

HOUSTON ELEMENTARY SCHOOL

1100 50th Place, N.E., Washington, DC



INITIAL YEAR BUILT	1962
BUILDING AREA	59,900 SF
CURRENT PROGRAM CAPACITY	507
ENROLLMENT 2008	291
WARD	7
PROPOSED PROGRAM CAPACITY	325



Site Plan

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PROPOSED PROGRAM PROFILE

GRADE CONFIGURATION	PK-5
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SQ. FT. (EXISTING)	59,900
SQ. FT. (ADDITION)	

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

TYPE	PROPOSED
Auditorium	
Multi-Purpose	1
Cafeteria	
Kitchen Services	1
Special Education	1
Media Center	1
Administrative/Health Suite	1
Computer Lab	1
OT/PT	1
Science Lab	
Art	1
Music	1
Teacher Workroom	2
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



<i>Building System</i>	<i>2008 Rating</i>
ADA Compliance	Unsatisfactory
Conveying Systems	Unsatisfactory
Electrical	Fair
Exterior Finish	Poor
HVAC	Poor
Interior Finish	Fair
Plumbing	Fair
Roof	Poor
Structure	Poor
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:

1 Conveying System	There is not an elevator, lift, or escalator in the building.
2 Electrical	Wiring condition is unknown, but is original. Some light fixtures contain PCBs, which should be replaced. Electrical service should have a load analysis prior to adding any additional fixtures, HVAC upgrades, or technology. The fire alarm system is inadequate. 2008: Lighting throughout/replaced with energy efficient fixtures.
3 Exterior Finish	The windows and window security screens need to be replaced throughout. Areas of both exposed concrete and brick need to be repainted, cleaned, caulked, or patched. All of the exterior doors need to be replaced. .
4 Structure	Structure is in fair to poor condition. There are some areas of cracking that need repair, both inside and outside. Some of the cracks are large with separation.
5 HVAC	Unit ventilators and convectors are beyond their average life span. Air conditioning units are missing or not working. There is no emergency lighting or emergency generator. Boilers have been recently replaced. The HVAC system should be upgraded in the classrooms. 2008: Repairs to boilers and classroom units completed. 2008: 4 Window A/C units installed.
6 Interior Finish	Ceilings and floors need to be replaced throughout. Asbestos tile is a health hazard and should be removed. There is asbestos floor tile throughout the school. Most rooms need to be repainted, and the floors are chipped or the carpet is stained. Many of the ceilings have broken, stained, or moldy tiles. The coolers for the kitchen are in the back of the cafeteria. 2008: Deep Cleaning, Ceilings, Floors, Paint, Plumbing, Electrical, Re-glazing complete.
7 Plumbing	Plumbing is original and galvanized. Its condition is unknown, and further inspection of the plumbing system is needed for an accurate assessment. There are no fire sprinklers in the building.
8 Roof	There are bubbles and soft spots in the roof, indicating problem areas. The roof is approximately seven years old, and this roof type has an average life of ten years. Therefore, the roof probably has about one to two years of life left. There are some roof leaks and some low spots.

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9 ADA Compliance	Building is not accessible, and there is no accessible parking. There is no elevator in this building. Bathrooms and other facilities are not accessible. There is no visible or audible fire alarm system. This is both a building code and life safety issue.
10 Technology	There are only a few data drops in the building. The computers in the classrooms are minimal, sporadic and deficient. The technology needs to be upgraded.
11 Grounds	Sidewalks are new, and fields are in fair condition. There is no accessible parking, and the area outside the boiler room needs to be repaired to prevent accidental injury to a child (and to prevent vandalism). There are no ramps, accessible entries, or curb cuts for accessibility.

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Concept Plans

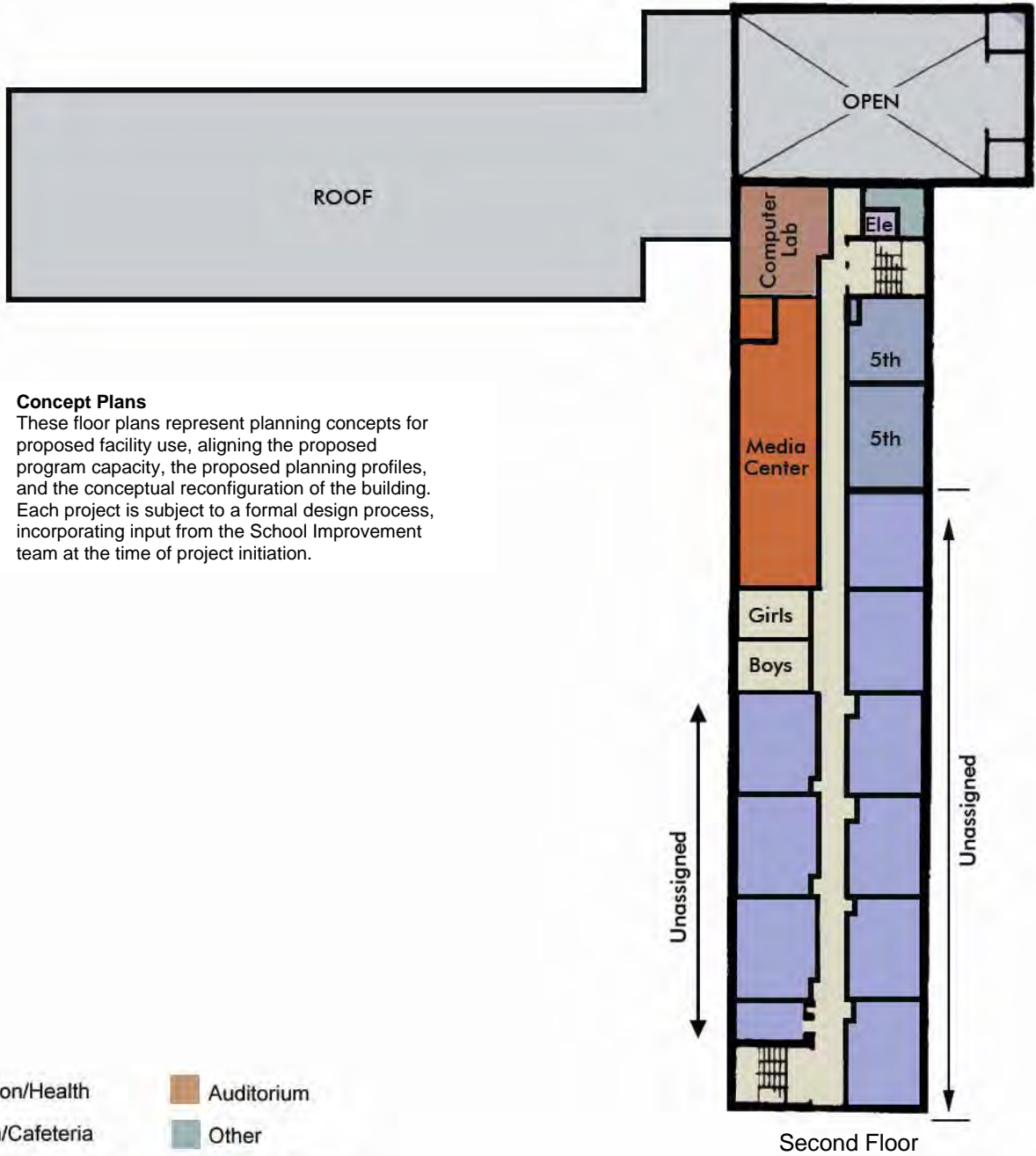
These floor plans represent planning concepts for proposed facility use, aligning the proposed program capacity, the proposed planning profiles, and the conceptual reconfiguration of the building. Each project is subject to a formal design process, incorporating input from the School Improvement team at the time of project initiation.

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

First Floor

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Second Floor