

# EASTERN HIGH SCHOOL

1700 East Capitol Street, N.E., Washington, DC



<b>INITIAL YEAR BUILT</b>	1923
<b>BUILDING AREA</b>	288,800 SF
<b>CURRENT PROGRAM CAPACITY</b>	1,425
<b>ENROLLMENT 2008</b>	565
<b>WARD</b>	6
<b>PROPOSED PROGRAM CAPACITY</b>	1,100



Site Plan

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## PROPOSED PROGRAM PROFILE

<b>GRADE CONFIGURATION</b>	HS
<b>CTE – Health &amp; Medical</b>	
<b>SQ. FT. (EXISTING)</b>	288,800
<b>SQ. FT. (ADDITION)</b>	

TYPE	PROPOSED
Academic Classrooms	33
Science	8
Special Education	3
Visual Arts	1
Band/Instrument/Choral	2
Gymnasium	1
Auxiliary Gymnasium	
Fitness	1

TYPE	PROPOSED
Auditorium	1
Technical Labs	6
Main Office	1
Media Center	1
Administrative/Health Suite	1
Cafeteria	1
Kitchen	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



<i>Building System</i>	<i>2008 Rating</i>
ADA Compliance	Fair
Conveying Systems	Good
Electrical	Fair
Exterior Finish	Fair
HVAC	Fair
Interior Finish	Fair
Plumbing	Fair
Roof	Fair
Structure	Fair
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>	The one elevator at the south end of the building is a distance from the accessible entrance and ramp at the front of the building. The elevator cab finishes are in generally poor condition. The call buttons are not ADA compliant.
<b>2 Electrical</b>	The main switchboard, transformer and main distribution panels are in fair to good condition. The lighting and distribution is in poor condition throughout. Life Safety is poor throughout the building. Data and IT are inadequate.
<b>3 Exterior Finish</b>	The brick facade is in relatively good condition for the age of the building. There is minor cracking on all facades with evidence of discoloration at the parapets. Some repointing has been done. There are a number of locations on the west facade with displaced masonry above window lintels. The previous window replacement present was poorly executed. Insulated glass and metal double hung windows were installed and fastened to existing wood frame construction. The wood seems to be severely deteriorated in places and has resulted in the loss of fastening for the metal cover plates. It is recommended that the existing windows and wood sub-frame be replaced in its entirety. The limestone trim is in relatively good condition however there are a number of conditions high in the building which require attention. There is evidence of cracks and spalling above the front entrance which require stabilization. Exterior grilles and louvers must be replaced. <i>2007: Replaced exterior lighting.</i>
<b>4 Structure</b>	The structure is in fair condition. There is evidence of foundation wall cracking at the sub-basement level primarily due to water infiltration and associated freeze thaw action. Of particular concern is a condition in the fan room space # 10 at the roof slab, indicating a possible structure failure. Our superficial observation indicates joist and slab cracking showing shear failure at the reinforced concrete joists. We are recommending that a more detailed investigation be conducted to properly evaluate the condition.
<b>5 HVAC</b>	The HVAC equipment including distribution and controls is in generally fair to poor condition and should be replaced in its entirety. <i>2008: Repairs to boilers and classrooms units. Installed 103 A/C units.</i>
<b>6 Interior Finish</b>	The interior finishes are worn, outdated and require a complete refurbishment. The water ingress from the windows and roof leaks has resulted in serious deterioration of the ceilings and walls throughout. <i>2008: Door, Floors, Ceilings, Paint, Elevator and lighting repairs completed.</i>

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<b>7 Plumbing</b>	The plumbing distribution has outlived its service life and should be replaced.
<b>8 Roof</b>	The roof is a major source of water ingress and resultant damage to the building's interior spaces. The built up roof system is in very poor condition. Gutters and downspouts are missing and flashing has failed. The built up roof sections have outlived their service and must be replaced. The modified bitumen membrane is in fair condition however it requires localized repairs. <b>2008: The Roof was stabilized.</b>
<b>9 ADA Compliance</b>	Compliance with ADA is inadequate. Door hardware and toilet provisions do not technically meet the requirements. Access to the building is inadequate. Elevator call buttons do not meet current code.
<b>10 Technology</b>	Technology is inadequate and in some cases not existent within the classrooms and special spaces.
<b>11 Grounds</b>	The sidewalks and drives are in fair condition. The retaining walls require resetting of the masonry in some cases. The basketball and tennis courts are in poor condition and require replacement. The softball field is in poor condition and requires reconditioning; the football field is in fair condition and requires reconditioning. The bleachers are in relatively good condition. The press box and field structures are in fair condition and require refurbishment. <b>2007: Athletic field fully renovated.</b>

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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

### ATHLETIC FIELDS MODERNIZATION

- ✓ 2008 Athletic Fields (Premier)

### 2008 SUMMER BLITZ

- ✓ Site Work (Concrete Masonry, Painting, Fencing)
- ✓ Carpentry
- ✓ Doors & Windows
- ✓ Interior Finishes - Painting/Plastering
- ✓ Roof Repairs/Replacement
- ✓ Other Work Orders
- ✓ Mechanical
- ✓ Electrical

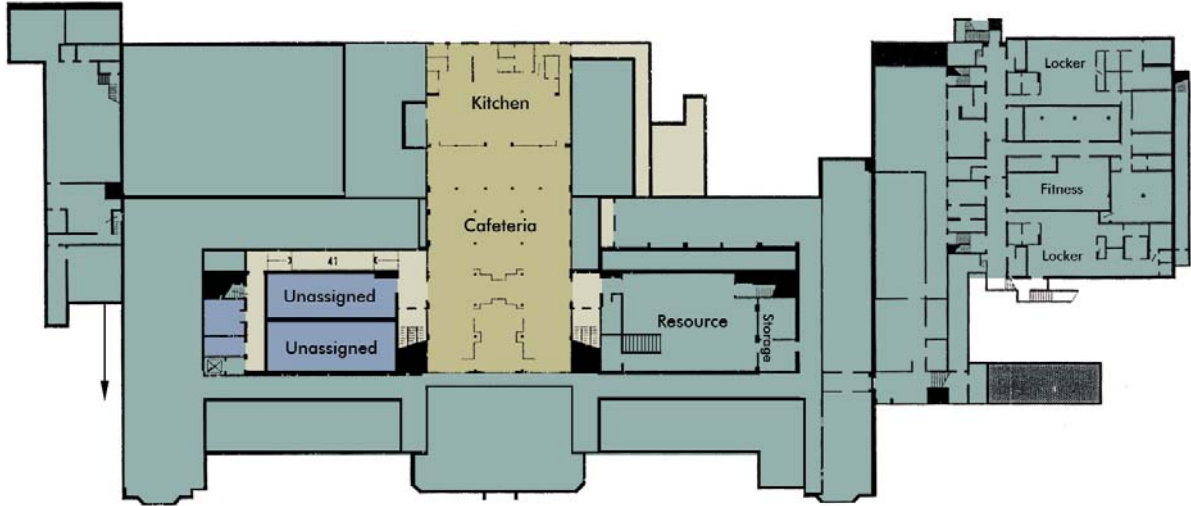
### LEGACY PROJECTS - OTHER STABLIZATIONS

- ✓ Mechanical High Pressure Plant Conversions

◻ Planning
▼ Design
◆ Pre-Construction
◻ In Progress
✓ Completed

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Sub-Basement

- |   |   |
|---|---|
| <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: #D2B48C; border: 1px solid black;"></span> Auditorium        |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #9ACD32; border: 1px solid black;"></span> Gymnasium/Cafeteria   | <span style="display: inline-block; width: 15px; height: 15px; background-color: #808080; 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: #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 |

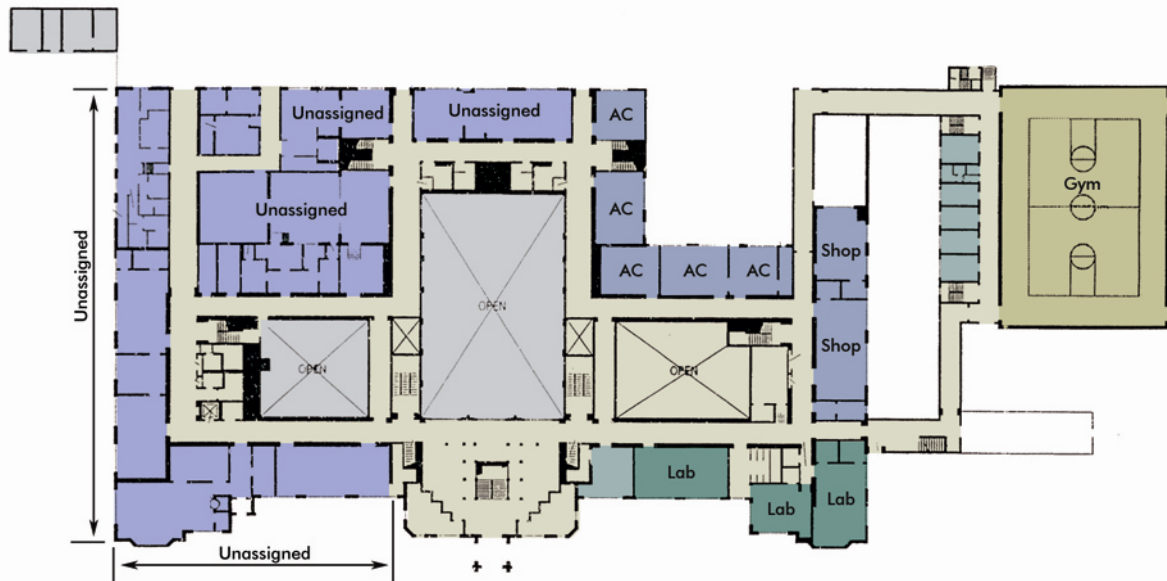
### Concept Plans

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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Basement

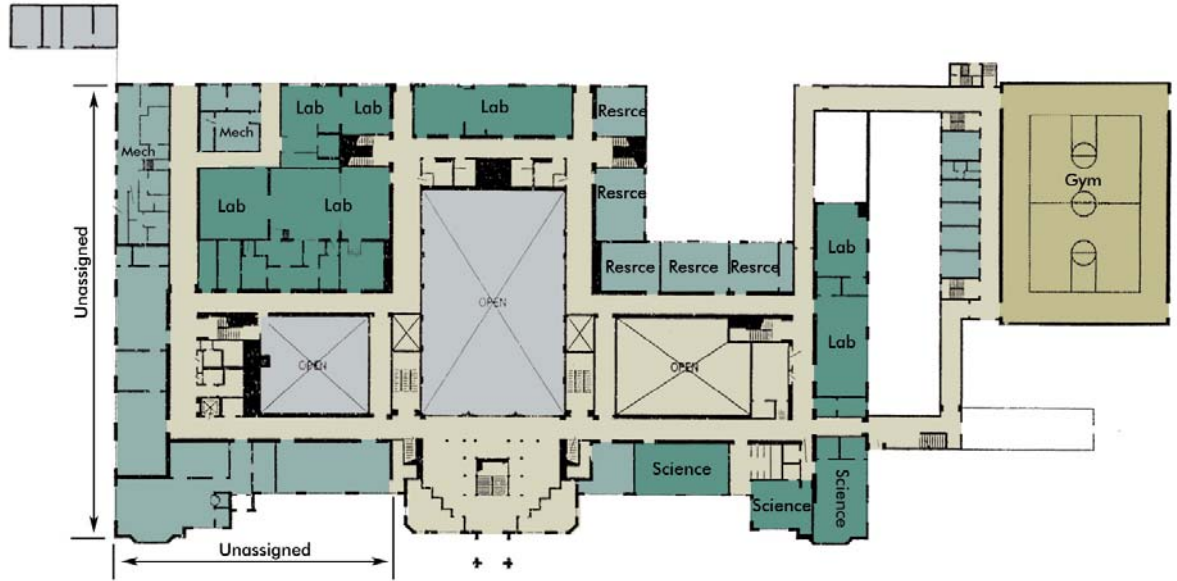
- |   |   |
|---|---|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #808080; border: 1px solid black;"></span> Administration/Health | <span style="display: inline-block; width: 15px; height: 15px; background-color: #C08040; border: 1px solid black;"></span> Auditorium        |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #A0A040; border: 1px solid black;"></span> Gymnasium/Cafeteria   | <span style="display: inline-block; width: 15px; height: 15px; background-color: #80A0A0; border: 1px solid black;"></span> Other             |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #6060A0; border: 1px solid black;"></span> Classrooms            | <span style="display: inline-block; width: 15px; height: 15px; background-color: #E08040; border: 1px solid black;"></span> Media Center      |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #A0C0E0; border: 1px solid black;"></span> Kindergarten          | <span style="display: inline-block; width: 15px; height: 15px; background-color: #C08080; border: 1px solid black;"></span> Computer Lab      |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #4080C0; border: 1px solid black;"></span> Pre-K/Pre-School      | <span style="display: inline-block; width: 15px; height: 15px; background-color: #60C060; border: 1px solid black;"></span> OT/PT             |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #C04040; border: 1px solid black;"></span> Music/Art             | <span style="display: inline-block; width: 15px; height: 15px; background-color: #4080C0; border: 1px solid black;"></span> Special Education |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #408060; border: 1px solid black;"></span> Science Lab           | <span style="display: inline-block; width: 15px; height: 15px; background-color: #8080C0; border: 1px solid black;"></span> Unassigned        |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #C0C040; border: 1px solid black;"></span> Lobby                 | <span style="display: inline-block; width: 15px; height: 15px; background-color: #C0A0E0; border: 1px solid black;"></span> Elevator Addition |

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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: #9ACD32; border: 1px solid black;"></span> Gymnasium/Cafeteria   | <span style="display: inline-block; width: 15px; height: 15px; background-color: #808080; 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: #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 |

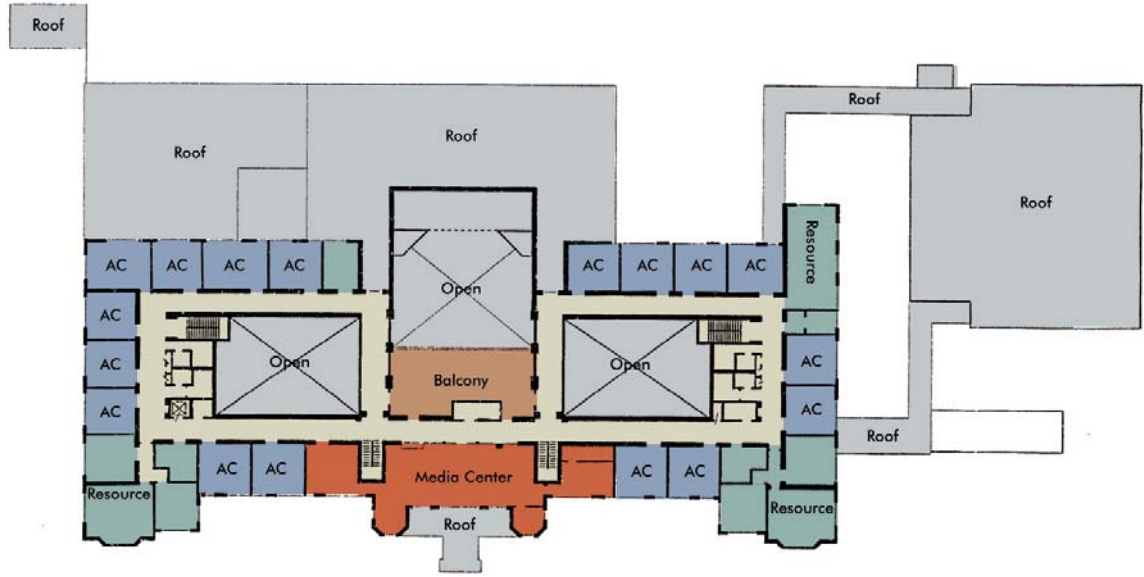
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Second Floor

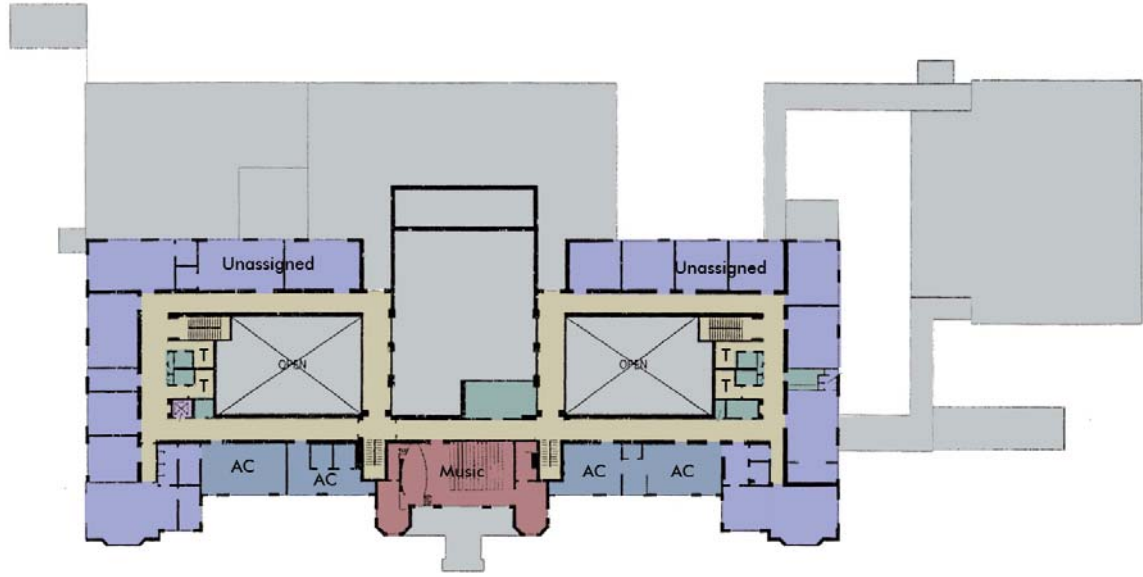
<span style="display: inline-block; width: 15px; height: 15px; background-color: #808080; border: 1px solid black;"></span> Administration/Health	<span style="display: inline-block; width: 15px; height: 15px; background-color: #FFD700; border: 1px solid black;"></span> Auditorium
<span style="display: 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: #4682B4; 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: #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: #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: #DDA0DD; border: 1px solid black;"></span> Elevator Addition

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Third Floor

- |   |   |
|---|---|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #800080; 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: #9ACD32; border: 1px solid black;"></span> Gymnasium/Cafeteria   | <span style="display: inline-block; width: 15px; height: 15px; background-color: #66CDAA; 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: #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: #A52A2A; 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: #6A5ACD; 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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