

MILLER, KELLY MIDDLE SCHOOL

215 49th Street, N.E., Washington, DC



| | |
|----------------------------------|------------|
| INITIAL YEAR BUILT | 2003 |
| BUILDING AREA | 115,000 SF |
| CURRENT PROGRAM CAPACITY | 600 |
| ENROLLMENT 2008 | 395 |
| WARD | 7 |
| PROPOSED PROGRAM CAPACITY | 550 |



Site Plan

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PROPOSED PROGRAM PROFILE

| | |
|----------------------------|--------|
| GRADE CONFIGURATION | MS 6-8 |
|----------------------------|--------|

| | |
|---------------------------|---------|
| SQ. FT. (EXISTING) | 115,000 |
| SQ. FT. (ADDITION) | |

| 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 |

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

| | |
|---------------------------|---|
| 1 Conveying System | An ADA-compliant conveying system exists at this facility. |
| 2 Electrical | The electrical system was installed in 2003. The fire alarm, emergency lighting and lighting systems were also installed in 2003. 2008: Electrical work completed. |
| 3 Exterior Finish | The exterior finish of this facility is in good condition. |
| 4 Structure | There are no visible structural issues associated with this facility. |
| 5 HVAC | The boiler/chiller rooms including pumping systems were installed with the original building in 2003. The ventilation terminal systems appear to be functioning properly. 2008: Repairs to boilers and classroom units. HVAC work also completed. |
| 6 Interior Finish | The interior of the facility is in good condition overall. Some minor issues, such as damaged ceiling tiles and cracked concrete flooring were noted. 2008: Painting, reglazing and doors completed. |
| 7 Plumbing | The systems installed as part of the original building construction in 2003 appear to function properly. |
| 8 Roof | The roof of the facility is in relatively good condition although there is some flashing that was not completed when the structure was constructed. Membranes in the vicinity are rapidly deteriorating. The localized area of the deficiency should be repaired to prevent damage to interior finishes and building structure. |
| 9 ADA Compliance | The facility is in full compliance with ADA codes and regulations. |
| 10 Technology | The building internet, telephone, security, intercom and camera systems appear to be functioning properly and were installed as part of the original construction in 2003. The TV's have not been installed, they are stored throughout the building, and additionally the VCRs could not be mounted with brackets originally shipped with. This is all almost two years after initial occupancy. |
| 11 Grounds | Playground and parking lot are both in good condition. Some pavement marking in the parking lot needs repainting. |

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RECENT HISTORY OF MODERNIZATION

2008 STABILIZATIONS

- ✓ Emergency Security Repair Work (Exterior Lighting Replacements)

2008 SUMMER BLITZ

- ✓ Site Work (Concrete Masonry, Painting, Fencing)

- ✓ Carpentry

- ✓ Doors & Windows

- ✓ Interior Finishes - Painting/Plastering

- ✓ Roof Repairs/Replacement

- ✓ Other Work Orders

- ✓ Mechanical

- ✓ Electrical

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

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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 |

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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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 |
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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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