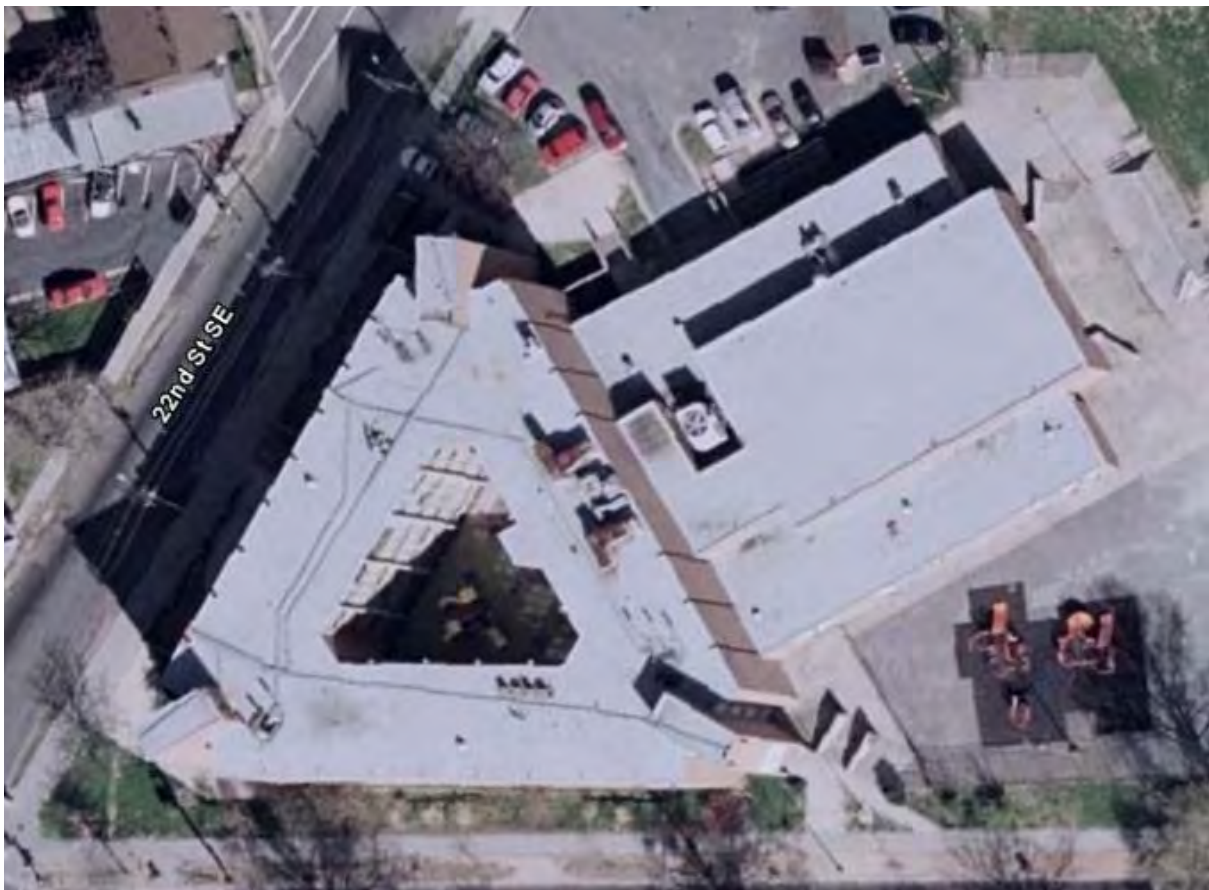


ORR ELEMENTARY SCHOOL

2200 Minnesota Avenue, S.E., Washington, DC



INITIAL YEAR BUILT	1974
BUILDING AREA	75,900 SF
CURRENT PROGRAM CAPACITY	392
ENROLLMENT 2008	291
WARD	8
PROPOSED PROGRAM CAPACITY	450



Site Plan

ORR ELEMENTARY SCHOOL

2200 Minnesota Avenue, S.E., Washington, DC

PROPOSED PROGRAM PROFILE

GRADE CONFIGURATION	PK-5
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SQ. FT. (EXISTING)	75,900
SQ. FT. (ADDITION)	

TYPE	PROPOSED
Pre-School	2
Pre-Kindergarten	2
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	2
Media Center	1
Administrative/Health	1
Computer Lab	1
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



Building System	2008 Rating
ADA Compliance	Unsatisfactory
Conveying Systems	Fair
Electrical	Poor
Exterior Finish	Good
HVAC	Poor
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	The building has a hydraulic elevator with single speed, center-opening doors. It appears to be in fair working order. The survey team was unable to gain access to the elevator equipment room. It is necessary that the elevator control button identification and visible indicators be upgraded to comply with ADA requirements.
2 Electrical	It's an older building and has the original electrical system. In general the electrical equipment, raceways, wiring, some fixtures, power outlets, fire protection, public address system, security system, telephone wiring, technology devices and life safety equipment/devices are in poor condition (though some telephone/data/communication/fiber optic work is new). A bigger emergency generator is recommended. The main service, main board, distribution board, and panel boards are old but in fair condition. They are approaching the end of useful service life. Overall the electrical system is in poor condition.
3 Exterior Finish	The exterior brick finish is in good condition with no visible major cracks and the mortar joints are in good condition. 2007: Replaced exterior lighting.
4 Structure	The concrete framed structure appears to be in good condition, with the exception of visible cracks in the floor slab in space no. 14 and in the slab on grade in space no. 61. There is a ground water entry problem at several locations in the boiler room which is located below grade. The water appears to be entering through the joints between the floor slab and foundation wall at the north, east and south walls. The water is entering at such quantities and such a period of time that the concrete has eroded and washed away exposing the coarse aggregate.
5 HVAC	System was generally observed to be in poor condition. Nearly all equipment is at or past the end of its useful service life. Diffusers throughout the building are extremely dirty and should be replaced. Toilet exhaust was rarely observed to be adequate, and in some cases, was non-existent. 2007: Servicing of A/C units completed. 2008: Repairs to boiler(s) and Classroom heating units. Servicing A/C Central Unit completed.
6 Interior Finish	The interior finishes are in fair to good condition. The exception to this however is the acoustical tile ceiling and the suspension system which needs to be replaced. 2007: Plaster repair and painting completed.
7 Plumbing	System was generally observed to be in poor condition. The building is missing sprinklers, with the exception of a single sprinkler head in the trash room. 2007: Plumbing repair completed.

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8 Roof	The existing roof is five to six years old according to maintenance personnel, and is an asphalt built-up system with a mineral surface cap sheet. The flashing membrane consists of asphalt built-up membrane with a mineral surface cap sheet and there is sheet metal gravel stop around the perimeter of the roof. The roof is generally in good condition with the exception that there is a persistent active leak reported to occur in the Library (space no. 71) during heavy rain periods.
9 ADA Compliance	No fire protection A/V Strobes. All systems were generally observed not to be in compliance with ADA regulations, with the exception of some water coolers.
10 Technology	A mix of old and new technology systems. Need new raceway/wiring. Need more clean power receptacles for PCs. Might need telecom closet for telecom/data/communication systems equipment. In general the system is in fair condition.
11 Grounds	Trees/shrubs and the grounds are well maintained.

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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
✓	Plumbing Repairs - Restrooms/Fixtures & Flush Valves; Water Fountains
✓	Mechanical Repairs - AHU & Boiler Repairs, HVAC Filter Replacement
✓	Other Work Orders

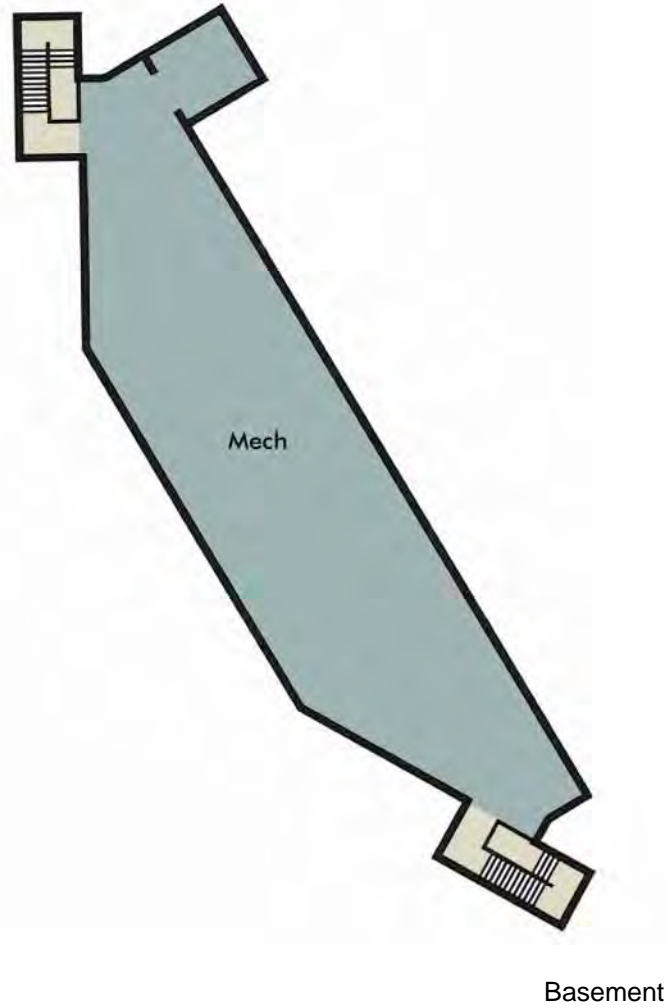
2008 STABILIZATIONS

✓	Emergency Security Repair Work (Exterior Lighting Replacements)
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- ◆ Planning
▼ Design
◆ Pre-Construction
□ In Progress
✓ Completed

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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

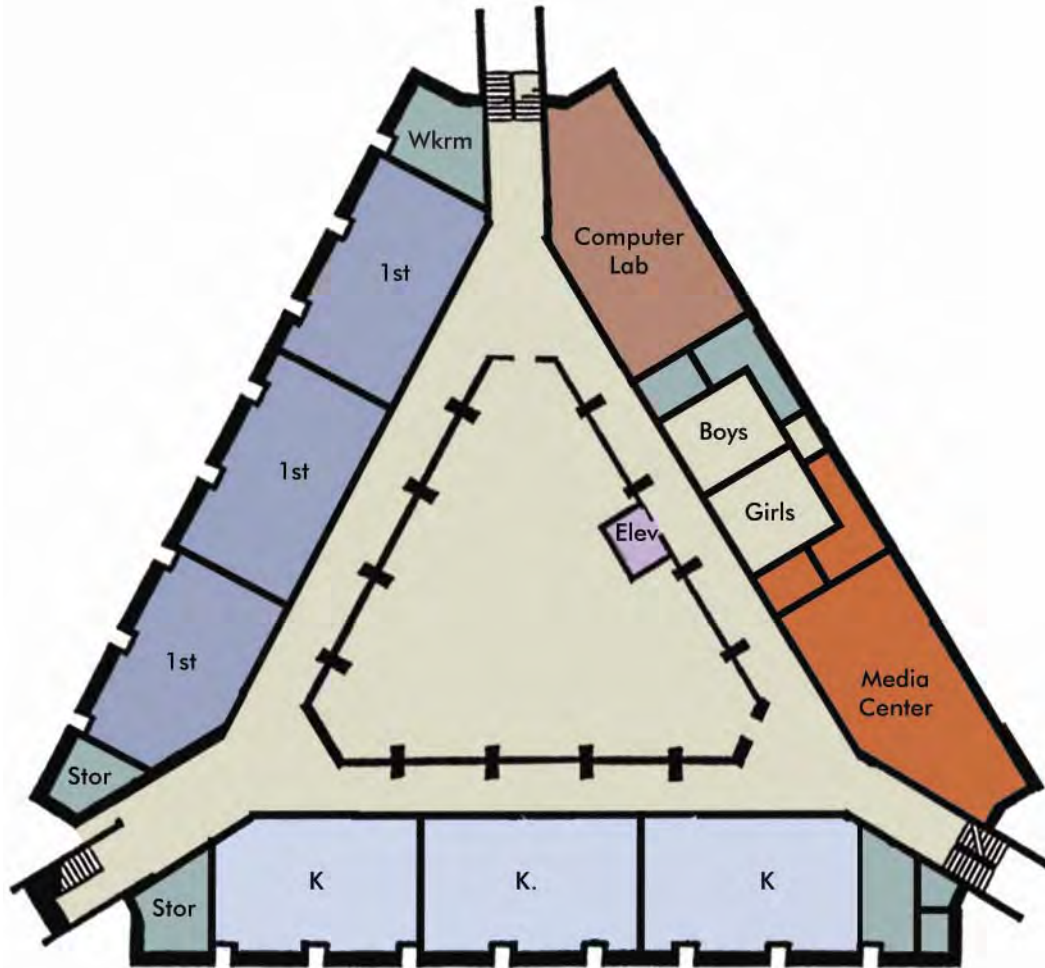
- | | |
|-----------------------|-------------------|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
| Music/Art | Special Education |
| Science Lab | Unassigned |
| Lobby | Elevator Addition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

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Second Floor

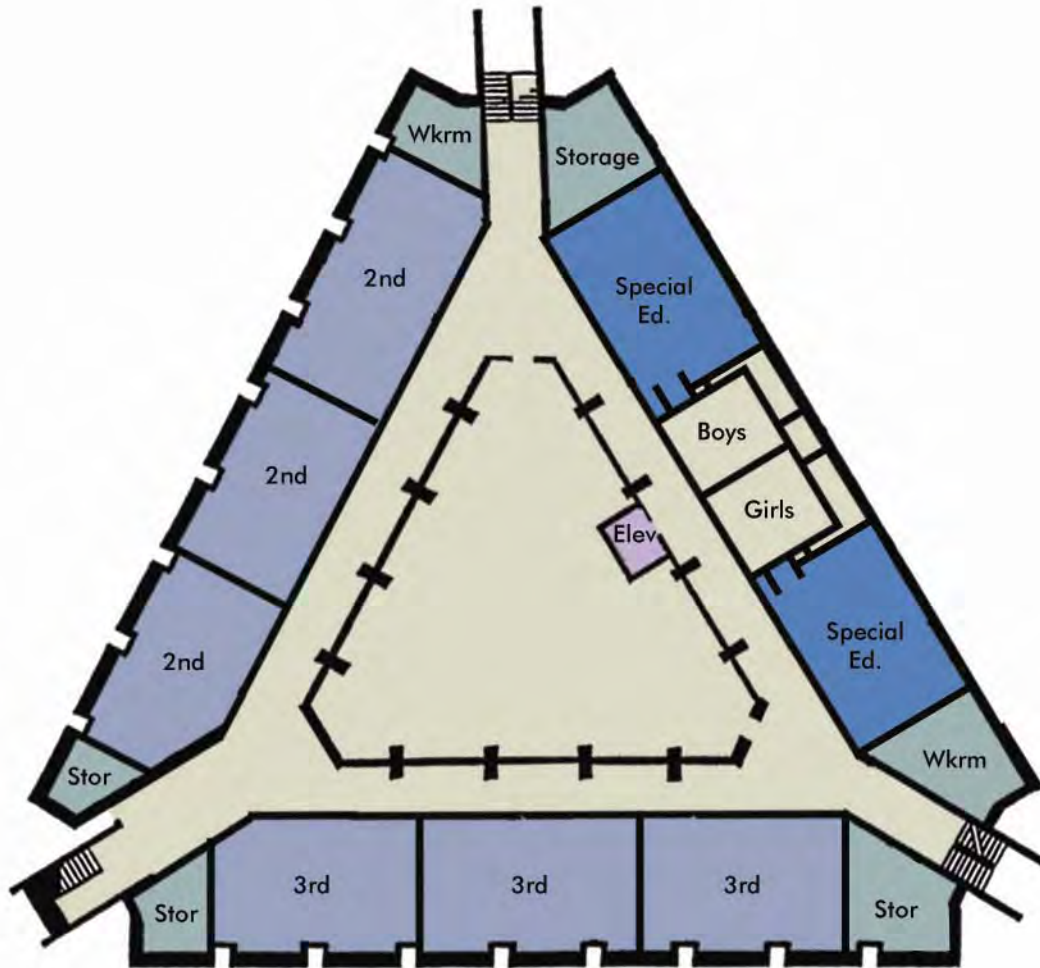
- | | |
|---|---|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
| Music/Art | Special Education |
| Science Lab | Unassigned |
| Lobby | Elevator Addition |

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Third Floor

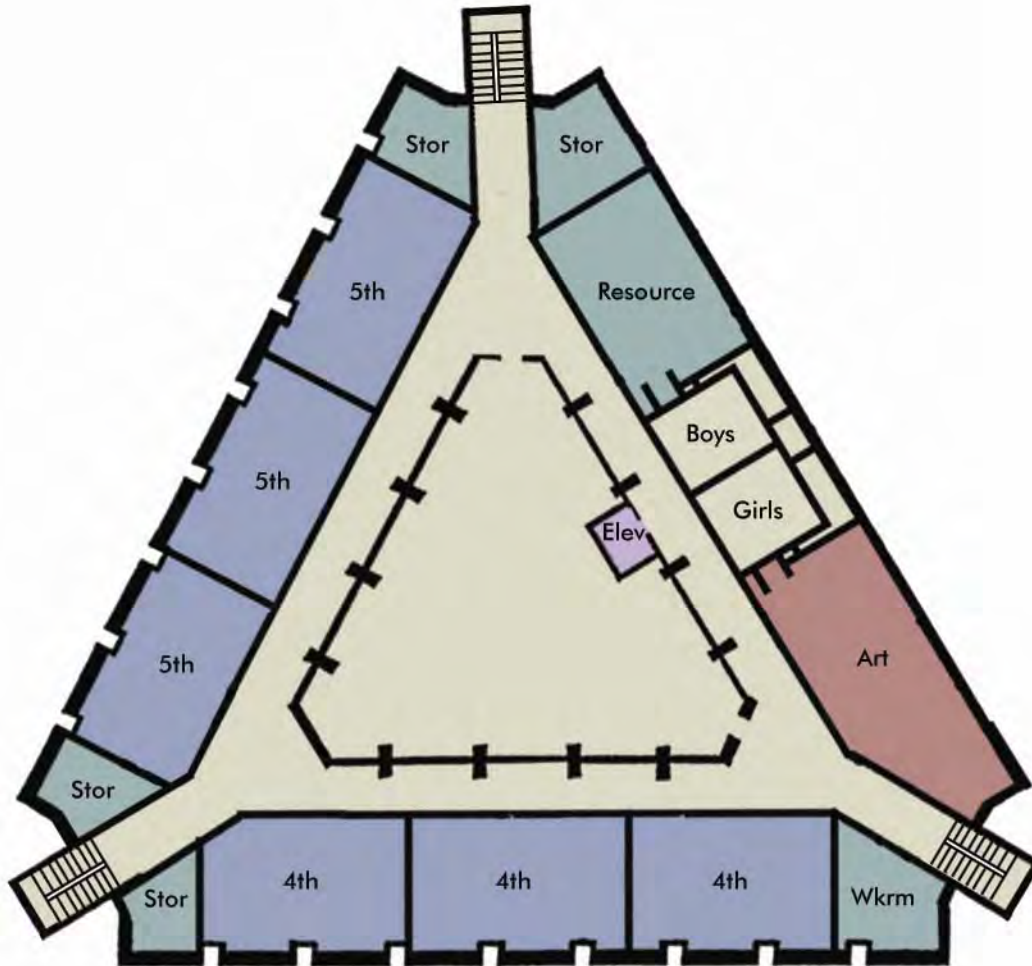
- | | |
|---|---|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
| Music/Art | Special Education |
| Science Lab | Unassigned |
| Lobby | Elevator Addition |

Concept Plans

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ORR ELEMENTARY SCHOOL

2200 Minnesota Avenue, S.E., Washington, DC



Fourth 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.