

# ELIOT-HINE MIDDLE SCHOOL

1830 Constitution Avenue, N.E., Washington, DC



<b>INITIAL YEAR BUILT</b>	1931
<b>BUILDING AREA</b>	155,100 SF
<b>CURRENT PROGRAM CAPACITY</b>	850
<b>ENROLLMENT 2008</b>	258
<b>WARD</b>	6
<b>PROPOSED PROGRAM CAPACITY</b>	450



Site Plan

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## PROPOSED PROGRAM PROFILE

<b>GRADE CONFIGURATION</b>	MS 6-8
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**Youth Engagement High School**

<b>SQ. FT. (EXISTING)</b>	155,100
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<b>SQ. FT. (ADDITION)</b>	
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TYPE	PROPOSED
6	7
7	7
8	7
Gym	1
Bleachers	
Locker Rooms	2
Gym-Cafeteria	
Cafetorium	
Gym-Cafetorium	
Gym-Auditorium	
Auditorium	1
Multi-Purpose	1
Cafeteria	1
Kitchen Services	1

TYPE	PROPOSED
Special Education	3
Administrative/Health Suite	1
Media Center	1
Computer Lab	1
OT/PT	1
Science Lab	3
Art	2
Music	2
Teacher Workroom	4
Unassigned	4
Parent Resource	1
Technology	

### 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	Good
Exterior Finish	Fair
HVAC	Fair
Interior Finish	Poor
Plumbing	Poor
Roof	Fair
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:

<b>1 Conveying System</b>	There is an elevator present but it is in need of upgrades for ADA compliance as well as replacing worn or aged components. <b>2008 Receiving School (R/S): Elevator addition is ADA-compliant</b>
<b>2 Electrical</b>	Lighting is insufficient throughout the building. Light fixtures are beyond expected service life and should be replaced with modern, energy efficient designs. <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 &amp; 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>	Exterior brick and concrete appear to be in fair condition overall. Routine maintenance such as repointing and sealing are recommended. <b>2007: Replaced exterior lighting 2008 R/S: Security screens re-painted; broken window panes replaced. Major repointing/repair of brick walls.</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>	A large amount of standing water was observed in the boiler room and again near the electrical room. Condensate and steam piping systems are in poor condition and should be entirely replaced. The absence of central air conditioning and ventilation create difficult environmental conditions within the building. Window units are used for cooling, but are generally in poor condition. <b>2008: Repair boilers and classroom units. Installed 42 Window A/C Units and electrical upgrades.</b>
<b>6 Interior Finish</b>	Many leaks in the bottom level of the facility from bathrooms above cause plaster to fall and allow mold to develop. Flooring is worn in places and may need isolated replacement. Walls are generally in fair condition but should be repainted or replaced as part of mold abatement. <b>2008 R/S: Repaired cracks in masonry walls, new patch and painting throughout, new VCT flooring, repaired hardwood floors, new ceiling tiles, replaced damaged/defective doors and hardware.</b>
<b>7 Plumbing</b>	No fire suppression system is in place and a number of rooms used improperly for storage appear to pose a severe fire risk. Fixtures such as toilets, sinks, and drinking fountains should be replaced with modern efficient models. Piping is original and likely beyond service life. <b>2008 R/S: Existing restrooms repaired and renovated boiler system and distribution piping trouble-shooting to ensure correct pressure and temperature.</b>

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<b>8 Roof</b>	The roof structure is in fair condition. Replacement of flashing and clearing debris from gutters will reduce water infiltration into the building. <b>2008 R/S: Repaired / replaced leaking roof portions, including flashing, gutters, downspouts and roofing membrane.</b>
<b>9 ADA Compliance</b>	Improved access, such as doors and elevators, are required. Fixtures such as toilets, drinking fountains, light switches, and handrails need to be upgraded or installed to meet code. Upgrades to the grounds are required as well. <b>2008 R/S: New door hardware, new restrooms are ADA-compliant, new exterior ramp at staff entry.</b>
<b>10 Technology</b>	Visual inspection is a limited tool for technology assessments. Generally, the equipment observed appears to be in fair condition. Upgrades should include software, networking, and climate controlled spaces to house equipment. <b>2008 R/S: Repairs to P.A. system throughout the building, added computer connectivity to new classrooms, library, and media center.</b>
<b>11 Grounds</b>	The grounds are in fair to poor condition. Curb cuts should be added and general maintenance performed to seal concrete to prevent further cracking and spalling. <b>2008: Grounds improved to good condition. 2008 R/S: Repairs to P.A. system throughout the building, added computer connectivity to new classrooms, library, and media center.</b>

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## RECENT HISTORY OF MODERNIZATION

### 2008 STABILIZATIONS

✓	Heating Blitz - Boiler Repairs & Classrooms 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

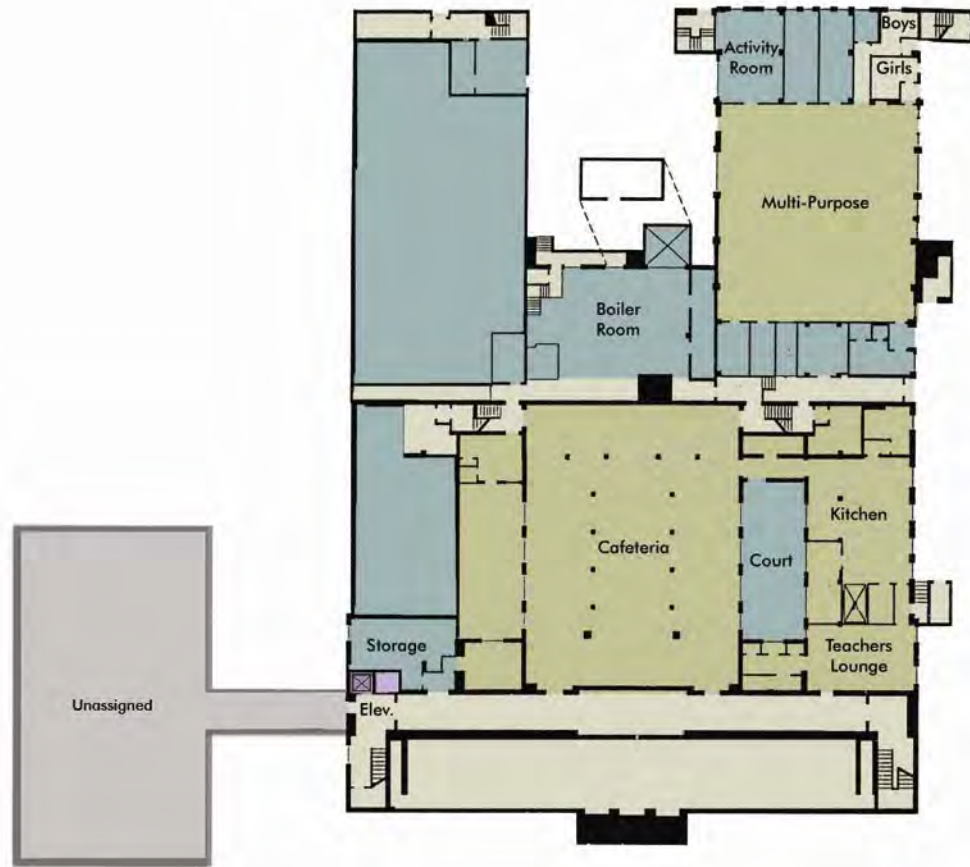
### LEGACY PROJECTS - OTHER STABLIZATIONS

▼	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      |
| Pre-K/Pre-School      | OT/PT             |
| Music/Art             | Special Education |
| Science Lab           | Unassigned        |
| Lobby                 | 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: #E6E6FA; 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: #CD5C5C; border: 1px solid black;"></span> Music/Art             | <span style="display: inline-block; width: 15px; height: 15px; background-color: #0000FF; 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: #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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Third 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: #FFD700; 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: #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: #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: #9370DB; 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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