

PAYNE ELEMENTARY SCHOOL

305 15th Street, S.E., Washington, DC



INITIAL YEAR BUILT	1896
BUILDING AREA	83,800 SF
CURRENT PROGRAM CAPACITY	497
ENROLLMENT 2008	204
WARD	6
PROPOSED PROGRAM CAPACITY	325



Site Plan

PAYNE ELEMENTARY SCHOOL

305 15th Street, S.E., Washington, DC

PROPOSED PROGRAM PROFILE

GRADE CONFIGURATION	PK-5
Montessori Program	
SQ. FT. (EXISTING)	83,800
SQ. FT. (ADDITION)	

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	1

TYPE	PROPOSED
Auditorium	
Multi-Purpose	1
Cafeteria	
Kitchen Services	1
Special Education	1
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.

PAYNE ELEMENTARY SCHOOL

305 15th Street, S.E., Washington, DC

CONDITION ASSESSMENT



Building System	2008 Rating
ADA Compliance	Unsatisfactory
Conveying Systems	Unsatisfactory
Electrical	Poor
Exterior Finish	Fair
HVAC	Poor
Interior Finish	Unsatisfactory
Plumbing	Fair
Roof	Poor
Structure	Poor
Technology	Poor

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 are no elevators in the building.
2 Electrical	Electrical distribution system and fire alarm system are obsolete and past the trade expected life including all wiring. However, equipment serving the new boiler system is new. Recommend replacement of systems. Lighting system is in poor condition for the most part, inefficient, and should be replaced.
3 Exterior Finish	Building exterior is concrete and brick; both the original building and the addition are in poor condition. The concrete work is in poor condition with numerous cracks and peeling paint. Recommend painting and repairs. Windows are leaking, faulty, and have no thermal value; recommend their replacement in full. 2007: Window replacements completed. Exterior lighting replaced. 2008: exterior brick pointing completed.
4 Structure	Concrete structure is in fair condition. Minor cracking is visible and some rebar is exposed. Some repairs will be required.
5 HVAC	Heating equipment is fairly new and in good condition. The level control system is not working properly, running 24 hours/7 days and sump pumps run constantly from overflow water. Pneumatic control system is obsolete and inoperative and should be replaced. Hot water pumps are running manually and one pump seal leaks. The return lines to the boilers leak in at least two locations. Request for repairs submitted back on 8/1/05 but no work has been accomplished. Fan coil units are inoperable as well as many of the hot water coil heaters. 2008: Repairs to boiler(s) and Classroom heating units completed. Installed 20 A/C window units.
6 Interior Finish	Building is in poor condition, needs painting and upgrading or repairs in many places but the ceiling, CMU walls and VCT flooring including doors are in fair condition. However asbestos floor tiles are still in use and deterioration is evident or imminent and should be replaced. 2007: Painting, flooring,
7 Plumbing	Plumbing system is over forty years old. Piping, fittings and fixture accessories need to be replaced. Some of the features were upgraded about thirty five years ago but the system is mostly in poor condition and should be completely replaced. Lift station needs to be upgraded and pumps replaced. 2007: Water fountain blitz. 2008: Plumbing fixture replacement completed.
8 Roof	Roof is built up type and in very poor condition. It is not leaking yet, but tar paper is showing through. There is almost no aggregate left on the roof. 2008: Roofing repair completed

PAYNE ELEMENTARY SCHOOL

305 15th Street, S.E., Washington, DC

9 ADA Compliance	Stairs and doors are not compliant and doors and grab bars should be replaced. Additional handicapped accesses should be added, especially for the upper floors.
10 Technology	LAN system is operational but wiring should be placed in ducts or conduits for physical protection. Racks should be installed in climate controlled rooms and separated from other uses for protection. Telephone system should be upgraded. PA system is obsolete and should be replaced. Security and clock systems should be upgraded.
11 Grounds	Grounds are in fair condition, some concrete cracks observed as well as poor grass in some areas. Parking area requires immediate repairs, pavement markings are required. Cracks observed in drives as well as parking and play areas. Fence is rusted and needs to be repainted. No bleachers observed. Sidewalks need replacement. Site lights are energized all the time due to lack of proper controls and some of the lights are no longer working and need repairs.

PAYNE ELEMENTARY SCHOOL

305 15th Street, S.E., Washington, DC

RECENT HISTORY OF MODERNIZATION

2007 WHOLE SCHOOL BLITZ

✓	Interior Finishes – Painting/Plastering
✓	Plumbing Repairs - Restrooms/Fixtures & Flush Valves; Water Fountains
✓	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 STABILIZATIONS

✓	Window Replacements
---	---------------------

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

PAYNE ELEMENTARY SCHOOL

305 15th Street, S.E., Washington, DC



First Floor

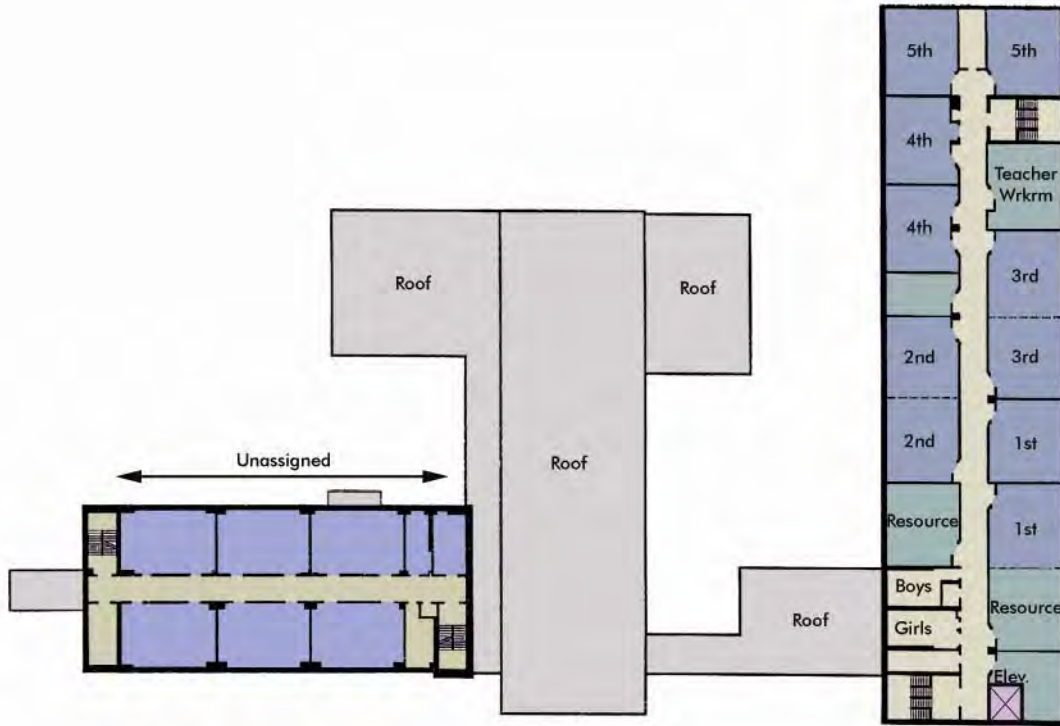
- | | |
|---|---|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
| Music/Art | Special Education |
| Science Lab | Unassigned |
| Lobby | Elevator Addition |

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.

PAYNE ELEMENTARY SCHOOL

305 15th Street, S.E., Washington, DC



Second Floor

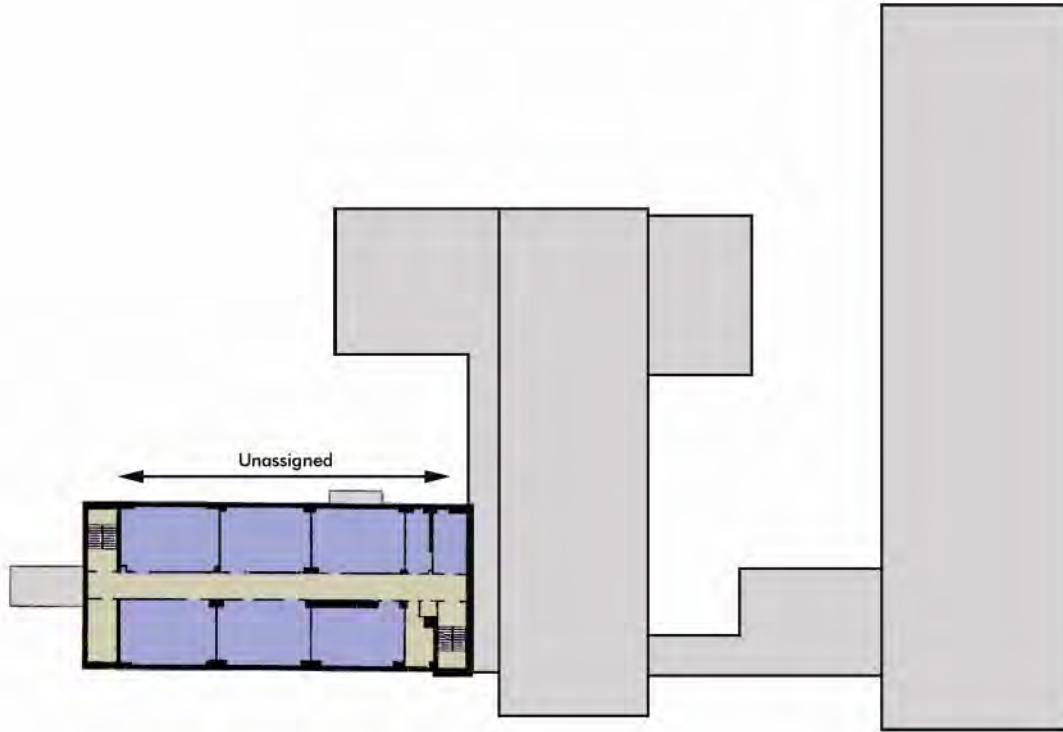
- | | |
|-----------------------|-------------------|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
| Music/Art | Special Education |
| Science Lab | Unassigned |
| Lobby | Elevator Addition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

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.

PAYNE ELEMENTARY SCHOOL

305 15th Street, S.E., Washington, DC



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

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.