

RIVER TERRACE ELEMENTARY SCHOOL

420 34th Street, N.E., Washington, DC



INITIAL YEAR BUILT	1952
BUILDING AREA	62,800 SF
CURRENT PROGRAM CAPACITY	281
ENROLLMENT 2008	187
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)	62,800
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
Auditorium	

TYPE	PROPOSED
Multi-Purpose	
Cafeteria	1
Kitchen Services	1
Special Education	1
Home Economics	
Administrative/Health Suite	1
Media Center	1
Computer Lab	1
OT/PT	
Science Lab	1
Art	1
Music	1
Teacher Workroom	1
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	Good
Conveying Systems	Good
Electrical	Poor
Exterior Finish	Unsatisfactory
HVAC	Poor
Interior Finish	Fair
Plumbing	Fair
Roof	Unsatisfactory
Structure	Poor
Technology	Good

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	An ADA compliant conveying system exists at this facility.
2 Electrical	The electrical system was installed with the original building, with some panels and distribution upgraded in 1999. The building should have a complete electrical system upgrade. The fire alarm and emergency lighting were upgraded in 1999 and 1994, respectively. The lighting system had some renovations in 1994 but should be replaced with modern fixtures providing proper light levels in all areas. Additional distribution panels were provided in 2004 for window air conditioning units to be placed in the south wing.
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: Replaced exterior lighting.
4 Structure	The steel lintels at the majority of exterior door and window openings are corroded and need to be replaced. The cavity wall (brick and CMU) are not performing properly and approximately half of the existing brick façade should be replaced.
5 HVAC	The boilers are original equipment with burners replaced in 2001. The boilers and boiler feed system should be replaced. The distribution and terminal equipment is original and requires 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 provided. 2007: HVAC servicing. 2008: Repairs to boiler(s) and Classroom heating units completed. Installed 15 window A/C units.
6 Interior Finish	The building skin is failing at the majority of lintels and at the roof flashing, resulting in water infiltration which is damaging the interior finishes. There are several locations where there is black mold forming above the lintels. The existing terrazzo and tile floors are in good condition. 2007: Painting, flooring, window pane replacement completed.
7 Plumbing	The plumbing fixtures are original equipment and should be replaced with reduced water flow type fixtures. The piping distribution system should also be replaced to provide higher quality water. 2007: Plumbing repairs.
8 Roof	The existing roofing material and flashing should be replaced immediately. There are locations where water is under the existing roofing material and infiltrating the building skin.

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9 ADA Compliance	The majority of facility is in compliance with ADA due to the presence of ramps inside and outside the school building. There are some faculty bathrooms that do not have grab bars and are too small.
10 Technology	The building 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 a 1980's vintage and should be included in renovation plans.
11 Grounds	The asphalt pavement in parking lot and playground needs resurfacing and the concrete pavement needs repair.

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RECENT HISTORY OF MODERNIZATION

2007 WHOLE SCHOOL BLITZ

✓	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
✓	Other Work Orders

2008 STABILIZATIONS

✓	Emergency Security Repair Work (Exterior Lighting Replacements)
✓	AC Window Units Installations & Electrical Upgrades

LEGACY PROJECTS - OTHER STABLIZATIONS

◆	Window Replacements
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◻ Planning
▼ Design
◆ Pre-Construction
◻ In Progress
✓ Completed

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First Floor

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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.