

TERRELL ELEMENTARY SCHOOL

MCGOGNEY AT TERRELL ELEMENTARY SCHOOL

3301 Wheeler Road, S.E., Washington, DC



INITIAL YEAR BUILT	1966
BUILDING AREA	112,000 SF
CURRENT PROGRAM CAPACITY	504
ENROLLMENT 2008	261
WARD	8
PROPOSED PROGRAM CAPACITY	400



Site Plan

TERRELL ELEMENTARY SCHOOL

MCGOGNEY AT TERRELL ELEMENTARY SCHOOL

3301 Wheeler Road, S.E., Washington, DC

PROPOSED PROGRAM PROFILE

GRADE CONFIGURATION	PK-5
----------------------------	------

SQ. FT. (EXISTING)	112,000
SQ. FT. (ADDITION)	

TYPE	PROPOSED
Pre-School	2
Pre-Kindergarten	2
Kindergarten	3
1	3
2	3
3	2
4	2
5	2
Gym	1
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 Suite	1
Computer Lab	1
OT/PT	1
Science Lab	
Art	1
Music	1
Teacher Workroom	1
Parent Resource	2

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.

TERRELL ELEMENTARY SCHOOL

MCGOGNEY AT TERRELL ELEMENTARY SCHOOL

3301 Wheeler Road, S.E., Washington, DC

CONDITION ASSESSMENT



<i>Building System</i>	<i>2008 Rating</i>
ADA Compliance	Unsatisfactory
Conveying Systems	Unsatisfactory
Electrical	Poor
Exterior Finish	Fair
HVAC	Fair
Interior Finish	Poor
Plumbing	Poor
Roof	Poor
Structure	Fair
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	The elevator is beyond its average life span.
2 Electrical	Wiring condition is unknown, but is original. Lighting is original and is not energy efficient, and is broken and not replaceable. The lighting should be upgraded to energy efficient fixtures.
3 Exterior Finish	The brick needs to be re-pointed and cleaned in areas. Exterior doors should be replaced and updated. Windows should be upgraded and repaired. The skylights should be replaced. 2007: Replaced exterior lighting.
4 Structure	Structure is reasonably good. Minor cracking is mostly cosmetic and repairable. There is some settlement occurring on one floor at a beam bearing point. This should be evaluated to determine if a repair is required.
5 HVAC	HVAC was upgraded in 2003 to add the third floor. It appears to be primarily in good working order, however, there are hot and cold spots in the building. The system requires rebalancing. The emergency generator leaks exhaust into the building. 2008: Repairs to Boilers and Classroom heating units. Installed window A/C units.
6 Interior Finish	Most rooms need to be repainted, the floors are chipped or the carpet is stained. Many of the ceilings have broken, stained, or moldy ceiling tiles. Skylights and roof drains leak, causing damage to ceilings, walls, and floors. Much of the damage to this school could be repaired, and then minimized in the future with regular maintenance of the roof drains. 2008: Cleaning, Roofing, Ceilings, Floors, Paint, Plumbing, Electrical, Re-glazing completed.
7 Plumbing	Piping condition is unknown, but is original. There are some broken drinking fountains that require repair. There are no sprinklers. The roof drains (see roof) need to be cleaned/replaced.
8 Roof	The roof is ten years old and in fair condition. However, damage to the roof is prevalent because of the poor roof drain condition. Most of the drains/gutters are clogged (picture of a small tree growing out of one). The roof can't drain where it should, the water takes the path of least resistance, and leaks into the building at the drains/gutters, damaging the roof and the building. Drains need to be cleaned, possibly replaced. Additionally, access to the main roof is limited due to the location of the cooling tower. A person must crawl under the cooling tower to access the roof.

TERRELL ELEMENTARY SCHOOL

MCGOGNEY AT TERRELL ELEMENTARY SCHOOL

3301 Wheeler Road, S.E., Washington, DC

9 ADA Compliance	Building is not ADA compliant. There is limited accessible access to the building and no accessible parking. The door handles, bathrooms, etc. are not accessible. Multiple raised levels inside the building significantly limit accessibility. There is no visible or audible fire alarm system. This is a life safety issue as well as a space deficiency and building code concern.
10 Technology	Technology provided is fair. There are minimal data drops, and many of the computers that exist appear to be old, deficient, and often, not working.
11 Grounds	Playgrounds and fields should be cleaned and updated. Lighting is deficient. The play structures should be updated for life safety concerns, and the dangers and obstacles should be removed from the grounds.

TERRELL ELEMENTARY SCHOOL

MCGOGNEY AT TERRELL ELEMENTARY SCHOOL

3301 Wheeler Road, S.E., Washington, DC

RECENT HISTORY OF MODERNIZATION

2008 SUMMER BLITZ

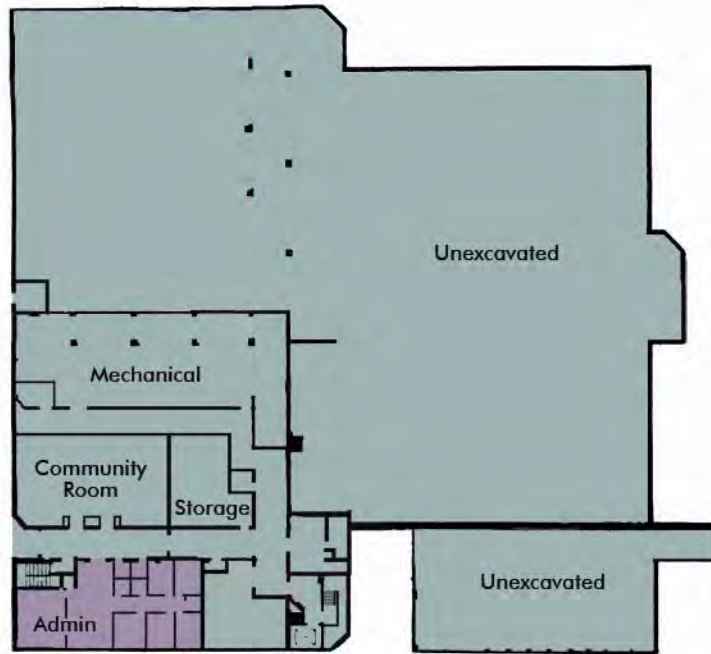
✓	Window (Reglazing) Repairs/Replacements
✓	Interior Finishes - Select Carpet Replacements/Flooring Repairs
✓	Interior Finishes - Painting/Plastering
✓	Plumbing Repairs - Restrooms/Fixtures & Flush Valves; Water Fountains
✓	Other Work Orders

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

TERRELL ELEMENTARY SCHOOL

MCGOGNEY AT TERRELL ELEMENTARY SCHOOL

3301 Wheeler Road, S.E., Washington, DC



Lower Ground 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 |

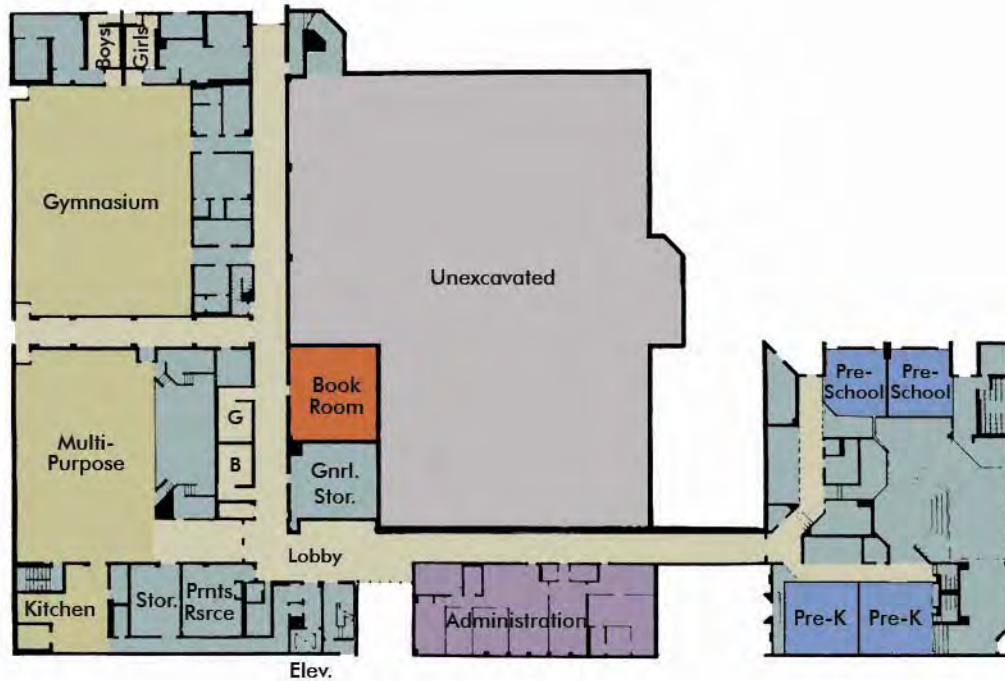
Concept Plans

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.

TERRELL ELEMENTARY SCHOOL

MCGOGNEY AT TERRELL ELEMENTARY SCHOOL

3301 Wheeler Road, S.E., Washington, DC



Upper Ground 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 |

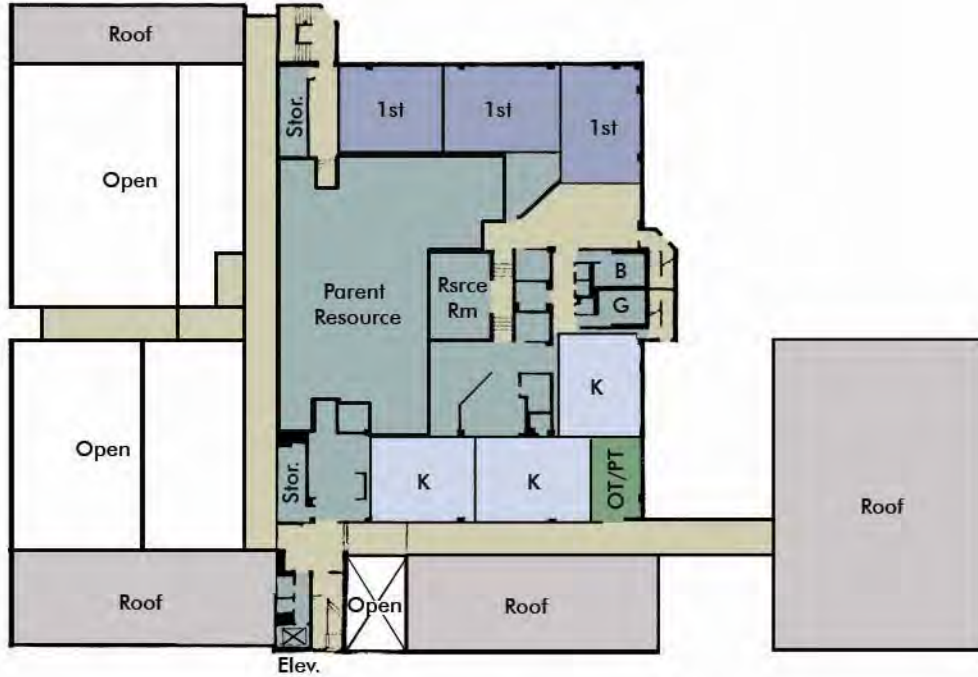
Concept Plans

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.

TERRELL ELEMENTARY SCHOOL

MCGOGNEY AT TERRELL ELEMENTARY SCHOOL

3301 Wheeler Road, 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.

TERRELL ELEMENTARY SCHOOL

MCGOGNEY AT TERRELL ELEMENTARY SCHOOL

3301 Wheeler Road, 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 |

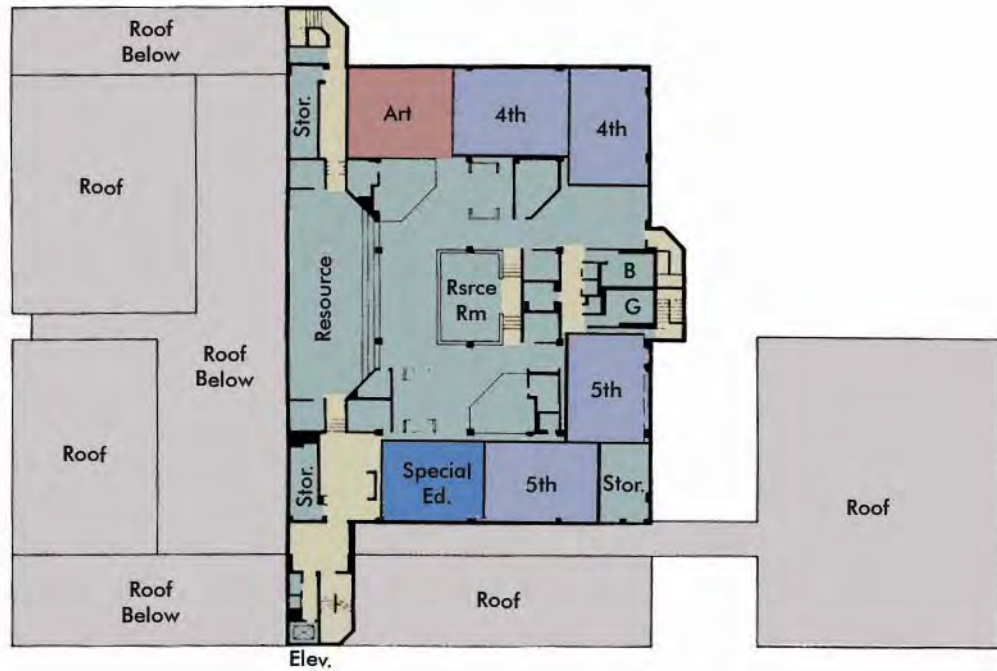
Concept Plans

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.

TERRELL ELEMENTARY SCHOOL

MCGOGNEY AT TERRELL ELEMENTARY SCHOOL

3301 Wheeler Road, 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.