

# Building Information Report

Report for Location: Walter Reed School

Date Printed: Friday, March 10, 2006

Project: Arlington Public Schools

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Building Name: Walter Reed School  
Building Type: Special School  
Address: 1644 North McKinley Road  
Arlington VA 22205

Contact Name: Nocera Maqsood  
Contact Phone: (703) 533-3396  
Contact Position: Director

Occupant Response: Interview  
Individual Interviewed: Naseera Maqsood

Ind. Interviewed Position: Director

Year Construction: early 1900s, 1950s

Drawing Availability: Fire Escape, Orig Plans

#### Assessment Costs by Priority:

Grade Levels: Preschool, K-5

*Immediate* \$3,571,211

'05-'06 Enrollment: 24 Students

*High* \$1,534,552

Building Area: 46,652 SF

*Medium* \$177,708

Number Floors: 2, partial basement

*Low* \$79,869

Sprinklers?: No

Replacement Cost: \$200.00 per SF

Total Assessed Cost: \$5,363,340

Total Replace. Cost: \$9,330,400

FCI: 0.57

No. Of Relocatables: 0

#### Descriptive Comments

The property has one permanent building containing a total of 46,652 square feet. The total site area is approximately 11 acres.

The building is a one and two-story structure with a partial basement/mechanical area. The original building was completed in the early 1900's with several additions over the years with the last major renovation occurring in the 1950's.

The building foundations are concrete and masonry foundation walls supported on cast-in-place concrete footings with cast-in-place concrete floor slabs at the basement level. The upper floors are reinforced concrete slabs supported by reinforced concrete beams. The primary roof decks are lightweight concrete decking on steel beams and girders. A portion of the gymnasium roof has fiberboard decking. The rotunda is framed with a glue laminated timber system with wood planking and beams. The primary roofing system is a low-sloped built-up roof membrane on rigid insulation with a flood coat and aggregate surfacing. The roof system is sloped internal roof drains. The rotunda roof has no aggregate. Parapet walls extending above the roofline are faced with brick and have aluminum copings.

Exterior load-bearing walls are faced with brick with wood panel siding and wood trim accents. Interior structural steel framing provides additional support. Portions of the interior corridor walls are also load-bearing masonry. Exterior doors are painted solid-core wood or hollow metal with vision panels. Exterior windows are aluminum or steel, single glazed, fixed or

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awning units.

The building electrical service is approximately 1,200 amps, 120/208 volt, three phase. The switchgear, circuit breaker panels and electrical meters were found to be in fair to poor condition. It was reported that breakers trip frequently, and that the existing power supply is inadequate. Interior lighting is either hanging or flush mounted fluorescent fixtures. Site lighting is provided by pole-mounted HID fixtures, located along driving lanes and in parking areas. Site lighting was reported to be inadequate for security. Additional exterior lighting is provided by building mounted light fixtures.

Plumbing fixtures are typical institutional fixtures, most of which are original. Supply piping was reported to be copper and sanitary lines to be cast-iron. High lead levels in the drinking water were reported to have been experienced in the past. Domestic hot water is provided by a gas-fired commercial heater manufactured by AO Smith, installed in 1985.

Heating is provided by two gas-fired Kewanee boilers, installed in approximately 1985. The boilers provide steam for radiators throughout the building. A packaged roof top unit provides heating and cooling for the multi-purpose room. Classrooms in the newer portion of the building have through-wall PTAC units. Air conditioning in the other portions of the building is provided by individual window units.

The steel steam distribution piping has deteriorated to the degree that it is causing humidity damage to walls, windows, flooring and cabinetry. Some rooms have been taken out of service due to the extensive damage. The PTAC units were reported to be unreliable.

The building has a multi-line telephone system. There is no public address system or stage sound system. The building is equipped with an internet connection, but does not have an adequate networking system. Emergency lighting, fire alarm, and temperature control systems were reported or observed to be old and inadequate.

The building does not have a sprinkler system.

#### Requested Space Considerations

Construct new Teacher & General Staff Office Space – staff conference room and lounge is needed. Recommended 1,000 SF of additional space at an estimated cost of \$197,200. Request by school subject to review by APS.

Construct new Other (Staff Toilet Room) Space – additional staff toilet room required in 1970 for overall functionality. Recommended 1,000 SF of additional space at an estimated cost of \$220,000. Request by school subject to review by APS.

Construct new Administrative Space – additional number of administrative / therapy offices needed. Recommended 1,300 SF of additional space at an estimated cost of \$286,000. Request by school subject to review by APS.

Reconfigure General (Interior) Space – multi-purpose is over utilized and requires expansion. Recommended reconfiguration of 1,000 SF at an estimated cost of \$120,270. Request by school subject to review by APS.

Reconfigure General (Interior) Space – provide safe access from floor level to audio and video equipment storage. Recommended reconfiguration of 50 SF at an estimated cost of \$6,014. Request by school subject to review by APS.

# Assessment Report

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 Priority: **Comprehensive**  
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## Walter Reed School

### B20 Exterior Enclosure

CorrectionName	Subsystem Name	AreaName	Correction Notes	Reason	Priority	Category	UnitCost	Quantity	UOM	Cost
B2010-00-1C Correct Deteriorated Exterior Wall Masonry Construction by Selective Demo & Repair (Low)	B2010 Exterior Walls		Repointing of existing face brick.	Damage/Wear	High	Def Maint	\$0.49	46652	BLDG SF	\$22,859
B2020-00-3C Correct Deteriorated Exterior Metal Windows by Selective Demolition & Replace (High)	B2020 Exterior Windows		All windows are single glazed metal windows and should be replaced.	Damage/Wear	High	Def Maint	\$2.03	46652	BLDG SF	\$94,704
B2030-00-3C Correct Deteriorated Ext Metal/Wood/Plastic Lam/Fiberglass Door by Selective Demo & Replace (High)	B2030 Exterior Doors		Replaces hollow doors and hardware.	Damage/Wear	High	Def Maint	\$2.18	46652	BLDG SF	\$101,888

Total Cost for B20 Exterior Enclosure

\$219,451

### B30 Roofing

CorrectionName	Subsystem Name	AreaName	Correction Notes	Reason	Priority	Category	UnitCost	Quantity	UOM	Cost
B3010-00-2C Correct Deteriorated BUR or Shingle Roof by Demo & Replace (Median)	B3010 Roof Coverings			Damage/Wear	High	Def Maint	\$2.91	46652	BLDG SF	\$135,851

Total Cost for B30 Roofing

\$135,851

### C10 Interior Construction

CorrectionName	Subsystem Name	AreaName	Correction Notes	Reason	Priority	Category	UnitCost	Quantity	UOM	Cost
C1010-00-10C Correct 1000 SF Bldg or Less Deteriorated Interior Partitions by Selective Demo and Repair	C1010 Partitions		Multiple rooms with severely deteriorated plaster	Damage/Wear	High	Def Maint	\$4.38	10000	BLDG SF	\$43,820
C1020-00-3C Correct Deteriorated Interior Doors by Total Demo & Replace (High)	C1020 Interior Door		80% of existing wood doors require replacement including finish door hardware.	Damage/Wear	Medium	Def Maint	\$1.23	37000	BLDG SF	\$45,594
C1030-00-2C Correct Deteriorated or Inadequate Interior Signage by Demo and Replace	C1030 Fittings			Damage/Wear	High	Def Maint	\$0.35	46652	BLDG SF	\$16,328

Total Cost for C10 Interior Construction

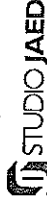
\$105,732

Priority Definitions:

Immediate: Work to be performed as soon as possible  
 High: Work to be performed within 2 years

Medium: Work to be performed within 3-5 years  
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C20 Stairs

CorrectionName	Subsystem Name	AreaName	Correction Notes	Reason	Priority	Category	UnitCost	Quantity	UOM	Cost
C2020-00-2C Correct Deteriorated Rubber Stair Tread Overlays by Demo & Replace	C2020 Stair Finishes			Damage/Wear	Low	Def Maint	\$0.08	46652	SQFT	\$3,919

Total Cost for C20 Stairs

\$3,919

C30 Interior Finishes

CorrectionName	Subsystem Name	AreaName	Correction Notes	Reason	Priority	Category	UnitCost	Quantity	UOM	Cost
C3010-00-2C Correct Deteriorated Wall Finish by Repair or Refinish (High)	C3010 Wall Finishes		Chipping and deteriorating paint finish requires immediate attention	Damage/Wear	High	Def Maint	\$0.67	46652	BLDG SF	\$31,350
C3020-00-1C Correct Deteriorated Resilient Flooring or Carpet by Demo & Replace	C3020 Floor Finishes			Damage/Wear	High	Def Maint	\$3.23	46652	BLDG SF	\$150,873
C3030-00-1C Correct Deteriorated Suspended Acoustical Ceiling by Demo & Replace	C3030 Ceiling Finishes			Damage/Wear	Medium	Def Maint	\$2.41	35000	BLDG SF	\$84,280

Total Cost for C30 Interior Finishes

\$286,503

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	Building Wide		Damage/Wear	Immediate	Def Maint	\$3.83	46652	BLDG SF	\$178,677
D2020-00-1C Correct Deteriorated Domestic Cold Water Distribution System by Demo & Replace	D2020 Domestic Water Distribution	Building Wide		Damage/Wear	Immediate	Def Maint	\$5.27	46652	BLDG SF	\$245,656
D2020-00-2C Correct Deteriorated Domestic Hot Water Dist System by Demo & Replace	D2020 Domestic Water Distribution	Building Wide		Damage/Wear	Immediate	Def Maint	\$6.90	46652	BLDG SF	\$321,899
D2030-00-1C Correct Deteriorated Interior Sanitary Waste System by Demo & Replace	D2030 Sanitary Waste	Building Wide		Damage/Wear	Immediate	Def Maint	\$2.27	46652	BLDG SF	\$105,807
D2040-00-1C Correct Deteriorated Interior Rain Water Drainage System by Demo & Replace	D2040 Rain Water Drainage			Damage/Wear	High	Def Maint	\$4.68	23000	BLDG SF	\$107,548

Total Cost for D20 Plumbing

\$959,787

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**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	Building Wide		Damage/Wear	Immediate	Def Maint	\$1.48	46652	BLDG SF	\$69,232
D3030-00-4C Correct Non-Existant Cooling Generating System by Install New	D3030 Refrigeration	Building Wide		Environmental Improvements	Immediate	Def Maint	\$9.17	46652	BLDG SF	\$427,799
D3040-00-2C Correct Deteriorated HVAC Distribution System by Demo & Replace (Median)	D3040 HVAC Distribution	Building Wide		Damage/Wear	Immediate	Def Maint	\$3.92	46652	BLDG SF	\$182,876
D3040-00-5C Correct Deteriorated HVAC Exhaust System by Demo & Replace (Median)	D3040 HVAC Distribution	Building Wide		Damage/Wear	Immediate	Def Maint	\$1.37	46652	BLDG SF	\$64,007
D3050-00-2C Correct Deteriorated Terminal & Package Units by Demo & Replace (Median)	D3050 Terminal & Packaged Units	Building Wide		Damage/Wear	Immediate	Def Maint	\$2.48	46652	BLDG SF	\$115,604
D3060-00-2C Correct Deteriorated Controls & Instrumentation System by Demo & Replace (Median)	D3060 HVAC Instrumentation & Controls	Building Wide		Damage/Wear	Immediate	Def Maint	\$6.08	46652	BLDG SF	\$283,458

Total Cost for D30 HVAC \$1,142,974

**D40 Fire Protection**

CorrectionName	Subsystem Name	AreaName	Correction Notes	Reason	Priority	Category	UnitCost	Quantity	UOM	Cost
D4010-00-2C Correct Non Existing Sprinkler System by New Installation	D4010 Sprinklers	Building Wide		Damage/Wear	Immediate	Def Maint	\$8.96	46652	BLDG SF	\$418,002

Total Cost for D40 Fire Protection \$418,002

**D50 Electrical**

CorrectionName	Subsystem Name	AreaName	Correction Notes	Reason	Priority	Category	UnitCost	Quantity	UOM	Cost
D5010-00-2C Correct Deteriorated or Inadequate Building Electrical System by Demo & Replace (Median)	D5010 Electrical Service & Distribution	Building Wide		Damage/Wear	Immediate	Def Maint	\$8.65	46652	BLDG SF	\$403,633
D5010-00-5C Correct Deteriorated or Inadequate Distribution System by Demo & Replace (Median)	D5010 Electrical Service & Distribution			Damage/Wear	High	Def Maint	\$3.54	46652	BLDG SF	\$165,241

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Description	Category	Priority	Def Maint	BLDG SF	Cost
D5020-00-2C Correct Deteriorated or Inadequate Interior Lighting by Demo & Replace (Median)	D5020 Lighting & Branch Wiring	Immediate	Def Maint	46652	\$105,807
D5020-00-5C Correct Deteriorated or Inadequate Exterior Lighting by Demo & Replace (Median)	D5020 Lighting & Branch Wiring	Immediate	Def Maint	46652	\$9,797
D5020-00-7C Correct Deteriorated or Inadequate Emerg Lighting System by Demo & Replace (Median)	D5020 Lighting & Branch Wiring	Immediate	Def Maint	46652	\$310,236
D5030-00-2C Correct Deteriorated or Inadequate Fire Alarm System by Demo & Replace (Median)	D5030 Fire Alarm System	Immediate	Def Maint	46652	\$224,676
D5031-00-2C Correct Deteriorated or Inadequate Security System by Demo & Replace (Median)	D5031 Security Access & Surveillance	High	Def Maint	46652	\$13,063
D5032-00-2C Correct Deteriorated or Inadequate Clock System by Demo & Replace (Median)	D5032 Clock & Program Systems	Immediate	Def Maint	46652	\$42,453
D5033-00-2C Correct Deteriorated or Inadequate Intercom System by Demo & Replace (Median)	D5033 Intercom Systems	Immediate	Def Maint	46652	\$13,716
D5034-00-1C Correct Deteriorated or Inadequate Cable TV System by Demo & Replace (Median)	D5034 Television Systems	Medium	Def Maint	46652	\$33,310
D5035-00-2C Correct Deteriorated or Inadequate Telephone System by Demo & Replace (Median)	D5035 Telephone System	Immediate	Def Maint	46652	\$15,022
D5036-00-2C Correct Deteriorated or Inadequate Technology System by Demo & Replace (Median)	D5036 Technology System	Immediate	Def Maint	46652	\$32,656
D5090-00-3C Correct Deteriorated or Inadequate Emergency Generator and Emergency Power Distribution System by Install New	D5090 Other Electrical Systems	High	Def Maint	46652	\$276,273

Total Cost for D50 Electrical \$1,645,883

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CorrectionName	Subsystem Name	AreaName	Correction Notes	Reason	Priority	Category	UnitCost	Quantity	UOM	Cost
E20 Furnishings										
E2010-00-1C Correct Deteriorated or Inadequate Chalk & Marker Boards by Demo & Replace	E2010 Fixed Furnishings			Damage/Wear	High	Def Maint	\$0.73	46652	BLDG SF	\$33,963
E2010-00-3C Correct Deteriorated or Inadequate Toilet Compartments & Accessories by Demo & Replace	E2010 Fixed Furnishings			Codes/Standards	High	Def Maint	\$0.97	46652	BLDG SF	\$45,066
E2010-00-8C Correct Deteriorated or Inadequate Casework & Cabinetry by Demo & Replace (High)	E2010 Fixed Furnishings			Damage/Wear	High	Def Maint	\$3.79	46652	BLDG SF	\$176,998

Total Cost for E20 Furnishings

\$256,026

F20 Selective Demolition

CorrectionName	Subsystem Name	AreaName	Correction Notes	Reason	Priority	Category	UnitCost	Quantity	UOM	Cost
F2020-00-1C Correct Asbestos Floor Tile Removal by Abatement	F2020 Hazardous Componentis Abatement			Environmental Improvements	High	Def Maint	\$3.11	28000	BLDG SF	\$87,024

Total Cost for F20 Selective Demolition

\$87,024

G20 Site Improvements

CorrectionName	Subsystem Name	AreaName	Correction Notes	Reason	Priority	Category	UnitCost	Quantity	UOM	Cost
G2010-00-2C Correct Deteriorated Roadways by Patch & Repair & Overlay (Median)	G2010 Roadways		Overlay deteriorating roadway in front of building; parking lot	Damage/Wear	Low	Def Maint	\$15.19	5000	SOFT	\$75,950
G2030-00-7C Correct Deteriorated Pedestrian Paving by Patch & Repair (Low)	G2030 Pedestrian Paving			Damage/Wear	High	Def Maint	\$0.64	4000	SOFT	\$2,576
G2040-00-3C Correct Deteriorated or Inadequate Fencing by Demo and Replace (High)	G2040 Site Development		Install security fencing to control access to school property.	Life Safety	High	Def Maint	\$50.15	300	LNFT	\$15,044
G2040-00-6C Correct Deteriorated Brick Landscaping Wall by Selective Demo and Reconstruction	G2040 Site Development			Damage/Wear	High	Def Maint	\$70.42	200	SOFT	\$14,084
G2050-00-1C Correct Deteriorated or Inadequate Landscaping by Refurbish	G2050 Landscaping			Damage/Wear	Medium	Def Maint	\$7,267.40	2	ACRE	\$14,535

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Total Cost for G20 Site Improvements \$122,189

Total for: Walter Reed School \$5,363,340

Total Assessment Cost for Selection: \$5,363,340

*Assessment Summary by Priority*

Immediate	\$3,571,211
High	\$1,534,552
Medium	\$177,708
Low	\$79,869

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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				\$120,556.62	\$114,330.31					
B30: Roofing			\$165,801.71					\$7,094.55		
C10: Interior Construction				\$77,920.74						
C20: Stairs										
C30: Interior Finishes										
D10: Conveying			\$157,584.57	\$6,353.27			\$90,808.00			\$12,641.76
D20: Plumbing										
D30: HVAC			\$19,983.34		\$461,712.73				\$827,470.57	
D40: Fire Protection			\$994,171.01	\$108,795.00						
D50: Electrical			\$337,575.65							
E10: Equipment	\$48,503.24		\$1,124,052.70	\$435,179.96	\$654,938.52				\$59,652.87	
E20: Furnishings										
F10: Special Construction						\$56,930.44	\$77,916.71			
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										
<b>TOTALS</b>	<b>\$48,503.24</b>	<b>\$2,799,178.98</b>	<b>\$748,805.60</b>	<b>\$1,230,981.55</b>	<b>\$56,930.44</b>	<b>\$168,724.71</b>	<b>\$7,094.55</b>	<b>\$887,123.44</b>	<b>\$12,641.76</b>	