

STUART-HOBSON MIDDLE SCHOOL

CAPITOL HILL CLUSTER

410 E Street, N.E., Washington, DC



INITIAL YEAR BUILT	1927
BUILDING AREA	105,900 SF
CURRENT PROGRAM CAPACITY	460
ENROLLMENT 2008	399
WARD	6
PROPOSED PROGRAM CAPACITY	450



Site Plan

STUART-HOBSON MIDDLE SCHOOL

CAPITOL HILL CLUSTER

410 E Street, N.E., Washington, DC

PROPOSED PROGRAM PROFILE

GRADE CONFIGURATION	MS 5-8
----------------------------	--------

SQ. FT. (EXISTING)	105,900
SQ. FT. (ADDITION)	

TYPE	PROPOSED
5	7
6	7
7	7
8	7
Gym	
Bleachers	
Locker Rooms	
Gym-Cafeteria	
Cafetorium	
Gym-Cafetorium	
Gym-Auditorium	
Auditorium	1
Multi-Purpose	

TYPE	PROPOSED
Cafeteria	1
Kitchen Services	
Gym	2
Special Education	3
Media Center	1
Administrative/Health Suite	2
Computer Lab	1
OT/PT	
Science Lab	3
Art	1
Music	1
Teacher Workroom	3
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.

STUART-HOBSON MIDDLE SCHOOL

CAPITOL HILL CLUSTER

410 E Street, N.E., Washington, DC

CONDITION ASSESSMENT



Building System	2008 Rating
ADA Compliance	Unsatisfactory
Conveying Systems	Unsatisfactory
Electrical	Poor
Exterior Finish	Poor
HVAC	Fair
Interior Finish	Fair
Plumbing	Poor
Roof	Unsatisfactory
Structure	Good
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 no escalator, elevator, or lift system in the building.
2 Electrical	Electrical distribution system is obsolete and past the expected life. All wiring is beyond the expected trade life. Recommend replacement of systems. Lighting is inefficient, in poor condition and should be replaced. 2007: Lighting ballast and general power repairs.
3 Exterior Finish	Building exterior is concrete and bricks. The concrete work is in poor condition with numerous cracks and painting is peeling. Recommend painting and repairs. The windows were replaced about six years ago and remain in fair condition. Exterior doors are in fair condition except one that needs rehabilitation. 2007: Replaced exterior lighting, window reglazing.
4 Structure	Concrete structure is in good condition. Minor repairs will be required.
5 HVAC	Heating system is obsolete and past the trade expected life. Major repairs have been done but system needs to be replaced and upgraded. 2007: Boiler repairs. 2008: Repairs to boilers and classroom heating units. Installed 28 A/C units and electrical upgrades.
6 Interior Finish	Building needs painting and upgrading or repairs in many places especially many of the plaster ceilings and walls. Asbestos tiles are still in use in the floors and deterioration is evident or imminent. 2007: Partitions and ceiling repairs, door, frame and hardware, repair/replacement, ceramic tile repairs, vinyl tile repairs.
7 Plumbing	Plumbing system is about 40 years old. Piping, fittings and fixture accessories need to be replaced. The domestic hot water equipment seems to be operational however hot water is not been distributed to any part of the building. Lift station needs to be upgraded and pumps replaced. 2007: Plumbing and flush valve replacements.
8 Roof	Roof has been patched in several places but still leaks, it needs to be replaced.
9 ADA Compliance	Stairs and doors are not compliant and doors and grab bars should be replaced. Additional handicapped accesses should be added, especially for the upper floors.
10 Technology	LAN system is operational but wiring should be placed in ducts or conduits for physical protection. Racks should be installed in HVAC rooms and separate from other uses for protection. Telephone system should be upgraded. Security and PA system as well as the clock system are practically obsolete and should be upgraded.
11 Grounds	Grounds are in fair condition, some pavement cracks were observed as well as poor grass in some areas. Parking is insufficient.

STUART-HOBSON MIDDLE SCHOOL

CAPITOL HILL CLUSTER

410 E Street, N.E., Washington, DC

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 & Classroom Units
✓	Emergency Security Repair Work (Exterior Lighting Replacements)
☐	AC Window Units Installations & Electrical Upgrades

🟡 Planning
 🟢 Design
 🟣 Pre-Construction
 ☐ In Progress
 ✓ Completed

STUART-HOBSON MIDDLE SCHOOL

CAPITOL HILL CLUSTER

410 E Street, N.E., Washington, DC



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.

STUART-HOBSON MIDDLE SCHOOL

CAPITOL HILL CLUSTER

410 E Street, N.E., Washington, DC



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 |

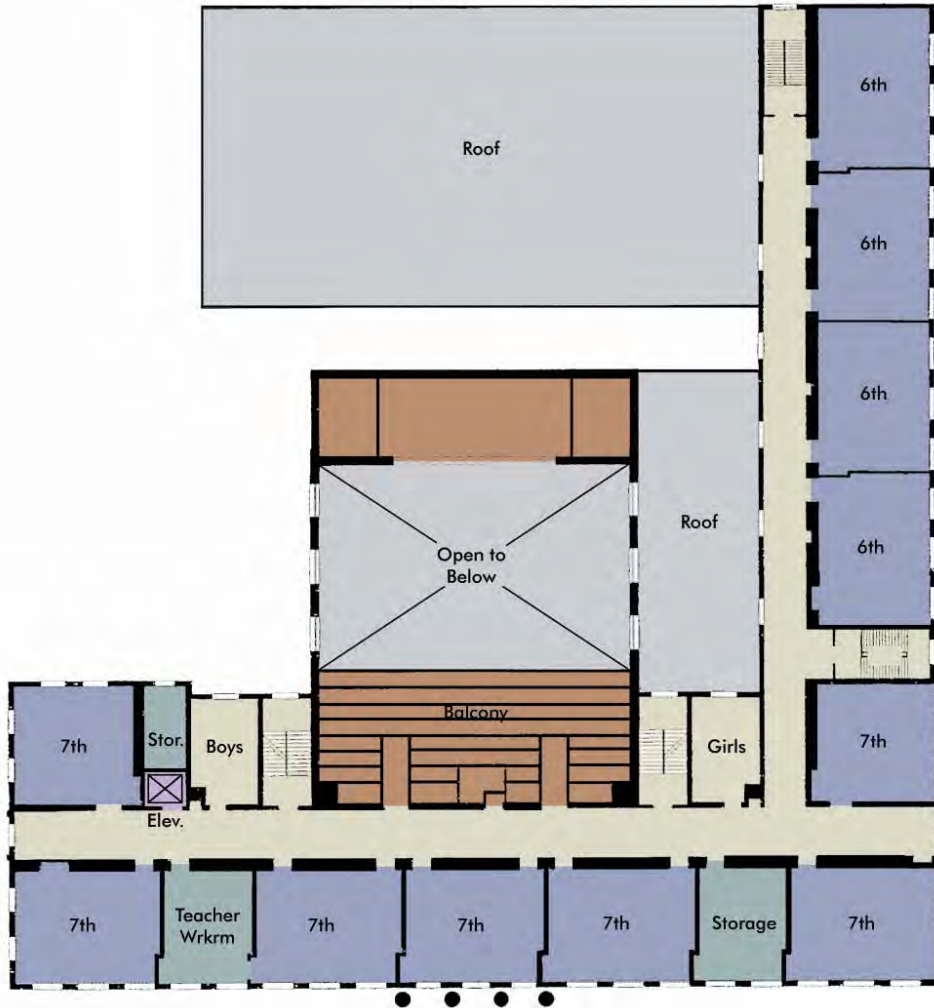
Concept Plans

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.

STUART-HOBSON MIDDLE SCHOOL

CAPITOL HILL CLUSTER

410 E Street, N.E., Washington, DC



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 |

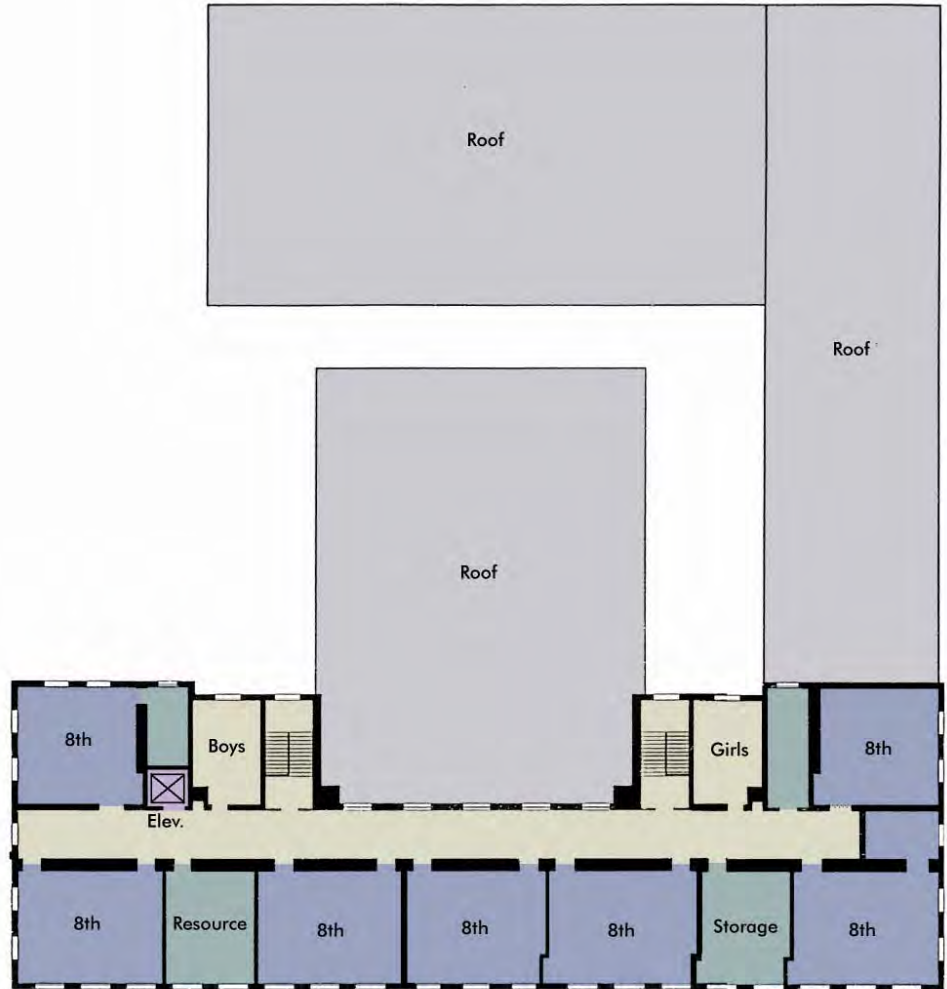
Concept Plans

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.

STUART-HOBSON MIDDLE SCHOOL

CAPITOL HILL CLUSTER

410 E Street, N.E., Washington, DC



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 |

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.