

# PARKVIEW ELEMENTARY SCHOOL

## BRUCE-MONROE AT PARKVIEW ELEMENTARY SCHOOL

3560 Warder Street, N.W., Washington, DC



<b>INITIAL YEAR BUILT</b>	1916
<b>BUILDING AREA</b>	82,200 SF
<b>CURRENT PROGRAM CAPACITY</b>	539
<b>ENROLLMENT 2008</b>	361
<b>WARD</b>	1
<b>PROPOSED CAPACITY PROGRAM</b>	450



Site Plan

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### PROPOSED PROGRAM PROFILE

**GRADE CONFIGURATION**    PK-5 (Swing)

**SQ. FT. (EXISTING)**                      82,200

**SQ. FT. (ADDITION)**

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

TYPE	PROPOSED
Auditorium	
Multi-Purpose	1
Cafeteria	1
Kitchen Services	1
Special Education	2
Media Center	1
Administrative/Health Suite	2
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



<i>Building System</i>	<i>2008 Rating</i>
ADA Compliance	Unsatisfactory
Conveying Systems	Unsatisfactory
Electrical	Poor
Exterior Finish	Fair
HVAC	Poor
Interior Finish	Poor
Plumbing	Poor
Roof	Poor
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:**

<b>1 Conveying System</b>	There is no elevator, escalator, or lift system in the building.
<b>2 Electrical</b>	Inadequate receptacles in the classrooms. Main switchboard is in good condition; all other components should be replaced. System should be upgraded to improve load handling capability.
<b>3 Exterior Finish</b>	Generally in fair condition. No major deficiencies were noted, although repointing of brickwork is recommended for maintenance. <b>2007: Replaced exterior lighting.</b>
<b>4 Structure</b>	Minor cracking observed during assessment. Structural analysis recommended for cracks before significant exterior finish damage occurs.
<b>5 HVAC</b>	Radiators are in poor shape. Condensate return system piping needs to be replaced entirely. Visible ductwork needs replacement. Window units used for cooling; most appear to be in good shape. <b>2008: Repairs to boiler(s) and Classroom heating units completed. Installed 21 A/C units.</b>
<b>6 Interior Finish</b>	Large areas of flooring need to be replaced, both carpet and VCT. Plaster finished ceilings and walls need to be patched and painted, or replaced with drywall.
<b>7 Plumbing</b>	Fixtures are in poor shape and do not meet building code requirements. Modern fixtures should be installed as part of any renovation effort.
<b>8 Roof</b>	Roof membranes and flashing have reached the end of their useful service life and are beginning to deteriorate. Slate shingles are present and in fair condition.
<b>9 ADA Compliance</b>	This facility's non-compliances include handrail extensions needed at stairs, no ADA bathrooms or drinking fountains, clearer ADA access needed, and exit doors do not have offset at leaver side for wheel chair entry.
<b>10 Technology</b>	A visual inspection of equipment shows the overall condition to be fair, although external condition does not necessarily correlate to functionality. Some modernization will be required to meet educational needs, including support equipment such as copiers, as well as computers and printers.
<b>11 Grounds</b>	The grounds are in fair to poor condition. Curb cuts should be added and general maintenance performed to seal concrete to prevent further cracking and spalling.

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### RECENT HISTORY OF MODERNIZATION

#### 2008 STABILIZATIONS

- ✓ Heating Blitz - Boiler Repairs & Classroom Units
- ✓ Emergency Security Repair Work (Exterior Lighting Replacements)
- ✓ AC Window Units Installations & Electrical Upgrades

#### SCHOOL CONSOLIDATIONS & RECEIVING SCHOOLS (I,II)

- ✓ Classrooms Configurations
- ✓ Site Work - (Concrete Masonry, Painting, Fencing)
- ✓ Wood and Plastics - (Carpentry)
- ✓ Thermal and Moisture Protection (Roofing)
- ✓ Doors and Windows
- ✓ Finishes - (Interior Painting)
- ✓ Mechanical
- ✓ Electrical
- ✓ Work Orders

#### LEGACY PROJECTS – OTHER STABILIZATIONS

- ✓ Interior Renovations-Swing Spaces/Libraries/Interior Athletic Facilities (Locker Rooms)/ ADA

◆ Planning     
 ▼ Design     
 ◆ Pre-Construction     
  In Progress     
 ✓ Completed

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3560 Warder Street, N.W., Washington, DC



First Floor

- |   |   |
|---|---|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #808080; border: 1px solid black;"></span> Administration/Health | <span style="display: inline-block; width: 15px; height: 15px; background-color: #D2691E; border: 1px solid black;"></span> Auditorium        |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #9ACD32; border: 1px solid black;"></span> Gymnasium/Cafeteria   | <span style="display: inline-block; width: 15px; height: 15px; background-color: #ADD8E6; border: 1px solid black;"></span> Other             |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #6A5ACD; border: 1px solid black;"></span> Classrooms            | <span style="display: inline-block; width: 15px; height: 15px; background-color: #FF4500; border: 1px solid black;"></span> Media Center      |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #ADD8E6; border: 1px solid black;"></span> Kindergarten          | <span style="display: inline-block; width: 15px; height: 15px; background-color: #8B4513; border: 1px solid black;"></span> Computer Lab      |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #4169E1; border: 1px solid black;"></span> Pre-K/Pre-School      | <span style="display: inline-block; width: 15px; height: 15px; background-color: #3CB371; border: 1px solid black;"></span> OT/PT             |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #A52A2A; border: 1px solid black;"></span> Music/Art             | <span style="display: inline-block; width: 15px; height: 15px; background-color: #4169E1; border: 1px solid black;"></span> Special Education |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #2E8B57; border: 1px solid black;"></span> Science Lab           | <span style="display: inline-block; width: 15px; height: 15px; background-color: #9370DB; border: 1px solid black;"></span> Unassigned        |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #D2B48C; border: 1px solid black;"></span> Lobby                 | <span style="display: inline-block; width: 15px; height: 15px; background-color: #9370DB; border: 1px solid black;"></span> Elevator Addition |

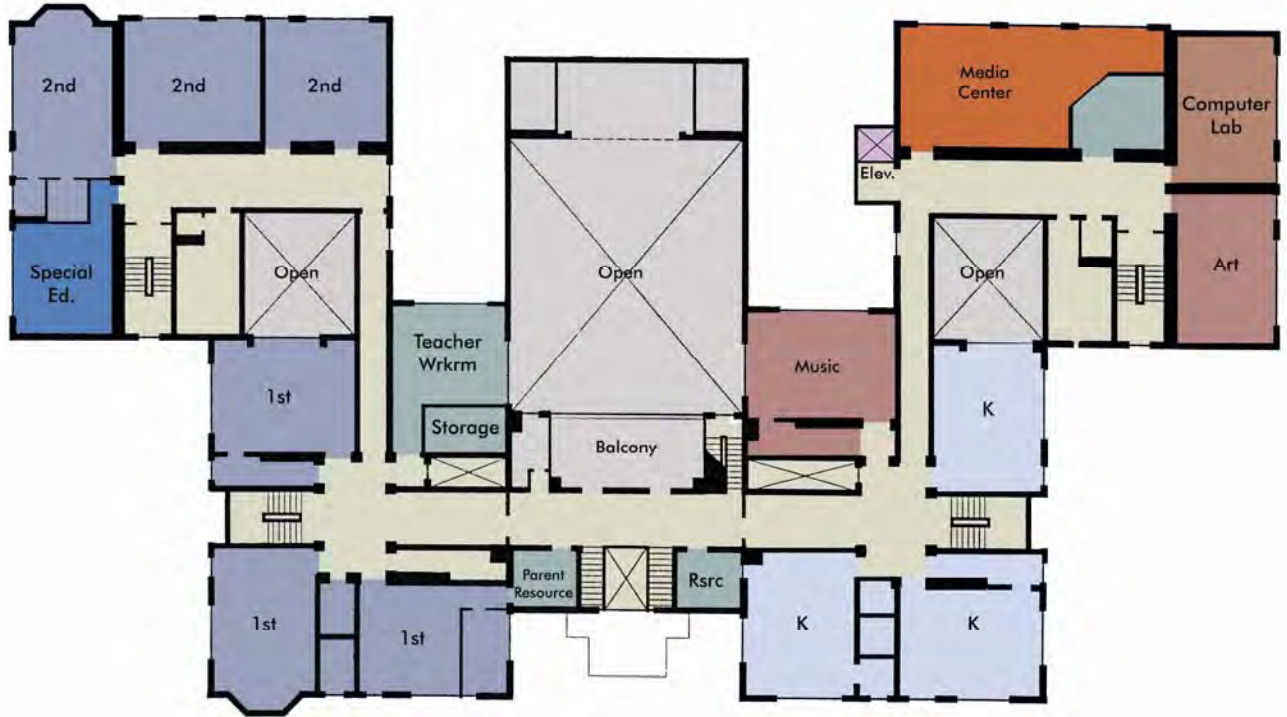
**Concept Plans**

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

- |   |   |
|---|---|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #808080; border: 1px solid black;"></span> Administration/Health | <span style="display: inline-block; width: 15px; height: 15px; background-color: #D2691E; border: 1px solid black;"></span> Auditorium        |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #BDB76B; border: 1px solid black;"></span> Gymnasium/Cafeteria   | <span style="display: inline-block; width: 15px; height: 15px; background-color: #ADD8E6; border: 1px solid black;"></span> Other             |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #6A5ACD; border: 1px solid black;"></span> Classrooms            | <span style="display: inline-block; width: 15px; height: 15px; background-color: #FF8C00; border: 1px solid black;"></span> Media Center      |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #ADD8E6; border: 1px solid black;"></span> Kindergarten          | <span style="display: inline-block; width: 15px; height: 15px; background-color: #A0522D; border: 1px solid black;"></span> Computer Lab      |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #4169E1; border: 1px solid black;"></span> Pre-K/Pre-School      | <span style="display: inline-block; width: 15px; height: 15px; background-color: #3CB371; border: 1px solid black;"></span> OT/PT             |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #A52A2A; border: 1px solid black;"></span> Music/Art             | <span style="display: inline-block; width: 15px; height: 15px; background-color: #4169E1; border: 1px solid black;"></span> Special Education |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #2E8B57; border: 1px solid black;"></span> Science Lab           | <span style="display: inline-block; width: 15px; height: 15px; background-color: #6A5ACD; border: 1px solid black;"></span> Unassigned        |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #D4C08E; border: 1px solid black;"></span> Lobby                 | <span style="display: inline-block; width: 15px; height: 15px; background-color: #9370DB; border: 1px solid black;"></span> Elevator Addition |

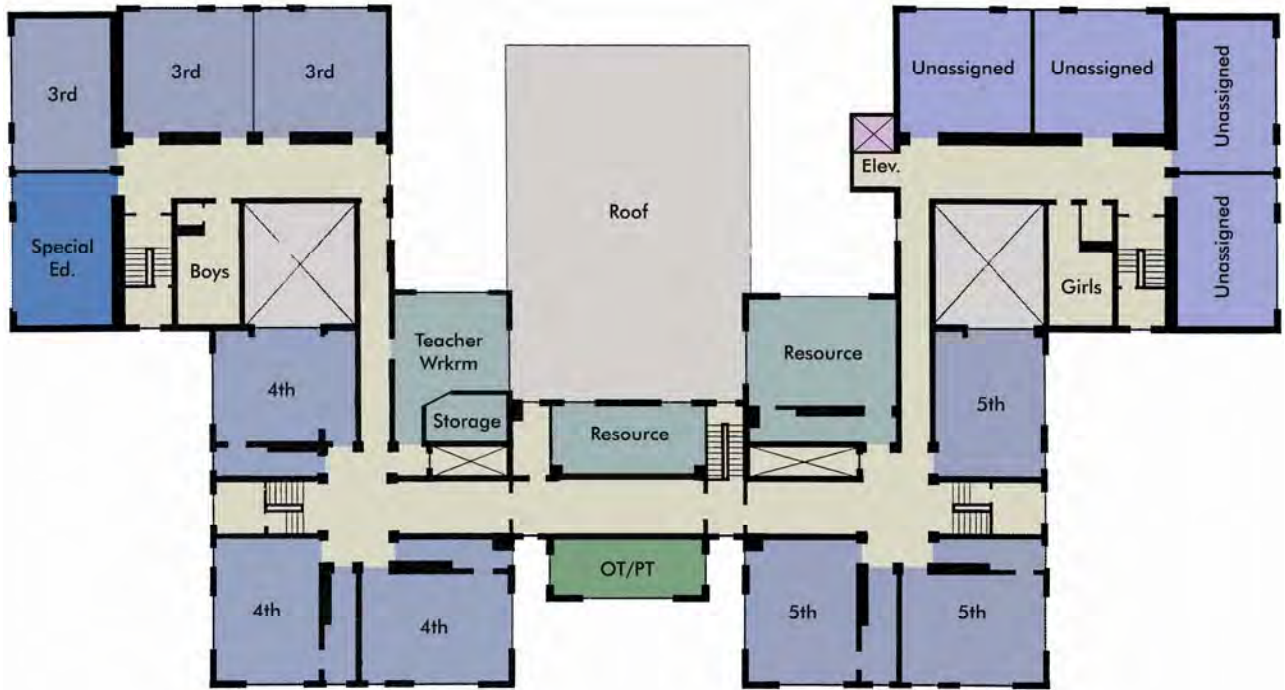
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Third Floor

- |   |   |
|---|---|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #808080; border: 1px solid black;"></span> Administration/Health | <span style="display: inline-block; width: 15px; height: 15px; background-color: #FFD700; border: 1px solid black;"></span> Auditorium        |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #90EE90; border: 1px solid black;"></span> Gymnasium/Cafeteria   | <span style="display: inline-block; width: 15px; height: 15px; background-color: #ADD8E6; border: 1px solid black;"></span> Other             |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #6A5ACD; border: 1px solid black;"></span> Classrooms            | <span style="display: inline-block; width: 15px; height: 15px; background-color: #FF4500; border: 1px solid black;"></span> Media Center      |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #ADD8E6; border: 1px solid black;"></span> Kindergarten          | <span style="display: inline-block; width: 15px; height: 15px; background-color: #8B4513; border: 1px solid black;"></span> Computer Lab      |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #4169E1; border: 1px solid black;"></span> Pre-K/Pre-School      | <span style="display: inline-block; width: 15px; height: 15px; background-color: #3CB371; border: 1px solid black;"></span> OT/PT             |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #A52A2A; border: 1px solid black;"></span> Music/Art             | <span style="display: inline-block; width: 15px; height: 15px; background-color: #4169E1; border: 1px solid black;"></span> Special Education |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #2E8B57; border: 1px solid black;"></span> Science Lab           | <span style="display: inline-block; width: 15px; height: 15px; background-color: #9370DB; border: 1px solid black;"></span> Unassigned        |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #D2B48C; border: 1px solid black;"></span> Lobby                 | <span style="display: inline-block; width: 15px; height: 15px; background-color: #DDA0DD; border: 1px solid black;"></span> Elevator Addition |

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