

Building Information Report

Report for Location: Barrett Elementary School

Date Printed: Friday, March 10, 2006

Project: Arlington Public Schools

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Building Name: Barrett Elementary School
Building Type: Elementary
Address: 4401 N. Henderson Road
Arlington VA 22203

Contact Name: Theresa Bratt
Contact Phone: (703) 228-6288
Contact Position: Principal

Occupant Response: Interview
Individual Interviewed: Teresa Bratt, Moises Herrera
Ind. Interviewed Position: Principal, Chief Custodian

Year Construction: 1939, 2001

Drawing Availability: Fire Escape, Orig Plans
Grade Levels: Preschool, K-5
'05-'06 Enrollment: 366 Students
Building Area: 75,672 SF
Number Floors: 2, no basement
Sprinklers?: Yes
Replacement Cost: \$200.00 per SF
Total Replace. Cost: \$15,134,400
No.Of Relocatables: 0

Assessment Costs by Priority:

Immediate	\$298,900
High	\$966,629
Medium	\$754,979

Total Assessed Cost: \$2,130,940
FCI: 0.13

Descriptive Comments

Barrett Elementary is a 75,672 sf two story building. The original building was constructed around 1939. Renovations were completed in several phases resulting in the addition of new wings. The first was preformed in 1950 and the additional phases occurred in 1995 and 2001. The building surrounds a small courtyard.

The first floor contains classrooms, administrative offices, library and gymnasium. The second floor contains mostly classroom space. The building is essentially a slab on grade with load bearing exterior masonry walls. The majority of the roof of is flat with a mix of EPDM and BUR systems. The library roof is a steep slope with an EPDM system.

Exterior walls are masonry with brick veneer. The entrances consist of original wood doors and metal doors with full glass panel, set in metal frames. Windows are both aluminum and steel framed, double glazed fixed and operable units.

Building electrical service is 3000 amps at 277/480V. The electric meter is installed in the electrical room and circuit breaker panels are located throughout the building. There is a diesel powered 40 KW emergency generator located outside the building near the boiler room. The generator serves fire protection systems, emergency lighting, and security systems. The fuel tank is located above ground, directly below the generator. Interior lighting is typically hanging or flush mounted fluorescent fixtures.

Building plumbing supply and distribution piping are copper. The water meter is located in an exterior vault. Sanitary

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pipng within the building is cast iron and PVC. Domestic hot water is provided by hot water heaters located in various parts of the building.

Heating and cooling are provided by a four-pipe HW/CHW system which includes unit ventilators, air handling units, multi-zone units, and terminal units. There are two gas-fired boilers and one exterior, air cooled chiller (265 ton).

The entire building has a fire sprinkler system.

Requested Space Considerations

Assessment Report

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Barrett 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		Correct cracking in floor upstairs between custodian hallway and wing	Damage/Wear	Medium	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		Grind out mortar and repoint the brick facade.	Damage/Wear	High	Def Maint	\$0.98	35000	BLDG SF	\$34,300
B2010-00-8C Correct Deteriorated Ornamental Cast or Cut Stone Wall Units with Special Shapes by Patch, Repoint, Clean and Apply Clear Masonry Sealer	B2010 Exterior Walls		Repair deteriorated school crest that is crumbling. Also, repair cast wall along the administration wall by patching holes.	Damage/Wear	High	Def Maint	\$0.63	5000	SQFT	\$3,150
B2020-00-3C Correct Deteriorated Exterior Metal Windows by Selective Demolition & Replace (High)	B2020 Exterior Windows		Repair, replace and repaint exterior of all windows and deteriorating trim work. B-wing windows should be replaced due to the amount of rust on them.	Damage/Wear	High	Def Maint	\$2.03	60000	BLDG SF	\$121,800
B2030-00-13C Correct Non-Existant Automatically Operating Doors for Accessibility by Demo Existing Doors and Install New	B2030 Exterior Doors		Replace front entrance doors with security access doors. Current doors are not operating correctly.	Damage/Wear	High	Def Maint	\$8,673.97	4	EACH	\$34,696
Total Cost for B20 Exterior Enclosure										
										\$193,946

B30 Roofing

CorrectionName	Subsystem Name	AreaName	Correction Notes	Reason	Priority	Category	UnitCost	Quantity	UOM	Cost
B3010-00-6C Correct Deteriorated Elastomeric Roof by Demo & Replace (High)	B3010 Roof Coverings		Totally demolish and replace rubber roof. Reinstall and rework roofing around skylights above the library. There are extensive leaks in this area that may be coming from the skylights and the way that they have been installed or flashed around.	Damage/Wear	Immediate	Def Maint	\$4.27	70000	BLDG SF	\$298,900

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Total Cost for B30 Roofing

\$298,900

CorrectionName	Subsystem Name	AreaName	Correction Notes	Reason	Priority	Category	UnitCost	Quantity	UOM	Cost
C20 Stairs										
C2010-00-1C Correct Deteriorated or Inadequate Int Concrete Stairs by Selective Demo & Repair (Low)	C2010 Stair Construction		Repair railings, concrete and masonry exterior stairs.	Damage/Wear	Medium	Def Maint	\$0.21	70000	BLDG SF	\$14,700
C30 Interior Finishes										
Total Cost for C20 Stairs \$14,700										

CorrectionName	Subsystem Name	AreaName	Correction Notes	Reason	Priority	Category	UnitCost	Quantity	UOM	Cost
C30 Interior Finishes										
C3030-00-1C Correct Deteriorated Suspended Acoustical Ceiling by Demo & Replace	C3030 Ceiling Finishes		Replace water damaged, moldy Acoustical tiles with new ones as needed.	Damage/Wear	High	Def Maint	\$2.41	20000	BLDG SF	\$48,160
D30 HVAC										
Total Cost for C30 Interior Finishes \$48,160										

CorrectionName	Subsystem Name	AreaName	Correction Notes	Reason	Priority	Category	UnitCost	Quantity	UOM	Cost
D30 HVAC										
D3030-00-2C Correct Deteriorated Cooling Generating System by Demo & Replace (Median)	D3030 Refrigeration		Replace the chiller in time.	Damage/Wear	Medium	Def Maint	\$2.11	76672	BLDG SF	\$162,065
D3040-00-2C Correct Deteriorated HVAC Distribution System by Demo & Replace (Median)	D3040 HVAC Distribution		School staff complains of many leakage problems in the existing distribution system. This would include all areas except for the C wing as it is relatively new. Some of the HVAC distribution pumps need supplementing and replacement.	Damage/Wear	Medium	Def Maint	\$3.92	63672	BLDG SF	\$249,594
D3040-00-5C Correct Deteriorated HVAC Exhaust System by Demo & Replace (Median)	D3040 HVAC Distribution		roof top exhaust fans are in fair condition except for C wing and will need replacement in time. Also, one of the two kips in the art room, needs exhaust installed for it.	Damage/Wear	Medium	Def Maint	\$1.37	76672	BLDG SF	\$105,194
D3050-00-2C Correct Deteriorated Terminal & Package Units by Demo & Replace (Median)	D3050 Terminal & Packaged Units		Staff complains of exhaust fumes getting into the intake of the kitchen make up air unit for the hood. The make up air unit should be replaced with one that has a longer extension on the intake.	Life Safety	High	Educ Adeq	\$2.48	1000	BLDG SF	\$2,478

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D5050-00-3C Correct Deteriorated Terminal & Package Units by Demo & Replace (High)	D5050 Terminal & Packaged Units	AreaName	Correction Notes	Reason	Priority	Category	UnitCost	Quantity	UOM	Cost
			This would be to replace the terminal units for all of the building except for the C wing which is relatively new. Most of the terminal units in the remainder of the building are at or near the end of their useful life.	Damage/Wear	Medium	Def Maint	\$3.30	63672	BLDG SF	\$210,372

Total Cost for D30 HVAC \$729,723

D50 Electrical

CorrectionName	Subsystem Name	AreaName	Correction Notes	Reason	Priority	Category	UnitCost	Quantity	UOM	Cost
D5010-00-1C Correct Deteriorated or Inadequate Bldg Elec System by Demo & Replace (Low)	D5010 Electrical Service & Distribution		The receptacle near the sink in the health suite does not appear to be GFCI. It should be. This situation also exists in classrooms 115, 117, and 119	Codes/Standards	High	Educ Adeq	\$3.81	500	BLDG SF	\$1,904
D5010-00-5C Correct Deteriorated or Inadequate Distribution System by Demo & Replace (Median)	D5010 Electrical Service & Distribution		Staff reports that additional electrical loading in library areas is necessary. They are having circuit breaker tripping problems...	Functionality	High	Educ Adeq	\$3.54	3000	BLDG SF	\$10,626
D5020-00-3C Correct Deteriorated or Inadequate Interior Lighting by Demo & Replace (High)	D5020 Lighting & Branch Wiring		Staff desires a better stage lighting system.	Functionality	Medium	Educ Adeq	\$3.02	4000	BLDG SF	\$12,096
D5032-00-2C Correct Deteriorated or Inadequate Clock System by Demo & Replace (Median)	D5032 Clock & Program Systems		Clock system clocks should be replaced throughout the school with the exception of the relatively new C wing.	Functionality	High	Educ Adeq	\$0.91	63672	BLDG SF	\$57,942
D5033-00-2C Correct Deteriorated or Inadequate Intercom System by Demo & Replace (Median)	D5033 Intercom Systems		PA system is at or beyond useful life in all areas except C wing.	Damage/Wear	High	Educ Adeq	\$0.29	63672	BLDG SF	\$18,720

Total Cost for D50 Electrical \$101,287

E20 Furnishings

CorrectionName	Subsystem Name	AreaName	Correction Notes	Reason	Priority	Category	UnitCost	Quantity	UOM	Cost
E2010-00-9C Correct Deteriorated or Inadequate Casework & Cabinetry by Demo & Replace (High)	E2010 Fixed Furnishings		Replace existing casework with new casework	Damage/Wear	High	Def Maint	\$3.79	40000	BLDG SF	\$151,760

Total Cost for E20 Furnishings \$151,760

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G20 Site Improvements

CorrectionName	Subsystem Name	AreaName	Correction Notes	Reason	Priority	Category	UnitCost	Quantity	UOM	Cost
G2030-00-8C Correct Non Existing Pedestrian Paving by Add New	G2030 Pedestrian Paving		Add a new sidewalk along the administrative side of the building from the front entrance to the rear portion of the parking lot crossing over trash area.	Functionality	High	Def Maint	\$55.23	30	SQYD	\$1,657
G2041-00-5C Correct Deteriorated or Inadequate ES Outdoor Athletic Equip by Demo & Replace	G2041 Athletic & Recreational Equipment		Replace swing set with new.	Damage/Wear	High	Def Maint	\$69,037.50	1	EACH	\$69,038

Total Cost for G20 Site Improvements

\$70,694

G40 Site Electrical Utilities

CorrectionName	Subsystem Name	AreaName	Correction Notes	Reason	Priority	Category	UnitCost	Quantity	UOM	Cost
G4020-00-2C Correct Non-Existing Pole Lighting by New Installation	G4020 Site Lighting		Staff reports inadequate exterior pole lighting in the front of the building except the parking area as well as the rear parking lot, and the rear of the building.	Life Safety	High	Educ Adeq	\$4.56	50000	BLDG SF	\$228,000

G4020-00-2C Correct Non-Existing Pole Lighting by New Installation	G4020 Site Lighting		Add additional lighting throughout total site.	Life Safety	High	Def Maint	\$4.56	40000	BLDG SF	\$182,400
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Total Cost for G40 Site Electrical Utilities

\$410,400

H10 Additional Space Requirements

CorrectionName	Subsystem Name	AreaName	Correction Notes	Reason	Priority	Category	UnitCost	Quantity	UOM	Cost
H1010-00-19C Correct Additional Gang Toilet Room Space Required by Add New Space	H1010 New Space		Cafeteria needs restrooms. Add new restrooms.	Codes/Standards	Low	Educ Adeq	\$276.08	400	BLDG SF	\$110,432

Total Cost for H10 Additional Space Require

\$110,432

Total for: Barrett Elementary School

\$2,130,940

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Total Assessment Cost for Selection: \$2,130,940

Assessment Summary by Priority

Immediate	\$298,900
High	\$966,629
Medium	\$754,979

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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			\$494,313.87	\$209,711.30	\$165,055.01			\$11,508.22		
B30: Roofing										
C10: Interior Construction	\$70,311.92									
C20: Stairs										
C30: Interior Finishes	\$31,425.45						\$410,880.61			
D10: Conveying										
D20: Plumbing					\$34,388.04					
D30: HVAC					\$563,718.20		\$669,254.31			\$576,621.08
D40: Fire Protection										
D50: Electrical	\$645,984.62				\$111,761.12		\$118,567.98			\$872,762.28
E10: Equipment										
E20: Furnishings							\$126,385.01			\$103,934.17
F10: Special Construction										
F20: Selective Demolition										
G10: Site Preparation										
G20: Site Improvements										
G30: Site Civil Mech Utilities										
G40: Site Electrical Utilities										
G90: Other Site Construction										
H10: Additional Space Requirements										
Z10: General Requirements										
TOTALS	\$747,721.99		\$665,645.14	\$209,711.30	\$874,922.37		\$1,345,087.31	\$11,508.22		\$1,553,317.54