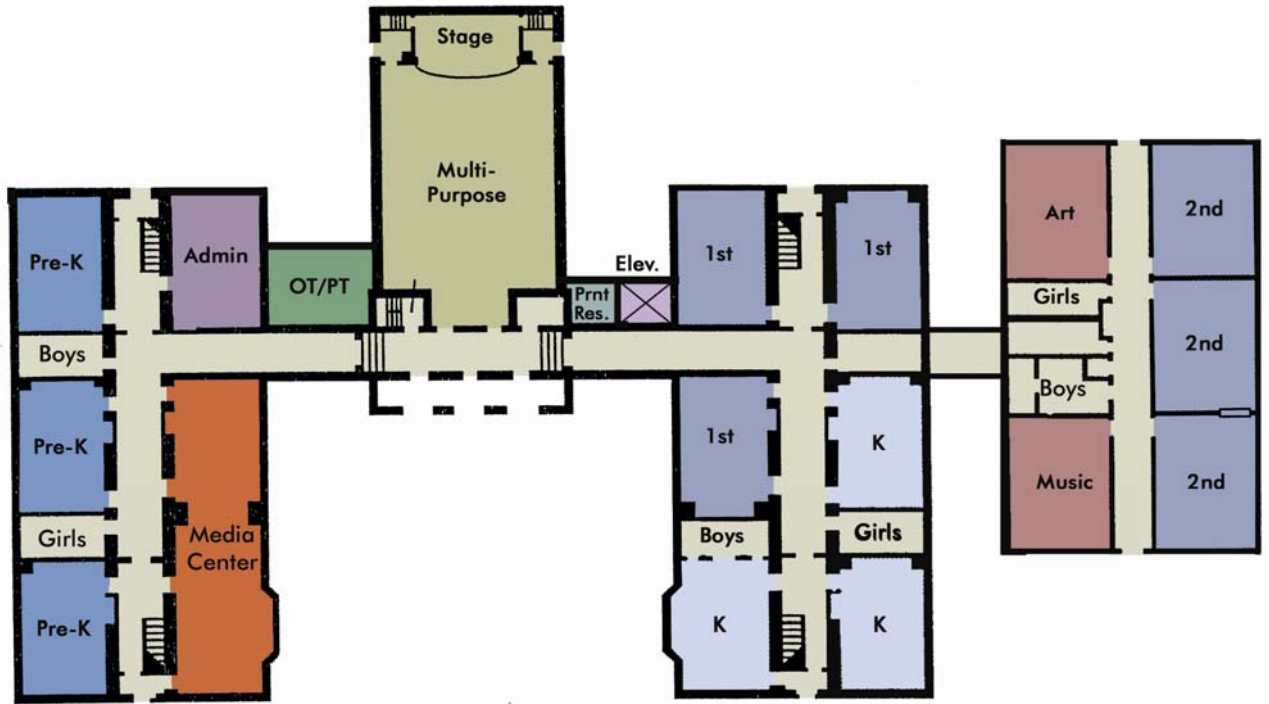
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|-----------------------|-------------------|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
| Music/Art | Special Education |
| Science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

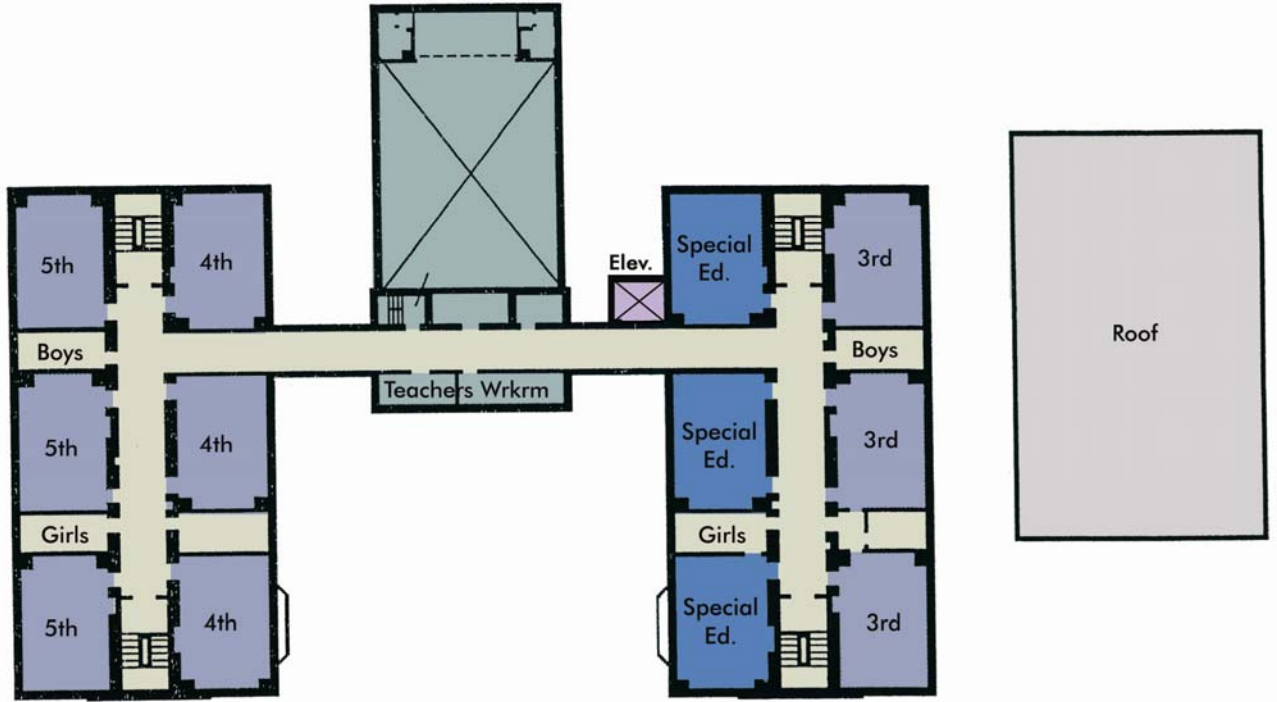
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Second Floor

- | | |
|---|---|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
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