

PLUMMER ELEMENTARY SCHOOL

4601 Texas Avenue, S.E., Washington, DC



INITIAL YEAR BUILT	1959
BUILDING AREA	69,400 SF
CURRENT PROGRAM CAPACITY	481
ENROLLMENT 2008	228
WARD	7
PROPOSED PROGRAM CAPACITY	325



Site Plan

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PROPOSED PROGRAM PROFILE

GRADE CONFIGURATION	PK-5
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SQ. FT. (EXISTING)	69,400
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	

TYPE	PROPOSED
Auditorium	1
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.

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CONDITION ASSESSMENT



Building System	2008 Rating
ADA Compliance	Unsatisfactory
Conveying Systems	Unsatisfactory
Electrical	Poor
Exterior Finish	Unsatisfactory
HVAC	Poor
Interior Finish	Fair
Plumbing	Fair
Roof	Fair
Structure	Good
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	No conveying system exists at this facility.
2 Electrical	The electrical system was installed with the original building; some panels and distribution upgraded in 1989. The building should have a complete electrical system upgrade. The fire alarm and emergency lighting are original and do not comply with current codes. The lighting system has had some renovations but should be replaced with modern fixtures providing proper light levels in all areas. A recent lighting upgrade utilized low cost ballast that resulted in approximately 30% light fixture failure.
3 Exterior Finish	Much of the brick structure is in poor condition and needs major renovation. Additionally, all of the exterior windows should be replaced. 2007: exterior brick pointing completed.
4 Structure	Although the facility is nearly fifty years old, the structure of the facility is sound as it was constructed using CMU and bricks.
5 HVAC	The burners for the boilers were replaced in 1990, but the boilers are original 1957 equipment and require replacement. The distribution and terminal equipment is original and requires a system renovation. The building relies on window units for air conditioning; these should be replaced as part of any renovation. The ventilation and exhaust systems typically are not functioning properly. When the window air conditioning is operating, little or no outside air is circulated. 2008: Repairs to boiler(s) and Classroom heating units completed. Installed 31 A/C window units. HVAC servicing completed.
6 Interior Finish	The interior of the facility is in generally fair condition. Asbestos tiles are present and should be removed. Large areas of ceiling tile are in poor condition and should be replaced. Sections of VCT flooring are beginning to wear and should be replaced. 2007: Painting, flooring, completed.
7 Plumbing	The piping and plumbing fixtures for this facility should be replaced entirely since most of the equipment is in poor condition and outdated. Water fountains and bathroom fixtures do not meet code requirements. 2007: Water fountain blitz, plumbing fixture replacement completed
8 Roof	The roof is in fair condition although there are some issues with leaks that need to be addressed. Remediation will prevent further damage to interior finishes and delay the need to replace the roof entirely. 2008: Roofing repair completed.
9 ADA Compliance	The facility is not in compliance with ADA due to the absence of appropriate conveying, ramps, door hardware, parking, and fixtures in the school facility.
10 Technology	The building's internet and telephone connections have had various upgrades in recent years, but placing the head end systems in climate controlled rooms would provide greater reliability. The security and camera systems appear to be functioning properly. The intercom system appears to be approximately thirty years old and should be replaced.
11 Grounds	The asphalt pavement in the playground needs resurfacing.

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RECENT HISTORY OF MODERNIZATION

2007 WHOLE SCHOOL BLITZ

✓	Interior Finishes - Drywall & Ceiling Repairs
✓	Interior Finishes - Select Carpet Replacements/Flooring Repairs
✓	Plumbing Repairs - Restrooms/Fixtures & Flush Valves; Water Fountains
✓	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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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

✓	Interior Renovations-Swing Spaces/Libraries/Interior Athletic Facilities (Locker Rooms)/ADA
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◆ Planning
 ▼ Design
 ◆ Pre-Construction
 In Progress
 ✓ Completed

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First Floor

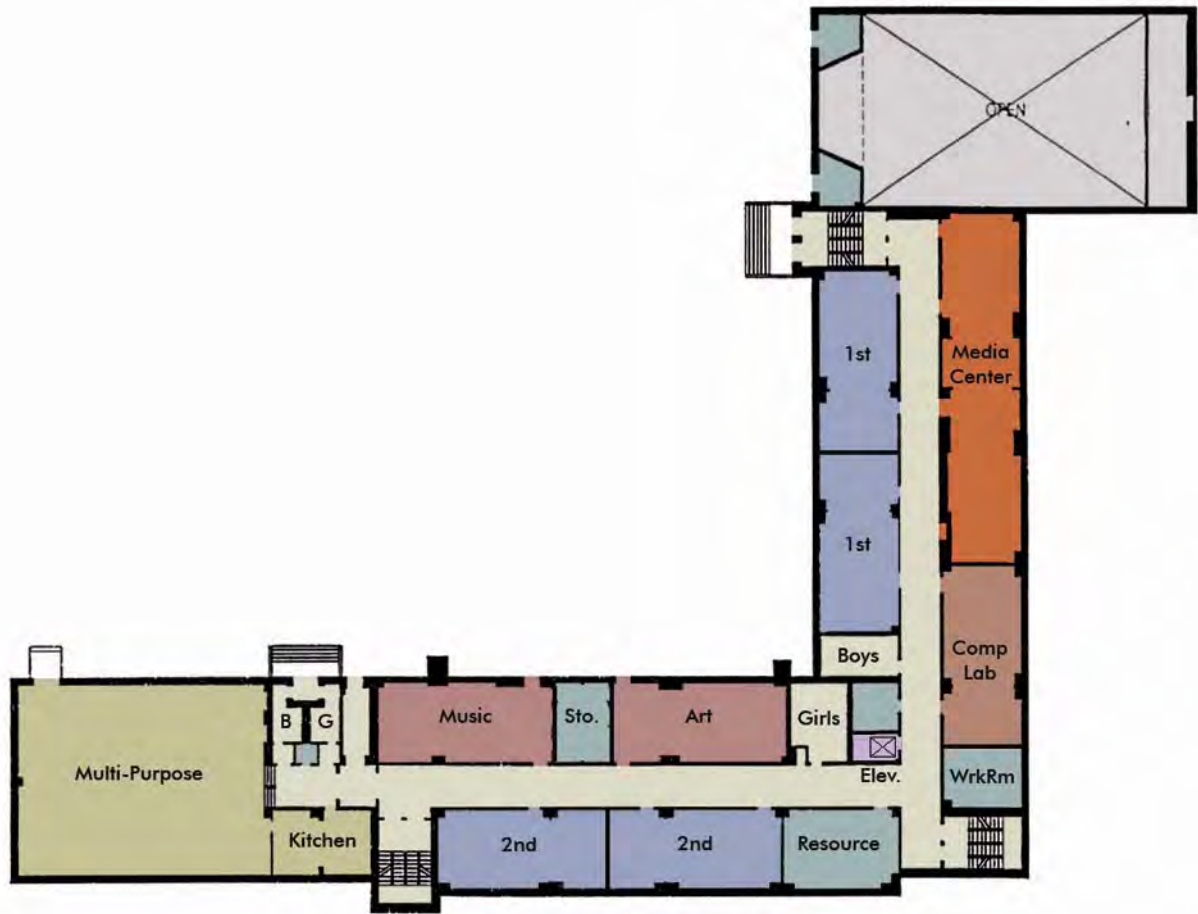
- | | |
|---|---|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
| Music/Art | Special Education |
| Science Lab | Unassigned |
| Lobby | Elevator Addition |

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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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 |

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