

Building Information Report

Report for Location: Barcroft Elementary School

Date Printed: Friday, March 10, 2006

Project: Arlington Public Schools

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Building Name: Barcroft Elementary School
Building Type: Elementary
Address: 625 S. Wakefield Street
Arlington VA 22204

Contact Name: Miriam Hughey-Guy
Contact Phone: (703) 228-5838
Contact Position: Principal
Year Construction: 1924, 1993

Occupant Response: Interview
Individual Interviewed: Miriam Hughey-Guy
Ind. Interviewed Position: Principal

Drawing Availability: Fire Escape, Orig Plans
Grade Levels: Preschool, K-5
'05-'06 Enrollment: 362 Students
Building Area: 68,700 SF
Number Floors: 2, no basement
Sprinklers?: Yes
Replacement Cost: \$200.00 per SF
Total Replace. Cost: \$13,740,000
No.Of Relocatables: 11

Assessment Costs by Priority:

Immediate	\$3,607
High	\$664,906
Medium	\$781,600
Low	\$2,897,581

Total Assessed Cost: \$4,347,693
FCI: 0.32

Descriptive Comments

This facility consists of a 68,700 square foot elementary school sitting on a lot of approximately 5 acres. There are various athletic fields and playgrounds. The main building consists predominately of two stories with a flat BUR roof surface with stone ballast. There is no lower level or basement. The original building was built in 1925 with the last major renovations being completed in 1993.

The exterior consist of a brick veneer over a CMU substrate with aluminum windows. The exterior doors have been upgraded to aluminum. The interior spaces have carpet, VCT or quarry tile on the floors. The finished walls are composed of glazed masonry unit and painted CMU.

The electrical service is 3,000 amps, 120/208 volt, three phase, four wire, alternating current. The electrical meter is located in the electrical room, and circuit breaker panels are located in each building wing. There is a diesel powered 30 kW emergency generator located outside of the electrical room. The generator provides power for fire protection systems, emergency lighting and security systems. The fuel tank is located above ground under the generator. Interior lighting is provided by hanging or flush mounted fluorescent fixtures.

Domestic hot water is provided by a gas-fired water heater which was installed in 1993. There is a sump pump in the boiler room.

Heating and cooling are provided by a four-pipe HW/CHW system serving roof-top air handling units and unit

Powered by:



CT2000

ventilators. Gas-fired boilers were installed in 1993. Chilled water is provided by roof-top air-cooled chillers also installed in 1993. Several classrooms are served by both unit ventilators and roof-top air handling units for back-up/redundancy.

Requested Space Considerations

Reconfigure Administrative Space. Recommended reconfiguration of 4500 SF at an estimated cost of \$600,975. Request by school subject to review by APS.

Assessment Report

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Barcroft Elementary School

B10 Superstructure

CorrectionName	Subsystem Name	AreaName	Correction Notes	Reason	Priority	Category	UnitCost	Quantity	UOM	Cost
B1010-00-1C Correct Deteriorated Concrete Floor Superstructure by Patch & Repair	B1010 Floor Construction		Remove VCT from over expansion joint and provide proper expansion joint cover.	Damage/Wear	High	Def Maint	\$0.94	1000	BLDG SF	\$938
Total Cost for B10 Superstructure \$938										

B20 Exterior Enclosure

CorrectionName	Subsystem Name	AreaName	Correction Notes	Reason	Priority	Category	UnitCost	Quantity	UOM	Cost
B2010-00-3C Correct Deteriorated Exterior Wall Masonry Construction by Selective Demo & Replace (High)	B2010 Exterior Walls			Damage/Wear	High	Def Maint	\$0.98	1000	BLDG SF	\$980
B2010-00-7C Correct Deteriorated Cast or Cut Stone Coping by Demo & Replace	B2010 Exterior Walls			Damage/Wear	High	Def Maint	\$0.59	1200	BLDG SF	\$708
B2010-00-9C Correct Deteriorated Ornamental Cast or Cut Stone Wall Units with Special Shapes by Patch, Repoint, Clean and Apply Clear Masonry Sealer	B2010 Exterior Walls		Use mortar or epoxy injection to stabilize the coping by the loading dock.	Damage/Wear	High	Def Maint	\$0.63	1200	SQFT	\$756
B2030-00-2C Correct Deteriorated Ext Metal/Wood/Plastic Lam/Fibergis Door by Selective Demo & Replace (Median)	B2030 Exterior Doors		Repair exterior doors as required.	Damage/Wear	High	Def Maint	\$1.64	68700	BLDG SF	\$112,531
Total Cost for B20 Exterior Enclosure \$114,972										

B30 Roofing

CorrectionName	Subsystem Name	AreaName	Correction Notes	Reason	Priority	Category	UnitCost	Quantity	UOM	Cost
B3030-00-3C Correct Deteriorated or Inadequate Roof Drainage by Demo & Replace (High)	B3030 Roof Drainage		Repair roof drainage and leaks as required.	Damage/Wear	High	Def Maint	\$0.87	68700	BLDG SF	\$59,632
Total Cost for B30 Roofing \$59,632										

Priority Definitions:
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D20 Plumbing

CorrectionName	Subsystem Name	AreaName	Correction Notes	Reason	Priority	Category	UnitCost	Quantity	UOM	Cost
D2010-00-1C Correct Deteriorated Plumbing Fixtures and Trim by Demo & Replace	D2010 Plumbing Fixtures			Damage/Wear	Low	Def Maint	\$3.83	68700	BLDG SF	\$263,121
D2020-00-1C Correct Deteriorated Domestic Cold Water Distribution System by Demo & Replace	D2020 Domestic Water Distribution			Damage/Wear	Low	Def Maint	\$5.27	34350	BLDG SF	\$181,025
D2020-00-1C Correct Deteriorated Domestic Cold Water Distribution System by Demo & Replace	D2020 Domestic Water Distribution			Damage/Wear	Medium	Def Maint	\$5.27	34350	BLDG SF	\$181,025
D2020-00-2C Correct Deteriorated Domestic Hot Water Dist System by Demo & Replace	D2020 Domestic Water Distribution			Damage/Wear	Medium	Def Maint	\$6.90	34350	BLDG SF	\$237,015
D2020-00-2C Correct Deteriorated Domestic Hot Water Dist System by Demo & Replace	D2020 Domestic Water Distribution			Damage/Wear	Low	Def Maint	\$6.90	34350	BLDG SF	\$237,015
D2020-00-3C Correct Deteriorated Thermal Insulation by Demo & Replace	D2020 Domestic Water Distribution			Damage/Wear	Medium	Def Maint	\$2.81	68700	BLDG SF	\$193,322
D2030-00-1C Correct Deteriorated Interior Sanitary Waste System by Demo & Replace	D2030 Sanitary Waste			Damage/Wear	Low	Def Maint	\$2.27	68700	BLDG SF	\$155,812
D2040-00-1C Correct Deteriorated Interior Rain Water Drainage System by Demo & Replace	D2040 Rain Water Drainage			Damage/Wear	Low	Def Maint	\$4.68	68700	BLDG SF	\$321,241

Total Cost for D20 Plumbing \$1,769,575

D30 HVAC

CorrectionName	Subsystem Name	AreaName	Correction Notes	Reason	Priority	Category	UnitCost	Quantity	UOM	Cost
D3020-00-2C Correct Deteriorated Heat Generating System by Demo & Replace (Median)	D3020 Heat Generation			Damage/Wear	Low	Def Maint	\$1.48	68700	BLDG SF	\$101,951
D3030-00-2C Correct Deteriorated Cooling Generating System by Demo & Replace (Median)	D3030 Refrigeration			Damage/Wear	Low	Def Maint	\$2.11	68700	BLDG SF	\$145,232
D3040-00-2C Correct Deteriorated HVAC Distribution System by Demo & Replace (Median)	D3040 HVAC Distribution			Damage/Wear	Low	Def Maint	\$3.92	68700	BLDG SF	\$269,304

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CorrectionName	Subsystem Name	AreaName	Correction Notes	Reason	Priority	Category	UnitCost	Quantity	UOM	Cost
D3040-00-5C Correct Deteriorated HVAC Exhaust System by Demo & Replace (Median)	D3040 HVAC Distribution			Damage/Wear	High	Def Maint	\$1.37	6870	BLDG SF	\$9,426
D3040-00-5C Correct Deteriorated HVAC Exhaust System by Demo & Replace (Median)	D3040 HVAC Distribution			Damage/Wear	Low	Def Maint	\$1.37	61830	BLDG SF	\$84,831
D3050-00-2C Correct Deteriorated Terminal & Package Units by Demo & Replace (Median)	D3050 Terminal & Packaged Units			Damage/Wear	Medium	Def Maint	\$2.48	68700	BLDG SF	\$170,239
D3060-00-2C Correct Deteriorated Controls & Instrumentation System by Demo & Replace (Median)	D3060 HVAC Instrumentation & Controls			Functionality	High	Def Maint	\$6.08	68700	BLDG SF	\$417,421

Total Cost for D30 HVAC \$1,198,403

D40 Fire Protection

CorrectionName	Subsystem Name	AreaName	Correction Notes	Reason	Priority	Category	UnitCost	Quantity	UOM	Cost
D4010-00-1C Correct Deteriorated or Inadequate Sprinkler System by Demo & Replace	D4010 Sprinklers			Damage/Wear	Low	Def Maint	\$4.73	68700	BLDG SF	\$325,088

Total Cost for D40 Fire Protection \$325,088

D50 Electrical

CorrectionName	Subsystem Name	AreaName	Correction Notes	Reason	Priority	Category	UnitCost	Quantity	UOM	Cost
D5010-00-5C Correct Deteriorated or Inadequate Distribution System by Demo & Replace (Median)	D5010 Electrical Service & Distribution			Damage/Wear	Low	Def Maint	\$3.54	68700	BLDG SF	\$243,335
D5010-00-8C Correct Inadequate Power Outlets by Add New (Median)	D5010 Electrical Service & Distribution		Branch wiring for additional outlets.	Functionality	Low	Def Maint	\$0.48	68700	BLDG SF	\$32,701
D5020-00-2C Correct Deteriorated or Inadequate Interior Lighting by Demo & Replace (Median)	D5020 Lighting & Branch Wiring			Damage/Wear	Low	Def Maint	\$2.27	68700	BLDG SF	\$155,812
D5020-00-5C Correct Deteriorated or Inadequate Exterior Lighting by Demo & Replace (Median)	D5020 Lighting & Branch Wiring			Damage/Wear	Low	Def Maint	\$0.21	51525	BLDG SF	\$10,820
D5020-00-5C Correct Deteriorated or Inadequate Exterior Lighting by Demo & Replace (Median)	D5020 Lighting & Branch Wiring			Life Safety	Immediate	Def Maint	\$0.21	17175	BLDG SF	\$3,607

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Damage/Wear	Low	Def Maint	\$4.82	68700	BLDG SF	\$330,859
D5030-00-2C Correct Deteriorated or Inadequate Fire Alarm System by Demo & Replace (Median)						
D5031-00-2C Correct Deteriorated or Inadequate Security System by Demo & Replace (Median)	Low	Def Maint	\$0.28	68700	BLDG SF	\$19,236
D5032-00-2C Correct Deteriorated or Inadequate Clock System by Demo & Replace (Median)	High	Def Maint	\$0.91	68700	BLDG SF	\$62,517
D5033-00-2C Correct Deteriorated or Inadequate Intercom System by Demo & Replace (Median)	Low	Def Maint	\$0.29	68700	BLDG SF	\$20,198

Total Cost for D50 Electrical

\$879,085

Total for: Barcroft Elementary School

\$4,347,693

Total Assessment Cost for Selection: \$4,347,693

Assessment Summary by Priority

Immediate	\$3,607
High	\$664,906
Medium	\$781,600
Low	\$2,897,581

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Ten Year Life Cycle Cost Report by System

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Task Type: Replacement

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
A10 Foundations										
A20 Basement Construction										
B10 Superstructure										
B20 Exterior Enclosure										\$207,971.60
B30 Roofing							\$944,221.77			
C10 Interior Construction										
C20 Stairs										
C30 Interior Finishes	\$42,796.25									
D10 Conveying							\$95,518.58			
D20 Plumbing										\$56,192.21
D30 HVAC			\$425,648.86				\$162,056.30			\$593,293.66
D40 Fire Protection										
D50 Electrical	\$596,467.17		\$117,710.30		\$78,049.29					\$792,350.79
E10 Equipment										
E20 Furnishings										
F10 Special Construction										
F20 Selective Demolition							\$289,808.71			\$94,358.25
G10 Site Preparation										
G20 Site Improvements										
G30 Site Civil Mech Utilities			\$14,899.83			\$101,704.60			\$56,024.17	
G40 Site Electrical Utilities										
G90 Other Site Construction										
H10 Additional Space Requirements										
Z10 General Requirements										
TOTALS	\$629,263.42		\$558,228.99		\$78,049.29	\$101,704.60	\$891,605.36	\$56,024.17		\$1,724,166.50