

TYLER ELEMENTARY SCHOOL

1001 G Street, S.E., Washington, DC



INITIAL YEAR BUILT	1949
BUILDING AREA	69,600 SF
CURRENT PROGRAM CAPACITY	452
ENROLLMENT 2008	237
WARD	6
PROPOSED PROGRAM CAPACITY	400



Site Plan

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PROPOSED PROGRAM PROFILE

GRADE CONFIGURATION	PK-5
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SQ. FT. (EXISTING)	69,600
SQ. FT. (ADDITION)	

TYPE	PROPOSED
Pre-School	2
Pre-Kindergarten	2
Kindergarten	3
1	3
2	3
3	2
4	2
5	2
Gym	
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	1
Computer Lab	1
OT/PT	1
Science Lab	
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



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

1 Conveying System	No elevator, lift, or escalator exists in the building.
2 Electrical	No emergency power system is present. Exit strobes are missing (ADA issue). There is an insufficient number of receptacles in the building. Most major equipment is in fair and operable condition at present. Lighting is insufficient in areas and numerous light fixtures should be replaced inside and outside of the building. 2007: Exterior lighting repairs, installed new fan coil units, and light bulb replacements.
3 Exterior Finish	Portions of glass block work needs repair. The masonry is in fair condition and deficiencies can be remediated with routine maintenance. Some exterior doors and stairs require repair or replacement as well.
4 Structure	No significant deficiencies were observed. The structure appears to be in good condition.
5 HVAC	Non existent in old building, new wing in need of minor repairs; no ventilation in old building. All window units appear to be in working order and in good condition. Boilers are in fair condition but remain within their expected service life. 2007: Water cooler and faucet replacement. Repairs to boilers and classroom heating. Repairs to A/C central unit completed. 2008: Repairs to Boilers and Classroom heating units and A/C central unit.
6 Interior Finish	Asbestos composite tile is present throughout the building and must be removed. Ceilings and wall finishes are generally in need of repair. Numerous interior doors are in disrepair and should be replaced. 2007: Partition/ceiling repairs, door, frame and hardware repairs.
7 Plumbing	Fixtures need replacement throughout, non-ADA, minor piping repairs, hot water not accessible in all areas. 2007: cooler and faucet replacements, replace sump pump.
8 Roof	Minor repairs and maintenance; one canopy in need of replacement. Portions of the roof do not drain adequately. Combined with flashing in need of replacement, there is a risk of increasing damage to interior finish work.
9 ADA Compliance	Access ramps, door hardware, alarm systems, and conveying systems are just a few of the deficiencies. There are inadequate handrails, no drinking fountains or bathroom facilities available.
10 Technology	Insufficient data throughout; Intercom in disrepair and not functional in all spaces, hallways. CCTV absent, video distribution system does not produce a clear picture, insufficient power for computer labs.
11 Grounds	Parking fine, grounds in good condition, limited green space. Some lighting deficiencies in the mast lighting are apparent.

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RECENT HISTORY OF MODERNIZATION

2007 TARGETED REPAIRS

✓	Interior Finishes - Door Replacements/Door Hardware Repair
✓	Interior Finishes - Drywall & Ceiling Repairs
✓	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
✓	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

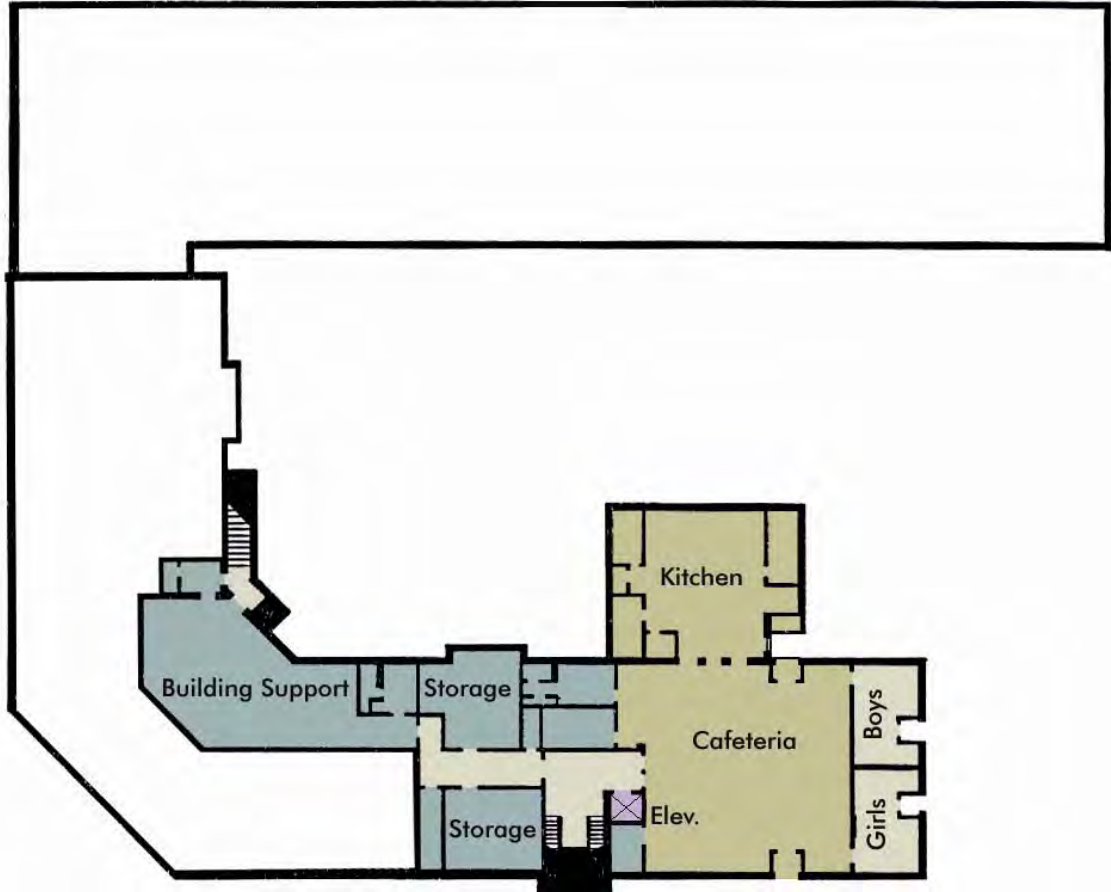
LEGACY PROJECTS - OTHER STABLIZATIONS

✓	Interior Renovations Various (Swing Spaces/Libraries/Asst. Supt. Offices)
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🟡 Planning
🟢 Design
🟠 Pre-Construction
🟩 In Progress
🟩 ✓ Completed

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Basement

- | | |
|---|---|
| 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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First Floor

- | | |
|-----------------------|-------------------|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
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Second Floor

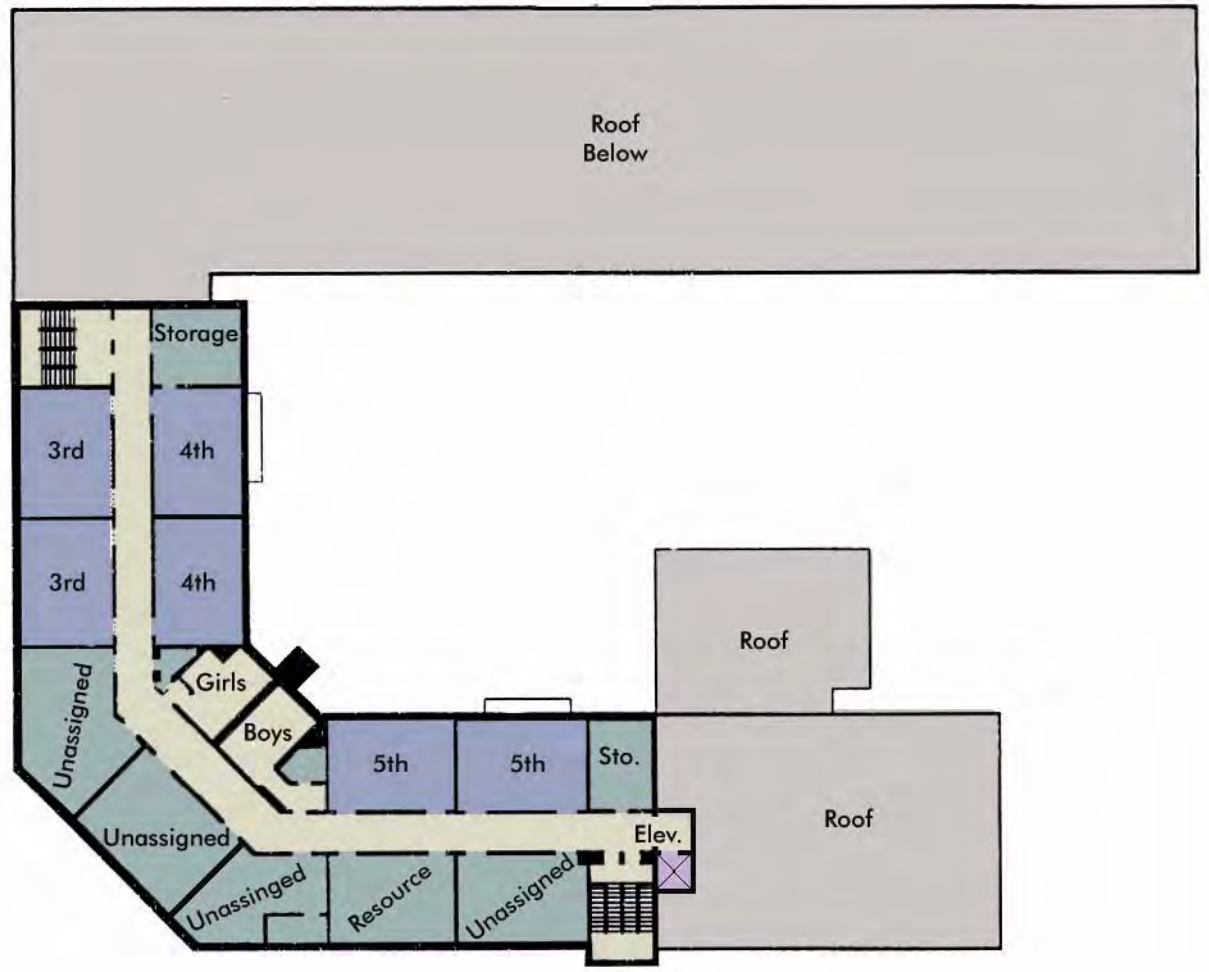
- | | |
|---|---|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
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Third Floor

- | | |
|---|---|
| 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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