

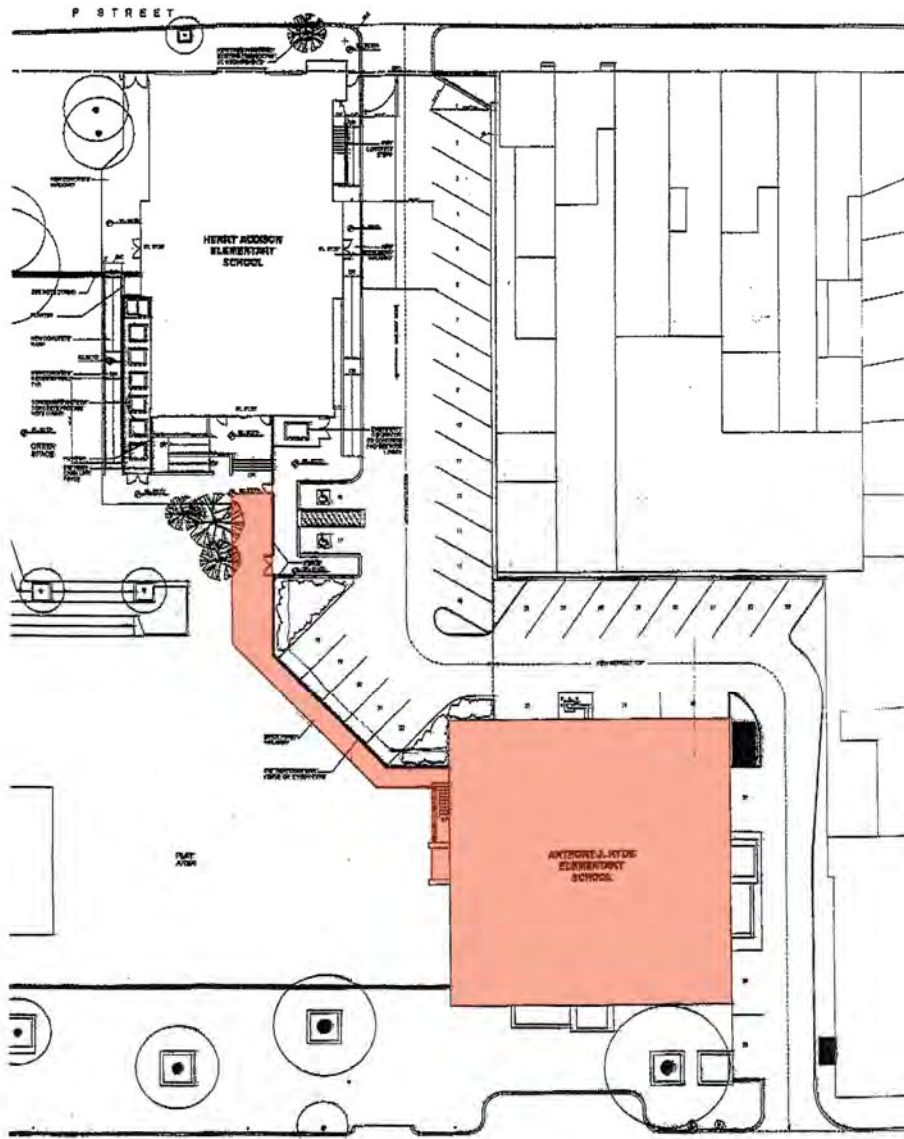
# HYDE ELEMENTARY SCHOOL

WITH ADDISON SCHOOL

3919 O Street, N.W., Washington, DC



<b>INITIAL YEAR BUILT</b>	1907
<b>BUILDING AREA</b>	20,000 SF
<b>CURRENT PROGRAM CAPACITY</b>	173
<b>ENROLLMENT 2008</b>	194
<b>WARD</b>	2
<b>PROPOSED PROGRAM CAPACITY</b>	320 with Addison



Site Plan

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## PROPOSED PROGRAM PROFILE

<b>GRADE CONFIGURATION</b>	K-5
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<b>SQ. FT. (Hyde)</b>	20,000
<b>SQ. FT. (Addison)</b>	12,450

TYPE	PROPOSED
Pre-School	
Pre-Kindergarten	2
Kindergarten	2
1	2
2	2
3	Addison
4	Addison
5	Addison
Gym	
Bleachers	
Locker Rooms	
Gym-Cafeteria	
Cafetorium	
Gym-Cafetorium	
Gym-Auditorium	

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

<b>1 Conveying System</b>	There is no elevator, escalator, or lift present in the building.
<b>2 Electrical</b>	Main distribution panel board and most other panel boards are beyond useful life. If repairs are needed, a patch-up may pose a safety hazard. There are surface mounted, metal conduit raceways, which may facilitate changes or upgrading requirements. Original and added receptacles are overloaded and may pose safety hazard. The entire lighting installation is in need of an upgrade to new, more efficient and energy saving system. The fire alarm system is beyond useful life.
<b>3 Exterior Finish</b>	Windows need replacement. Original stucco needs replacement; there is a gaping hole in one of the east side panels. About 10% of the brickwork needs repointing. Front pediment trim desperately needs re-painting. Architecturally, exterior is one of DCPS' best. Exterior lighting is poor. <b>2007: Exterior Lighting replaced</b>
<b>4 Structure</b>	No major deficiencies were observed. Minor cracking, typical for concrete framing, can be repaired as part of routine building maintenance.
<b>5 HVAC</b>	The existing steam boiler is beyond useful life expectancy. The radiators also have reached the end of their useful life; most of them have no way of being controlled and many have no protective covers, creating a safety hazard. The existing condensate return system is non-functional. The window units have reached their useful life expectancy. It is recommended to replace the steam boiler with a hot water boiler and to provide a central cooling plant, thus giving the building central heating and central cooling. It is also recommended to have unit ventilators installed, providing the needed and required ventilation as well as being able to be the terminal units for heating and cooling. It is also recommended to provide a DDC control system. <b>2008: Repairs to boilers and classroom units completed. 2008: 20 Window A/C units installed.</b>
<b>6 Interior Finish</b>	This school is completely antiquated and needs gutting. Interior needs complete rehabilitation. <b>2007: Plaster repair, painting, floor replacement, caulk windows, door and hardware.</b>
<b>7 Plumbing</b>	Most of the plumbing fixtures and their faucets are almost obsolete, and in immediate need of replacement. The electric water coolers should also be replaced in kind. The entire water distribution system should be checked for lead solder in the distribution piping and if found to have such, then new piping with lead free solder is to be installed throughout the premises.
<b>8 Roof</b>	The original slate roof was replaced less than five years ago with asphalt shingles and the shingles are in good condition. New aluminum gutters and downspouts were installed at the same time. The flat roof and dormers are covered with a copper faced modified bitumen membrane that is in fair condition and should provide seven to ten years of additional service.

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<b>9 ADA Compliance</b>	There is no compliance. School is not accessible from exterior. Required toilet rooms are in basement and completely inaccessible. Accessibility at some doors will be difficult to achieve. <b>2008: Restroom compliance.</b>
<b>10 Technology</b>	Technology in this school is old or none existent. The data system does not meet district standards. There are not enough data in educational spaces. Computers are a mix between MAC and IBMs. Most computers are at least three years old with outdated hardware. Routers and switches are well beyond "End of Sale" notice. Must be replaced with current network equipment. The telephone system is patched together with old and new equipment. The entire phone system should be replaced to work with a new intercom system.
<b>11 Grounds</b>	Extensive re-paving of sidewalk (concrete) and playground (asphalt) needed. Street planter boxes would help to maintain continuity with neighborhood. Other landscaping is unneeded.

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## RECENT HISTORY OF MODERNIZATION

### 2007 WHOLE SCHOOL BLITZ

✓	Interior Finishes - Door Replacements/Door Hardware Repair
✓	Interior Finishes - Select Carpet Replacements/Flooring Repairs
✓	Interior Finishes - Painting/Plastering
✓	Plumbing Repairs - Restrooms/Fixtures & Flush Valves; Water Fountains
✓	Other Work Orders

### 2008 STABILIZATIONS

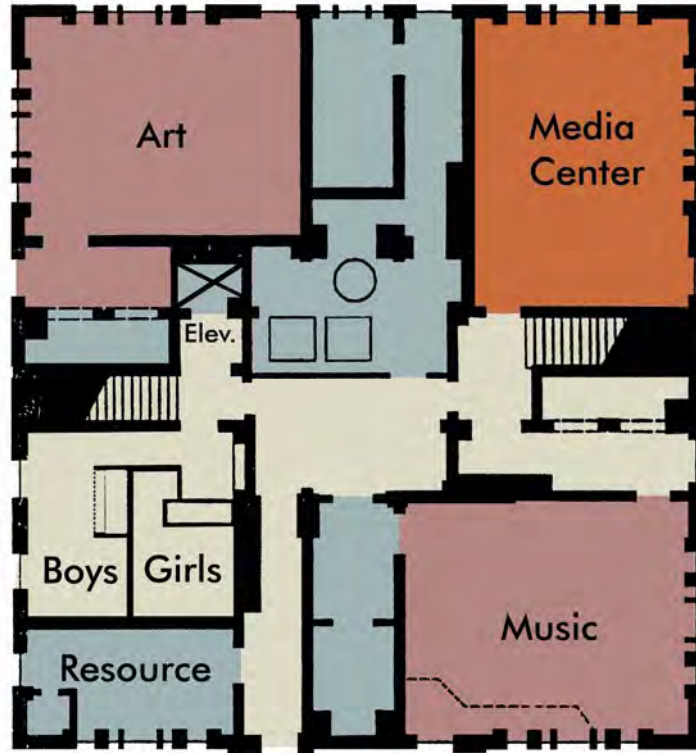
✓	Emergency Security Repair Work (Exterior Lighting Replacements)
✓	AC Window Units Installations & Electrical Upgrades

◆ 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 |

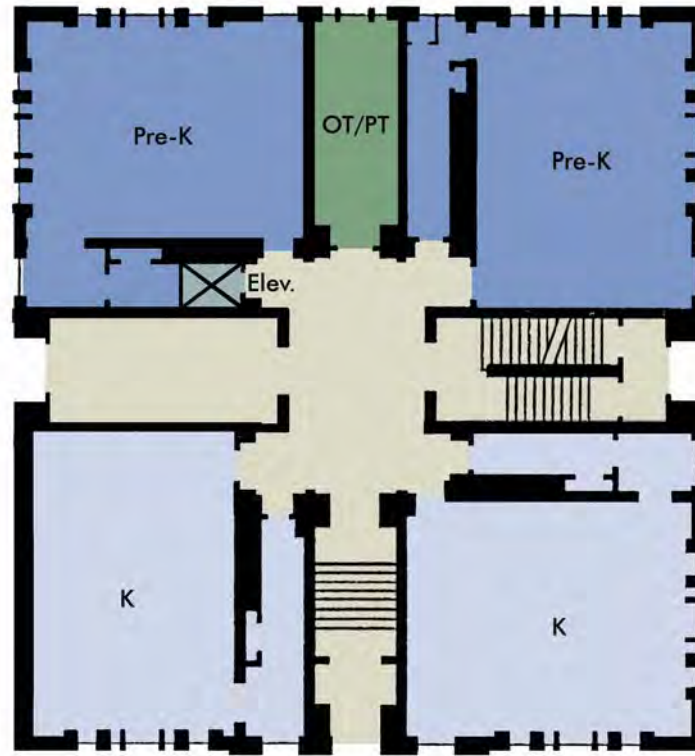
### Concept Plans

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: #BDB76B; border: 1px solid black;"></span> Gymnasium/Cafeteria   | <span style="display: inline-block; width: 15px; height: 15px; background-color: #80CBC4; border: 1px solid black;"></span> Other             |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #4682B4; 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: #A52A2A; 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: #BDB76B; border: 1px solid black;"></span> Lobby                 | <span style="display: inline-block; width: 15px; height: 15px; background-color: #DDA0DD; border: 1px solid black;"></span> Elevator Addition |

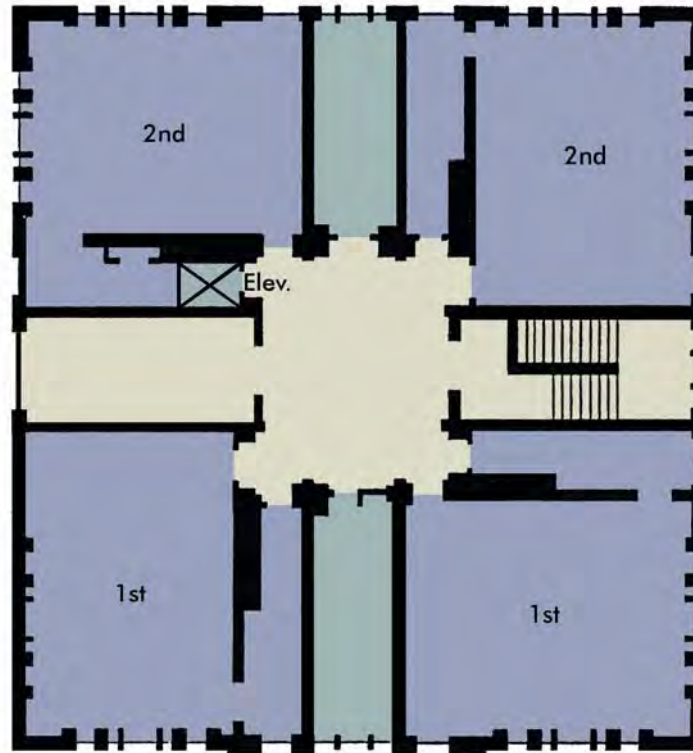
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Second Floor

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

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