

# BUNKER HILL ELEMENTARY SCHOOL

## BROOKLAND AT BUNKER HILL ELEMENTARY SCHOOL

1401 Michigan Avenue, N.E., Washington, DC



<b>INITIAL YEAR BUILT</b>	1970
<b>BUILDING AREA</b>	98,200 SF
<b>CURRENT PROGRAM CAPACITY</b>	332
<b>ENROLLMENT 2008</b>	387
<b>WARD</b>	5
<b>PROPOSED PROGRAM CAPACITY</b>	750



Site Plan

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### PROPOSED PROGRAM PROFILE

<b>GRADE CONFIGURATION</b>	PK-8
<b>Reggio Program</b>	
<b>SQ. FT. (EXISTING)</b>	98,200
<b>SQ. FT. (ADDITION)</b>	12,000

TYPE	PROPOSED
Pre-School	2
Pre-Kindergarten	2
Kindergarten	4
1	4
2	4
3	4
4	4
5	4
6	3
7	3
8	3
Gym	1
Bleachers	1
Locker Rooms	2
Gym-Cafeteria	
Cafetorium	

TYPE	PROPOSED
Gym-Cafetorium	
Gym-Auditorium	
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	2
Art	1
Music	1
Teacher Workroom	4
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	Unsatisfactory
Electrical	Fair
Exterior Finish	Fair
HVAC	Fair
Interior Finish	Good
Plumbing	Fair
Roof	Good
Structure	Fair
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: Sheet Not Reviewed**

<b>1 Conveying System</b>	This building has no elevator, but the school has an existing areaway in the rear of the building to facilitate the incorporation of a future elevator addition.
<b>2 Electrical</b>	Lighting in the main corridors, and cafeteria except corridor #122 is in good condition. All other lighting in other areas, such as classrooms, bath rooms, storage, etc is in bad shape and requires replacement. The classrooms are lacking power receptacles. Although the power system has been upgraded in the last five years, the old distribution panels which are more than 30 years old are still in place and need to be replaced. Fire alarm system was upgraded within last five years and seems in fair condition. <b>2008 R/S: Upgraded electrical outlets throughout building where applicable. Replaced expired fluorescent ballast and tubes as required. Replaced cracked, missing or broken light lens covers as required. Replaced lamps in existing fixtures and provide attic stock. Repaired and or installed new lighting fixtures in lavatories, classrooms, and other locations where current application is insufficient or non-existing.</b>
<b>3 Exterior Finish</b>	Repoint majority of the brick walls and replace broken or spalled brick under the cornice areas of the original building. Several downspouts and gutters should be cleaned, repaired or replaced. New insulated double hung windows were installed in 8/05. Rotten or missing dentil molding cornice work and associated flashings need replaced at numerous locations. <b>2008 R/S: Repointing and repair of brick walls, repair/replacement of gutters, downspouts, and cornice.</b>
<b>4 Structure</b>	The overall foundation and structure is sound.
<b>5 HVAC</b>	Domestic water heater flue connected to boiler flue piping is a code violation and there are no emergency boiler shutdown switches at the boiler room exits. Combustion air intake louver appeared to be too small. Some corridors/stairways missing steam convectors. No steam pressure reset on boilers. Convector, unit ventilator, fan coil units controls do not function. Observed simultaneous heating and cooling; temperature control achieved by opening windows.
<b>6 Interior Finish</b>	This building is suspect for asbestos borne floor tiles as evidenced by the 9" x 9" size floor tiles. Several classroom spaces on the second floor need plaster ceilings repaired due to water damage described above. <b>2008: New ADA casework. 2008 R/S: Patch and plaster with painting as required, new VCT flooring, repaired hardwood floors, new ceiling tiles, replaced damaged/defective doors and hardware.</b>

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<b>7 Plumbing</b>	<p>Most of the fixtures appeared to be original to the building and were significantly degraded. Most were of the high flow type and should be upgraded with ADA modifications. <b>2008: New ADA compliant restrooms in Pk-8 classrooms. 2008 R/S: New Pre-K and K area restrooms, existing restrooms repaired and renovated, boiler system and distribution piping trouble-shooting to ensure correct pressure and temperature.</b></p>
<b>8 Roof</b>	<p>The majority is the original slate in fair-good condition with areas of loose or missing tile. The flat roofs over the Auditorium, Library and new wing are SBS rolled roofing in fair-poor condition with standing water over the Library's east corridor. The cast stone coping over the Library has cracks in the mortar. A 3" diameter hole through the roofing and insulation is in the southeast area of the new wing's roof. Interior evidence of water infiltration points to the gutter/downspouts on the slate roof and the parapet on the south side of the Library. <b>2008 R/S: Repaired/replaced leaking roof portions, including shingles, flashing, gutters, and downspouts and roofing membrane.</b></p>
<b>9 ADA Compliance</b>	<p>A large percentage of the classrooms and primary function areas such as the Auditorium and Cafeteria require ADA compliant door hardware and room signage. All the toilet areas need ADA upgrades. <b>2008: New ADA compliant restrooms in Pk-8 classrooms, new ADA compliant interior doors created for all new spaces, new ADA compliant designated 'station'. 2008 R/S: New door hardware, new restrooms are ADA-compliant, new exterior ramp at main entry.</b></p>
<b>10 Technology</b>	<p>Security system and tech wiring are in fair condition. Generally, the equipment observed appears to be in fair condition. Upgrades should include software, networking, and dedicated climate controlled spaces to house equipment. <b>2008 R/S: Added computer connectivity to new classrooms and spaces.</b></p>
<b>11 Grounds</b>	<p>Replace paving at the rear of the school around the play structure as and basketball courts. The soccer fields goals need nets and adhere are no bleachers for spectators. There was no lighting for the soccer field. <b>2008 R/S: New parking area and driveway A/C paving and striping, new Pre-K playground area.</b></p>

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### RECENT HISTORY OF MODERNIZATION

#### 2008 STABILIZATIONS

✓	Heating Blitz - Boiler Repairs & Classroom Units
	Emergency Security Repair Work (Exterior Lighting Replacements)
✓	AC Window Units Installations & Electrical Upgrades

#### SCHOOL CONSOLIDATIONS & RECEIVING SCHOOLS (I,II)

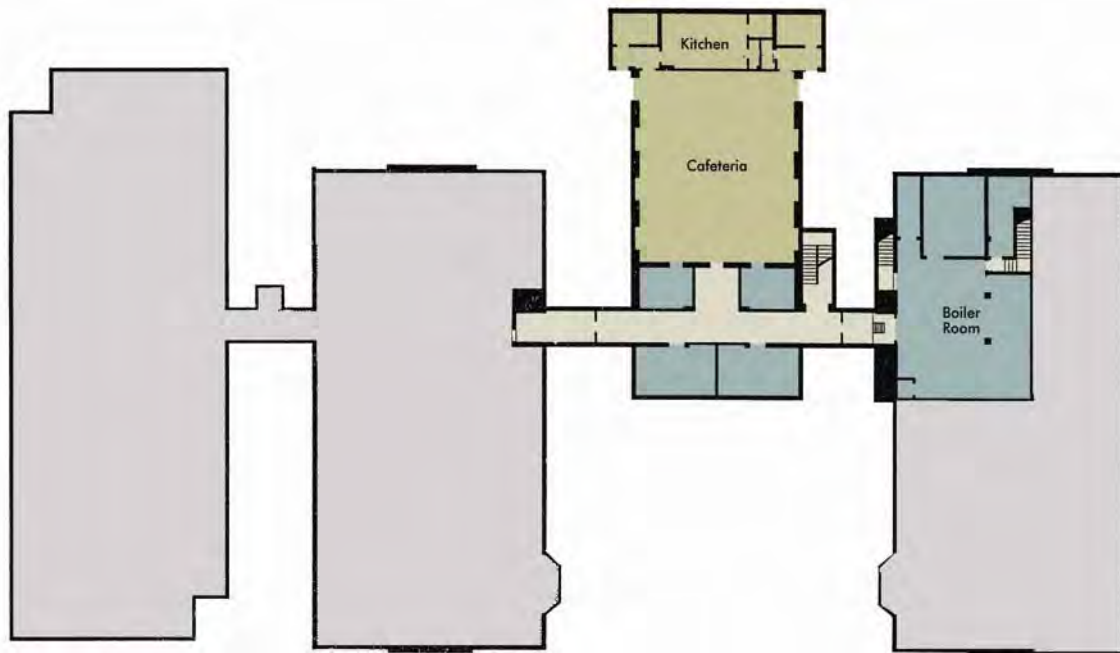
✓	Classrooms Configurations
✓	Site Work - (concrete, masonry, painting, fencing)
✓	Wood and Plastics - (Carpentry)
✓	Thermal and Moisture Protection (Roofing)
✓	Doors and Windows
✓	Finishes - (Interior Painting)
✓	Mechanical
✓	Electrical
✓	Work Orders

◻ 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

- |   |   |
|---|---|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #808080; border: 1px solid black;"></span> Administration/Health | <span style="display: inline-block; width: 15px; height: 15px; background-color: #D2691E; border: 1px solid black;"></span> Auditorium        |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #F0E68C; border: 1px solid black;"></span> Gymnasium/Cafeteria   | <span style="display: inline-block; width: 15px; height: 15px; background-color: #A9A9A9; border: 1px solid black;"></span> Other             |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #6A5ACD; border: 1px solid black;"></span> Classrooms            | <span style="display: inline-block; width: 15px; height: 15px; background-color: #FF8C00; border: 1px solid black;"></span> Media Center      |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #ADD8E6; border: 1px solid black;"></span> Kindergarten          | <span style="display: inline-block; width: 15px; height: 15px; background-color: #A0522D; border: 1px solid black;"></span> Computer Lab      |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #4169E1; border: 1px solid black;"></span> Pre-K/Pre-School      | <span style="display: inline-block; width: 15px; height: 15px; background-color: #3CB371; border: 1px solid black;"></span> OT/PT             |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #CD5C5C; border: 1px solid black;"></span> Music/Art             | <span style="display: inline-block; width: 15px; height: 15px; background-color: #4169E1; border: 1px solid black;"></span> Special Education |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #2E8B57; border: 1px solid black;"></span> Science Lab           | <span style="display: inline-block; width: 15px; height: 15px; background-color: #9370DB; border: 1px solid black;"></span> Unassigned        |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #F5DEB3; border: 1px solid black;"></span> Lobby                 | <span style="display: inline-block; width: 15px; height: 15px; background-color: #9370DB; border: 1px solid black;"></span> Elevator Addition |

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Second Floor

- |   |   |
|---|---|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #808080; border: 1px solid black;"></span> Administration/Health | <span style="display: inline-block; width: 15px; height: 15px; background-color: #FF8C00; border: 1px solid black;"></span> Auditorium        |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #90EE90; border: 1px solid black;"></span> Gymnasium/Cafeteria   | <span style="display: inline-block; width: 15px; height: 15px; background-color: #ADD8E6; border: 1px solid black;"></span> Other             |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #6A5ACD; border: 1px solid black;"></span> Classrooms            | <span style="display: inline-block; width: 15px; height: 15px; background-color: #FF4500; border: 1px solid black;"></span> Media Center      |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #ADD8E6; border: 1px solid black;"></span> Kindergarten          | <span style="display: inline-block; width: 15px; height: 15px; background-color: #8B4513; border: 1px solid black;"></span> Computer Lab      |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #4169E1; border: 1px solid black;"></span> Pre-K/Pre-School      | <span style="display: inline-block; width: 15px; height: 15px; background-color: #3CB371; border: 1px solid black;"></span> OT/PT             |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #8B4513; border: 1px solid black;"></span> Music/Art             | <span style="display: inline-block; width: 15px; height: 15px; background-color: #4169E1; border: 1px solid black;"></span> Special Education |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #3CB371; border: 1px solid black;"></span> Science Lab           | <span style="display: inline-block; width: 15px; height: 15px; background-color: #6A5ACD; border: 1px solid black;"></span> Unassigned        |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #D2B48C; border: 1px solid black;"></span> Lobby                 | <span style="display: inline-block; width: 15px; height: 15px; background-color: #9370DB; border: 1px solid black;"></span> Elevator Addition |

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