

MACFARLAND MIDDLE SCHOOL

4400 Iowa Avenue, N.W., Washington, DC



INITIAL YEAR BUILT	1923
BUILDING AREA	110,000 SF
CURRENT PROGRAM CAPACITY	610
ENROLLMENT 2008	143
WARD	4
PROPOSED PROGRAM CAPACITY	400



Site Plan

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PROPOSED PROGRAM PROFILE

GRADE CONFIGURATION	4-8
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SQ. FT. (EXISTING)	110,000
SQ. FT. (ADDITION)	

TYPE	PROPOSED
4	3
5	3
6	4
7	4
8	4
Gym	1
Bleachers	
Locker Rooms	
Gym-Cafeteria	
Cafetorium	
Gym-Cafetorium	
Gym-Auditorium	
Auditorium	1
Multi-Purpose	

TYPE	PROPOSED
Cafeteria	1
Kitchen Services	1
Special Education	3
Media Center	1
Administrative/Health Suite	1
Computer Lab	1
OT/PT	1
Science Lab	3
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	Fair
Conveying Systems	Fair
Electrical	Fair
Exterior Finish	Fair
HVAC	Fair
Interior Finish	Good
Plumbing	Fair
Roof	Fair
Structure	Fair
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 present. No access ramp to front entrance. 2008 Receiving School (R/S): Elevator added due to space utilization.
2 Electrical	Many receptacles do not work. Some lighting is inefficient. Old breaker panels are located in corridors and should be moved to isolated spaces. 2008 R/S: Upgraded electrical outlets throughout building where applicable. Replaced expired fluorescent ballast, tubes, and cracked, missing or broken light lens covers, repaired and/or installed new lighting fixtures in lavatories, classrooms, and other locations as required.
3 Exterior Finish	Brickwork in fair shape. Trim needs to be repainted. Concrete around building in disrepair and in need of maintenance and/or replacement. 2008 R/S: Broken window panes replaced, major repointing/repair of brick walls, cleaning of exterior frontage.
4 Structure	Some cracks visible in exterior. Gaps led to windows leaking on multiple floors.
5 HVAC	Boiler system recently replaced. Updated equipment in renovated boiler room. Ventilation is still an issue throughout the building. Window units used for cooling and are in fair to poor condition.
6 Interior Finish	Water damage in some places, especially in outside corners of upper rooms. Mold is present in various places. Paint is peeling. Door hardware a major concern. Asbestos tile present and should be removed. Ceiling and floors in generally poor shape. 2008 R/S: New patch and painting throughout, new VCT flooring, repaired hardwood floors, new ceiling tiles, replaced damaged/defective doors and hardware.
7 Plumbing	Insufficient drains in locker rooms. Fixtures generally in need of upgrading to meet code requirements. Piping appears to be original. 2008 R/S: Existing restrooms and fixtures repaired and renovated, distribution piping trouble-shooting as required.

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8 Roof	Drainage a problem as the roof leaks in high winds. Some repair has been done over the past few years, but problems persist. Membranes in poor to fair condition at best, and should be replaced. Renovations to roof should address drainage improvement and infiltration of water. 2008 R/S: Repaired/replaced leaking roof portions, including flashing, gutters, downspouts and roofing membrane.
9 ADA Compliance	One ADA-compliant restroom in entire school. There is no conveyance system between floors. Light switches at maximum height for ADA-compliance, and may exceed height in some rooms. 2008 R/S: New door hardware, new fixtures are ADA-compliant.
10 Technology	Some technology in use in office locations only; principal complained of lack of networking in building; insufficient LAN connectivity. 2008 R/S: Repairs to P.A. system throughout the building, added computer connectivity to classrooms, library, and computer lab.
11 Grounds	Grounds are in fair shape; some concrete work on site is deteriorating and should be resurfaced. The parking lot is in fair condition. 2008 R/S: Cleaning complete of entire property.

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RECENT HISTORY OF MODERNIZATION

MODERNIZATIONS

✓ Modernization Projects (VARIOUS STAGES)

2008 STABILIZATIONS

✓ Emergency Security Repair Work (Exterior Lighting Replacements)

✓ AC Window Units Installations & Electrical Upgrades

SCHOOL CONSOLIDATIONS & RECEIVING SCHOOLS – PHASES 1 & 2

✓ Classrooms Configurations

✓ Sitework - (concrete, masonry, painting, fencing)

✓ Wood and Plastics - (Carpentry)

✓ Thermal and Moisture Protection (Roofing)

✓ Doors and Windows

✓ Finishes - (Interior Painting)

✓ Mechanical

✓ Electrical

✓ Work Orders

◻ Planning

▼ Design

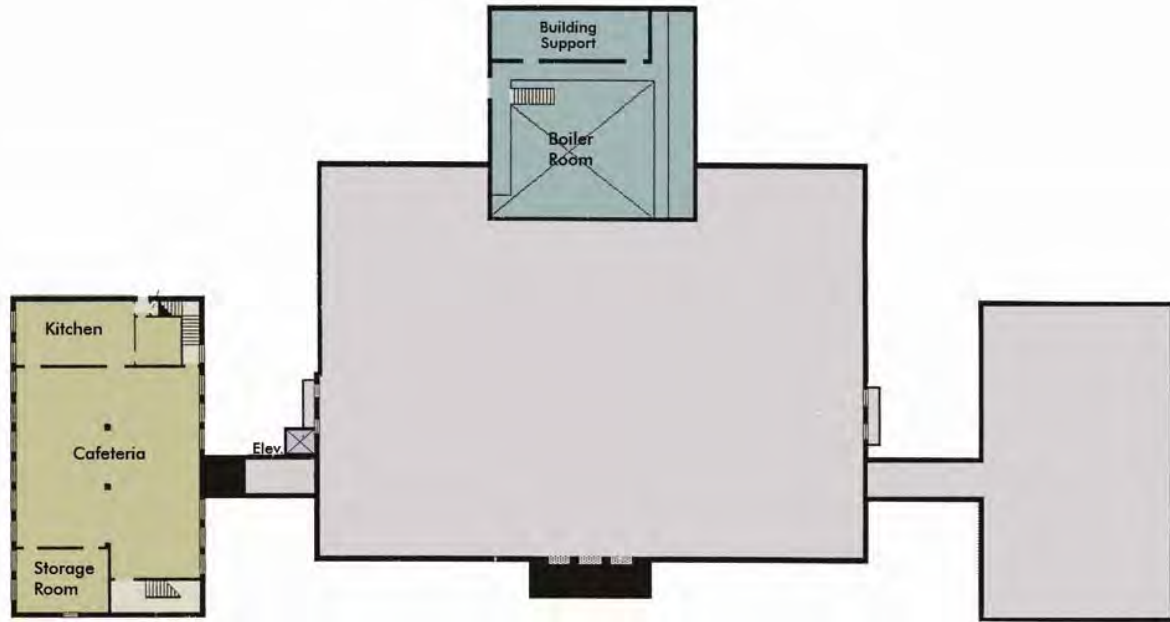
◆ Pre-Construction

◻ In Progress

✓ Completed

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Basement

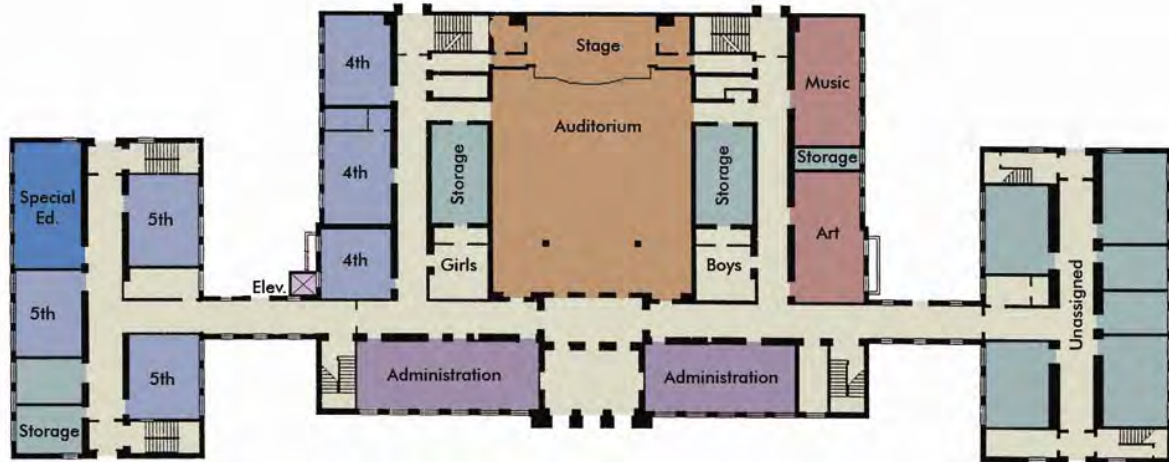
- | | |
|---|---|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
| Music/Art | Special Education |
| Science Lab | Unassigned |
| Lobby | Elevator Addition |

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

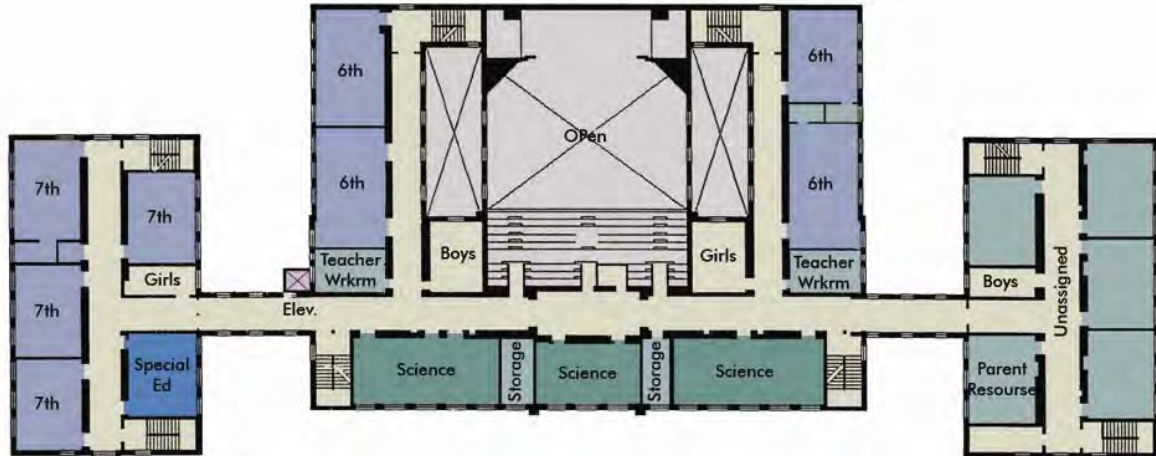
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|-----------------------|-------------------|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
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Second Floor

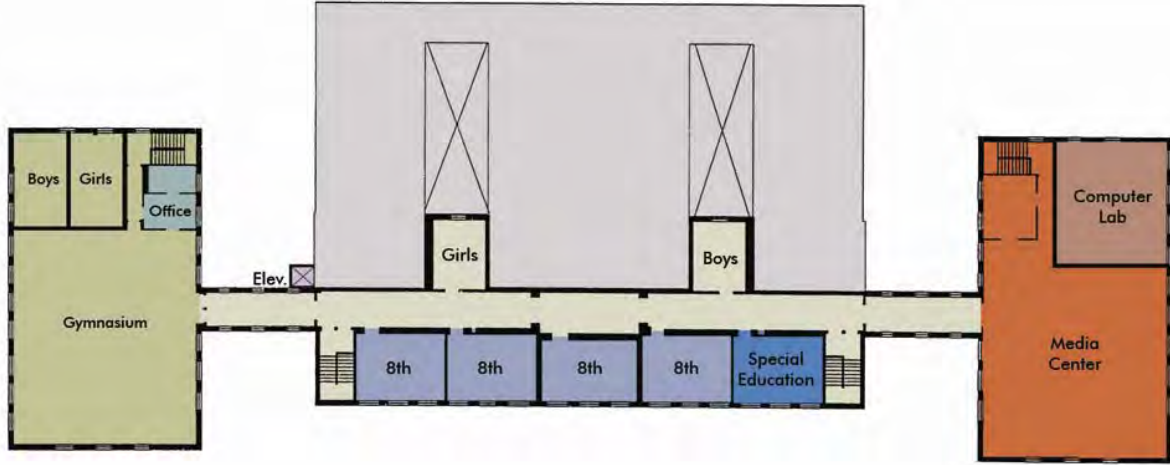
- | | |
|-----------------------|-------------------|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
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Third Floor

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