

ELLINGTON HIGH SCHOOL

1698 35th Street, N.W., Washington, D.C.



INITIAL YEAR BUILT	1898
BUILDING AREA	167,500 SF
CURRENT PROGRAM CAPACITY	500
ENROLLMENT 2008	470
WARD	2
PROPOSED PROGRAM CAPACITY	700



Site Plan

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PROPOSED PROGRAM PROFILE

GRADE CONFIGURATION	HS 9-12
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Performing Arts HS

SQ. FT. (EXISTING)	167,500
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SQ. FT. (ADDITION)	
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TYPE	PROPOSED
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Academic Classrooms	23
Art Classrooms	1
Music Classrooms	2
Labs	4
Special Ed Classrooms	1
Gymnasium	1
Main Offices	1
Media Center	1
Auditorium	1
Administrative/Health Suite	1
Cafeteria	1
Kitchen	1
Science	6
Performing Arts Classroom	11
Performing Arts Lab	9

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	Poor
Conveying Systems	Fair
Electrical	Fair
Exterior Finish	Good
HVAC	Poor
Interior Finish	Fair
Plumbing	Fair
Roof	Good
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:

1 Conveying System	Building elevator does not comply with ADA requirements. It is in need of upgrades to hardware and wiring.
2 Electrical	Complete upgrade of electrical systems is needed. Lighting is in poor condition and is not energy efficient. Main service is adequate for existing systems; modification to HVAC or technology will require upgrades.
3 Exterior Finish	Many windows are inoperable and need replacement. The exterior facade needs some general cleaning, caulking, and sealing. Windows malfunction and need replacement. Security screens should also be replaced. Building trim needs to be cleaned.
4 Structure	The general structure is in good condition. Ground water problems at the basement level are causing the floor finishes to fail.
5 HVAC	The entire exhaust system needs to be replaced. Numerous air handling components need to be replaced because they are malfunctioning or have reached the end of useful life. Distribution piping is in poor condition. Radiators are in terrible condition. Window units are used for cooling spaces; some do not function while most function poorly. The temperature control system should be modernized. 2008: Repairs to boilers and classroom heating unites. Installed 118 A/C window units. And Electrical Upgrades. Repairs to A/C Central unit.
6 Interior Finish	The building generally is not being used as intended, - the present school for the arts and original high school. Many spaces need to be renovated or modernized for special uses. Some need to be reconfigured with special accommodations such as acoustics, special floor finishes, etc. Asbestos tile is present and should be removed. Most flooring is concrete and in poor condition. Ceiling and wall finishes are well worn as well. Plaster walls need to be replaced. 2008: Paint, lighting, A/C repairs, Ceiling and Flooring completed.

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7 Plumbing	Fixtures are inadequate and should be replaced. Drains and showers are in need of significant repair work. Piping is deteriorating and signs of leaks are visible.
8 Roof	There are four different roof systems present. All flashing and gutters should be replaced as part of the upcoming renovation project. 2007: Roof Replacement.
9 ADA Compliance	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. Handrails need extensions. Wet fixtures throughout are non-compliant.
10 Technology	The equipment appears to be in fair to good condition overall. Despite appearances, some equipment is obsolete and networking, software, and hardware should be improved. Adding dedicated rooms for equipment that are climate controlled and secure is recommended.
11 Grounds	Sidewalks and curbs need repair. Parking areas need to be resurfaced. The athletic fields need landscaping work.

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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

2008 SUMMER BLITZ

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

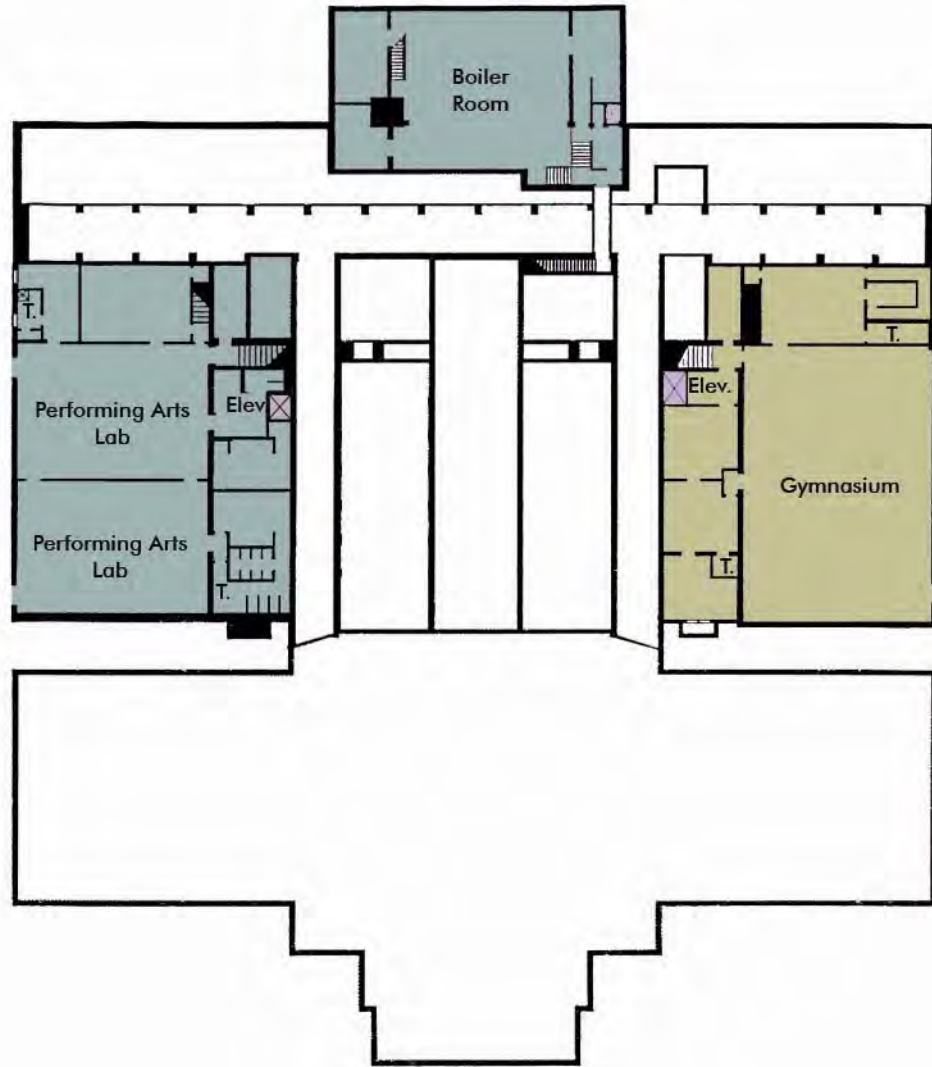
LEGACY PROJECTS-OTHER STABILIZATIONS

- ✓ Interior Renovations-Swing Spaces/Libraries/Interior Athletic Facilities (Locker Rooms)/ ADA
- ✓ Roof Replacements
- ✓ Mechanical-Terminal Units Replacements

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

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Basement

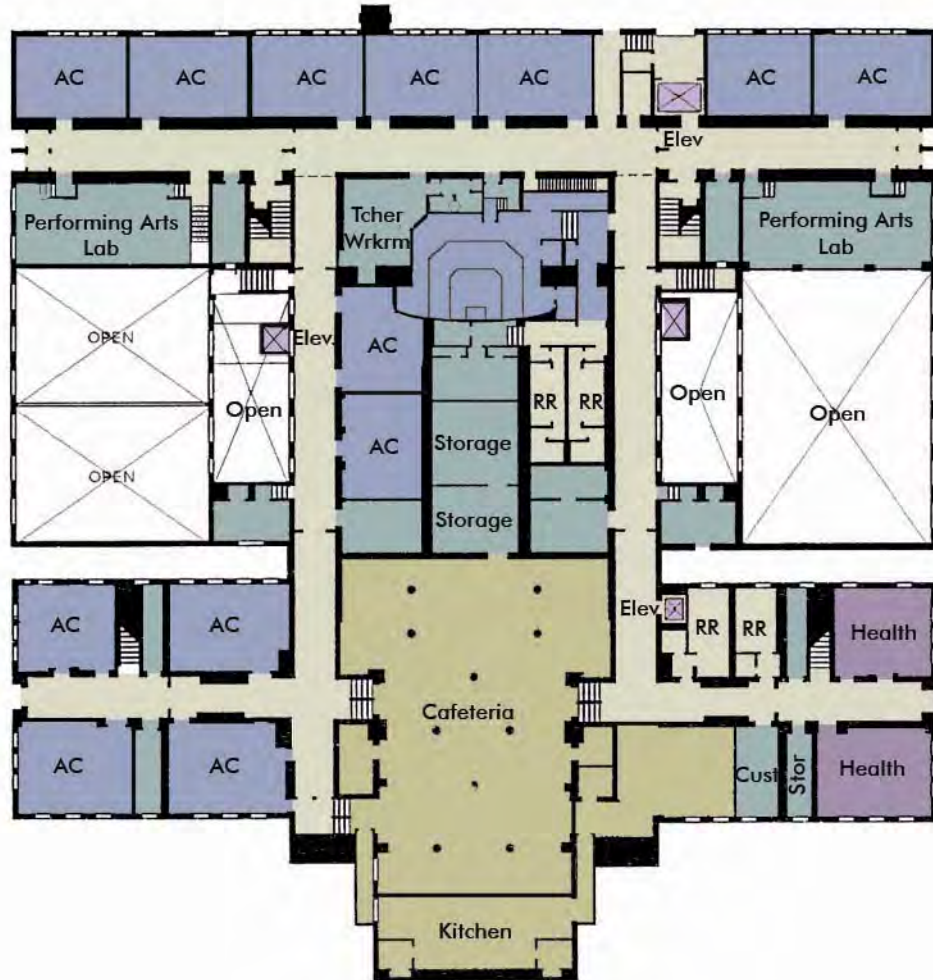
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|-----------------------|-------------------|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
| Music/Art | Special Education |
| Science 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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Ground Floor

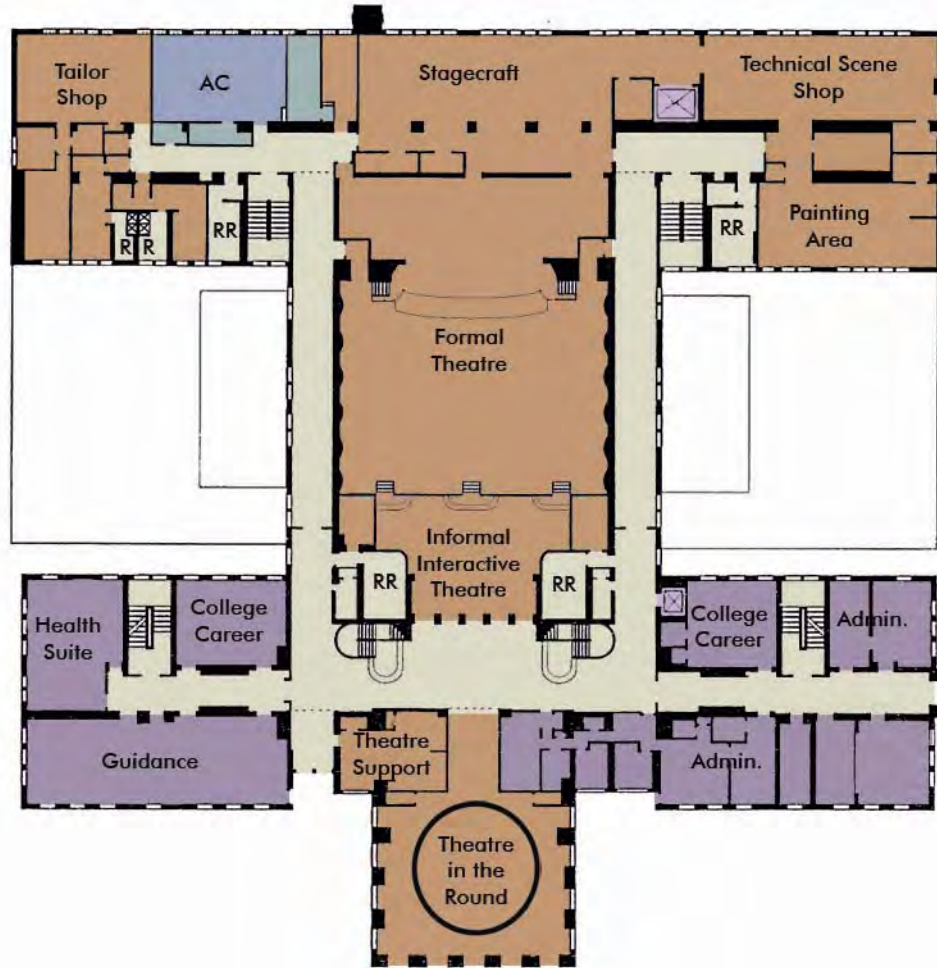
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| Administration/Health | Auditorium |
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First Floor

 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

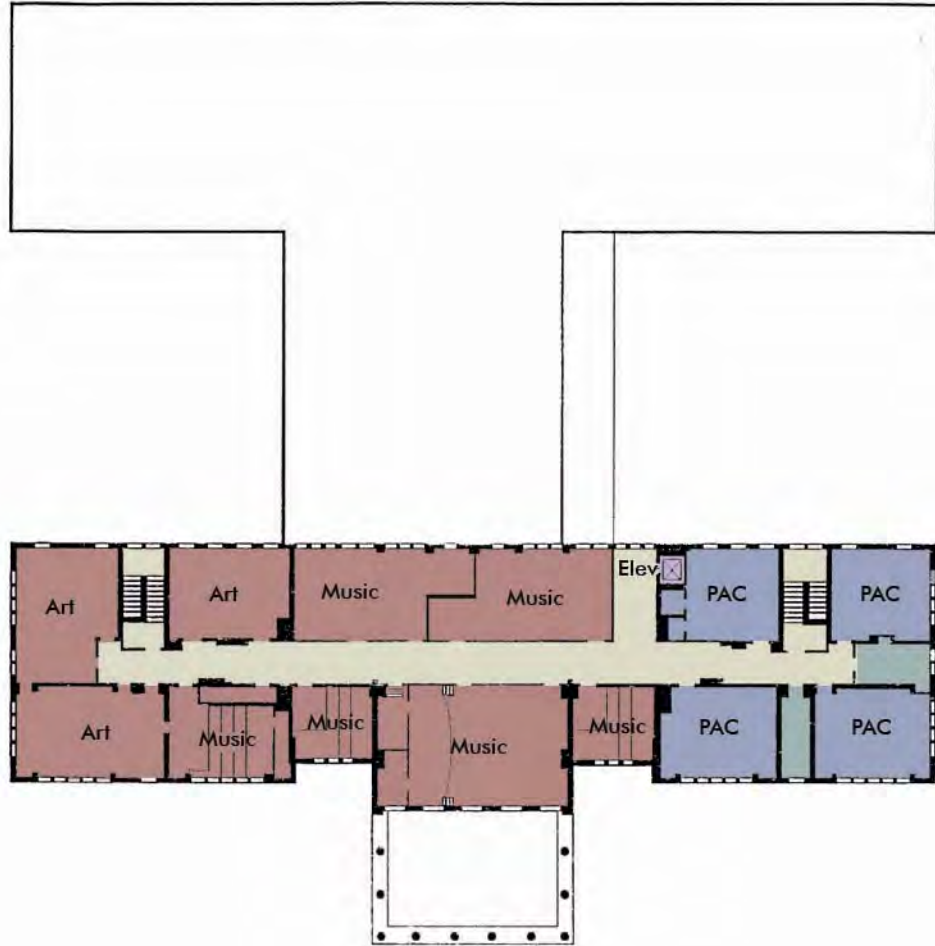
Administration/Health	Auditorium
Gymnasium/Cafeteria	Other
Classrooms	Media Center
Kindergarten	Computer Lab
Pre-K/Pre-School	OT/PT
Music/Art	Special Education
Science Lab	Unassigned
Lobby	Elevator Addition

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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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