

HART MIDDLE SCHOOL

601 Mississippi Avenue, S.E., Washington, DC



INITIAL YEAR BUILT	1956
BUILDING AREA	210,700 SF
CURRENT PROGRAM CAPACITY	1110
ENROLLMENT 2008	619
WARD	8
PROPOSED PROGRAM CAPACITY	550



Site Plan

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PROPOSED PROGRAM PROFILE

GRADE CONFIGURATION	MS (6-8)
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SQ. FT. (EXISTING)	210,700
SQ. FT. (ADDITION)	

TYPE	PROPOSED
6	8
7	8
8	8
Gym	1
Bleachers	
Locker Rooms	2
Gym-Cafeteria	
Cafetorium	
Gym-Cafetorium	
Gym-Auditorium	
Auditorium	1
Multipurpose	1
Cafeteria	1

TYPE	PROPOSED
Kitchen Services	1
Special Education	6
Media Center	1
Administrative/Health	1
Computer Lab	1
Art	2
OT/PT	1
Science Lab	3
Music	2
Teacher Workroom	1
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	Unsatisfactory
Conveying Systems	Unsatisfactory
Electrical	Good
Exterior Finish	Fair
HVAC	Fair
Interior Finish	Good
Plumbing	Fair
Roof	Fair
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:

1 Conveying System	There is no elevator, lift, or escalator present in the building.
2 Electrical	Electrical equipment is original and needs replacement. The fire alarm system is not code compliant; life safety systems do not meet code. The lighting quality is poor and all fixtures are antiquated and energy inefficient. 2007: Replaced exterior lighting. 2007: Lighting ballast and fixture replacement. 2008: New data out lets throughout new spaces. Installed new outlets to match data receptacles.
3 Exterior Finish	The brick veneer is in fair condition; repointing will be required. Several cracks in the brick veneer from the lack of control joints were also noted. Single pane windows in poor to unsatisfactory condition and should be replaced with modern windows. Security screens are in poor condition and should be repaired or replaced. Exterior trim should be cleaned and repainted. 2008: Window replacement 95% complete.
4 Structure	The concrete structure of the building appears to be in good condition. The brick at the top of the incinerator tower has major cracks and is a health safety risk.
5 HVAC	The steam heating system is functional, although only one of three boilers is operational. System is original. No overall cooling system exists-rooms cooled by window air conditioners. Building control system is obsolete. No existing roof mounted exhaust fans are operational. 2007: AHU repairs and heating system repairs. 2008: Repairs to boilers and classroom heating units. Installed 94 A/C window units and electrical upgrades.
6 Interior Finish	Asbestos floor tiles in most of building, a clear health safety issue. Moisture damage is apparent in one quarter of all ceiling tiles. Doors and door hardware in disrepair. Interior finishes are worn and should be entirely replaced. 2007: Partition and ceiling repairs, door frame, and hardware repair and replacement. 2008: Add new VCT replace in classrooms and corridors (as required), replace and repair doors and hardware as required. Replaced ACT.
7 Plumbing	Plumbing fixtures are in need of repair in many locations. Drinking fountains should be upgraded to ADA compliant models.
8 Roof	Roof is in fair condition overall with majority having about five years left before complete replacement will be required. A few isolated areas are in poor condition but can be remediate with minor maintenance and repair work.
9 ADA Compliance	Building is not ADA compliant. There are no handicapped accessible entrances, no accessible parking spaces, building egress paths are not accessible, there is no compliant elevator present, and bathrooms have non compliant fixtures.
10 Technology	LAN system not completed and has been dormant for several years. Many computers are older generation and should be replaced or upgraded. Other upgrades should include software, networking, and climate controlled spaces to house equipment. 2008: Two new computer labs, repaired IT wiring through out.
11 Grounds	Exterior site lighting is poor and many light fixtures do not work. No accessible entrances; Large limbs falling off of un-maintained trees creating a health safety issue. Paving at parking lot in poor condition; playground in poor condition.

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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

✓	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

✓	Window Replacements
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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

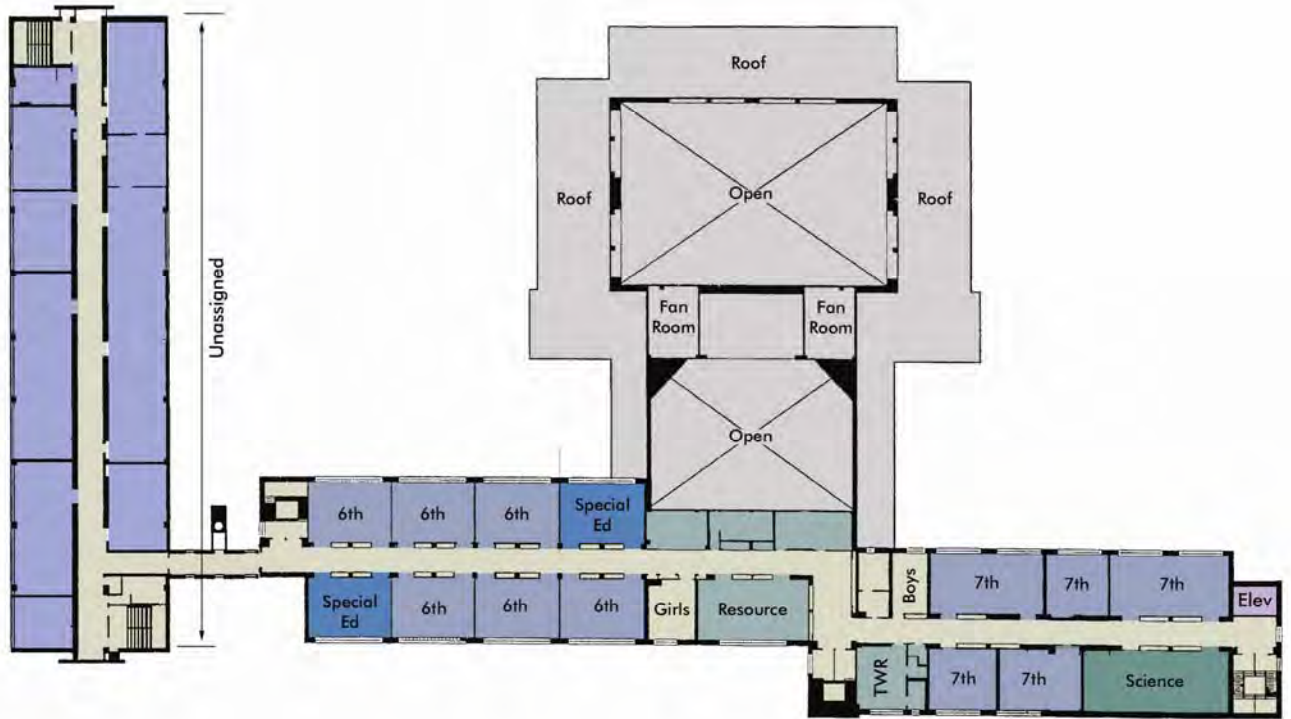
- | | |
|---|---|
| Administration/Health | Auditorium |
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Second Floor

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