

McKINLEY SENIOR HIGH SCHOOL

151 T Street, N.E., Washington, DC



INITIAL YEAR BUILT	1939
BUILDING AREA	282,000 SF
CURRENT PROGRAM CAPACITY	800
ENROLLMENT 2008	876
WARD	5
PROPOSED PROGRAM CAPACITY	800



Site Plan

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PROPOSED PROGRAM PROFILE

GRADE CONFIGURATION	HS 9-12
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Science and Technology Program

SQ. FT. (EXISTING)	282,000
SQ. FT. (ADDITION)	

TYPE	PROPOSED
Academic Classrooms	23
Science	6
Special Education	1
Visual Arts	1
Band/Instrument/Choral	2
Gymnasium	1
Auxiliary Gymnasium	
Fitness	1

TYPE	PROPOSED
Auditorium	1
Technical Labs	14
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



Building System	2008 Rating
ADA Compliance	Good
Conveying Systems	Good
Electrical	Good
Exterior Finish	Fair
HVAC	Good
Interior Finish	Good
Plumbing	Good
Roof	Good
Structure	Good
Technology	Good

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	Elevators are new and functioning properly. They are ADA compliant.
2 Electrical	The electrical system is in good condition with sufficient capacity to serve the needs of the school. There are some minor clearance issues with equipments. The electronic card key access system is not functioning.
3 Exterior Finish	The windows have been replaced and are in good condition. The brick façade is in relatively good condition with minor cracking at joints in limited locations. The major problem and area of concern is at the marble cornices and trim, high on the façade. There appears to be significant deterioration of the marble brackets and modillions, both from age and water infiltration. A number of elements appear to be fractured and some are displaced as a result of freeze thaw action. We are recommending that a more detailed investigation be conducted and that all marble elements be cleaned reset where required and all joints repainted. Doors are in good condition.
4 Structure	Minor cracking at two masonry walls in the basement. Does not appear to be a significant problem.
5 HVAC	Systems are appropriate for intended use. There seems to be a problem with the chillers related to controls and commissioning. In some cases HVAC equipment has been installed in inaccessible areas. 2008: Repairs to boilers classrooms heating units.
6 Interior Finish	The interior finishes throughout the building are in good condition and very well maintained. The exception exists within most of the stairwells and core spaces. Where paint was applied directly over chipped paints and holes in the plaster. The newly completed library and lecture halls have installed finishes with badly painted walls. It is our understanding that the patching of existing wall surfaces was not included in the construction contract. 2007: Athletic facilities modernization. 2008: Ceilings, Paint, Electrical, HVAC, concrete completed.
7 Plumbing	The plumbing is in good condition with very minor leaks identified.

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8 Roof	The recently installed roof is in relatively good condition with minor problems observed and as highlighted in greater detail.
9 ADA Compliance	ADA requirements have been met, with the exception of minor clearance issues at a few of the drinking fountains / toilet entrances.
10 Technology	Highly advanced and state of the art wireless technology.
11 Grounds	Bleacher and fields are in a serious state of disrepair. Exterior lighting is not sufficient. Retaining walls require repair. Brick plaza and marble steps in need of repair. <i>2007: Athletic Field renovated.</i>

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RECENT HISTORY OF MODERNIZATION

ATHLETIC FIELDS MODERNIZATION

✓ 2007 Athletic Fields

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

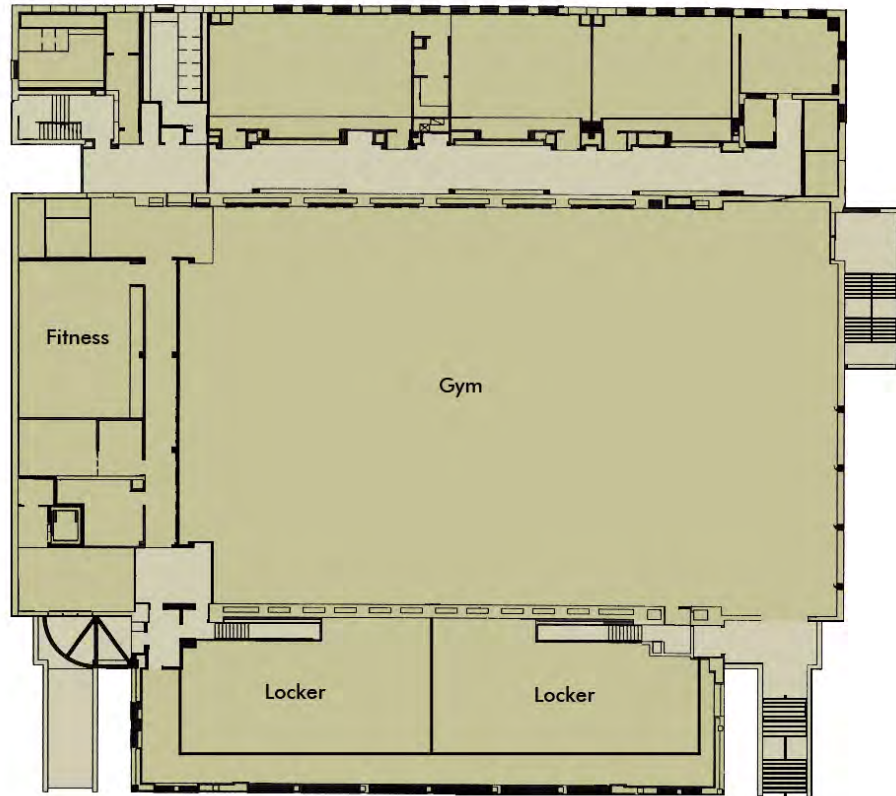
◆ Pre-Construction

□ In Progress

















✓ Completed

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Gym First Floor

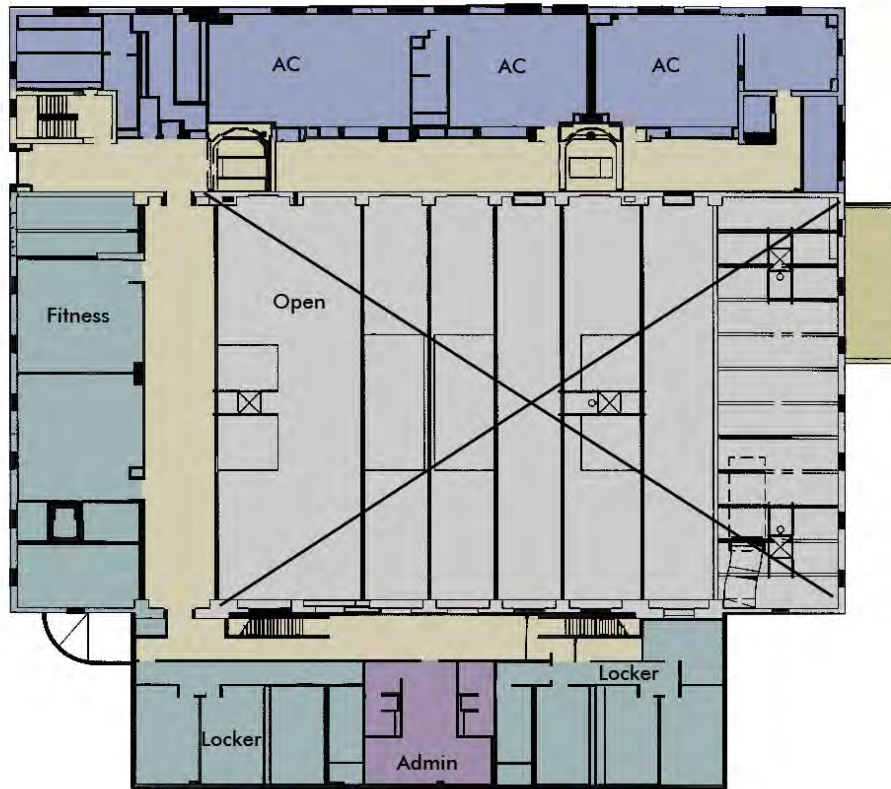
 Administration/Health	 Auditorium
 Gymnasium/Cafeteria	 Other
 Classrooms	 Media Center
 Kindergarten	 Computer Lab
 Pre-K/Pre-School	 OT/PT
 Music/Art	 Special Education
 Science Lab	 Unassigned
 Lobby	 Elevator Addition

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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Gym Second Floor

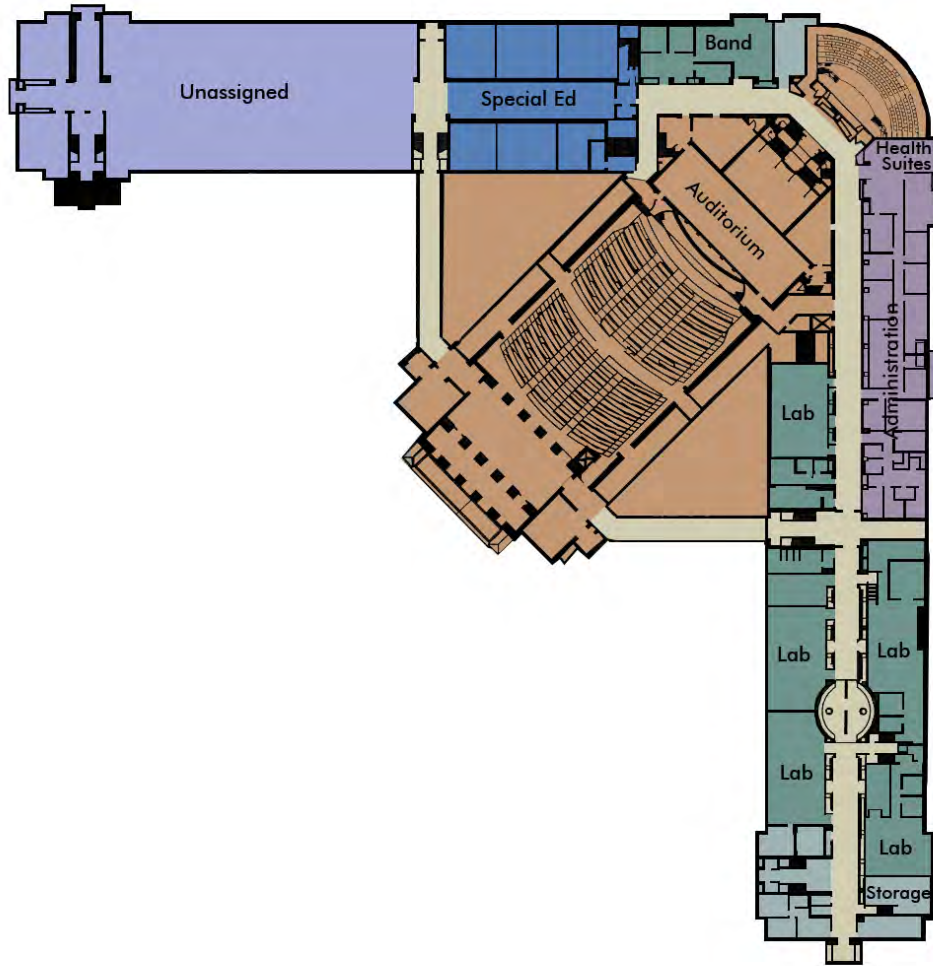
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|---|---|
| Administration/Health | Auditorium |
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Main Building First Floor

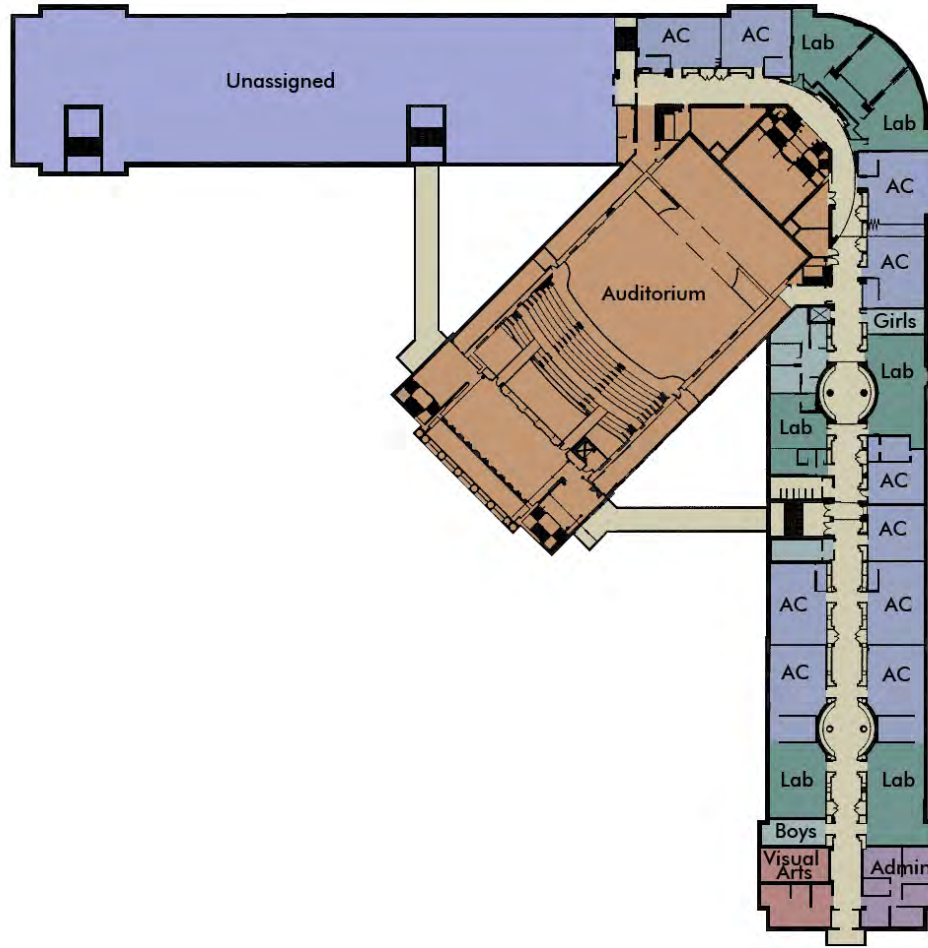
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Main Building Second Floor

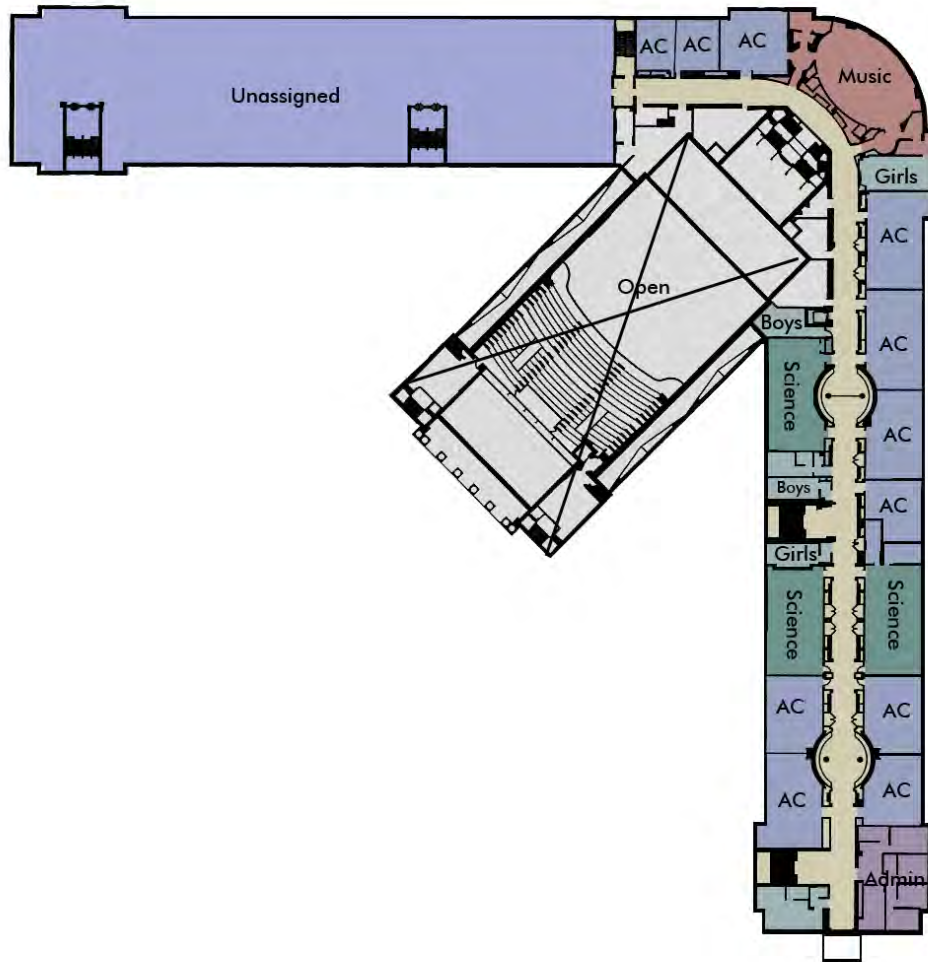
- | | |
|---|---|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
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Main Building Third Floor

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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