

Building Information Report

Report for Location: Barcroft Elementary School

Date Printed: Friday, March 10, 2006

Project: Arlington Public Schools

Page 1 of 2

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

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

Year Constructed: 1924, 1993

Drawing Availability: Fire Escape, Orig Plans

Assessment Costs by Priority:

Category: High Priority: \$0

Category: Medium Priority: \$0

Category: Low Priority: \$101,000

Building Area: 68,700 SF

Category: Low Priority: \$2,897,581

Number Floors: 2, no basement

Sprinklers?: Yes

Total Assessed Cost: \$4,347,693

Replacement Cost: \$200.00 per SF

Total Replace. Cost: \$13,740,000

FCI: 0.32

No. Of Relocatables: 11

Descriptive Comments

This facility consists of a 68,700 square foot elementary school sitting on a lot of approximately 5 acres. There are athletic fields and playgrounds. The main building consists predominately of two stories with a flat BLIR roof. 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 replaced in aluminum. The interior spaces have carpet, V.O.P. of quality.

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 utilizing wing. There is a diesel power on site.

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

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.

Item Report

Report for Location: Barro Elementary School
 Priority: Comprehensive
 Date Printed: March 10, 2006
 Project ID: Arlington Public Schools
 Date Printed: 3/4

Item Name	Correction Notes	Reason	Priority	Category	Unit Cost	Quantity	Cost
010 Floor Construction	Remove joint from over expansion joint and provide proper expansion joint cover.	Damage/Wear	High	Deficient	\$0.94	1000	\$938
Total Cost for B10 Superstructure \$938							
010 Exterior Wall		Damage/Wear	High	Deficient	\$0.98	1000	\$980
010 Exterior Wall		Damage/Wear	High	Deficient	\$0.59	1200	\$708
010 Exterior Wall	Use mortar or epoxy injection to stabilize the coping by the loading dock.	Damage/Wear	High	Deficient	\$0.63	1200	\$756
030 Exterior Door	Repair exterior doors as required.	Damage/Wear	High	Deficient	\$1.64	68700	\$112,531
Total Cost for B20 Exterior Enclosure \$114,972							
030 Drainage	Repair roof drainage and leaks as required.	Damage/Wear	High	Deficient	\$0.87	68700	\$59,632
Total Cost for B30 Roofing \$59,632							

Item Name: Work to be performed within 3-5 years
 High Priority: Work to be performed within 6-10 years

Report for Location: Barcroft Elementary School
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Item	AreaName	Correction Notes	Material	Quantity	Unit	Category	Priority	Per Wear	Unit Cost	Cost
Plumbing			110	700		Low		\$3.83	\$3,121	
Plumbing			120	350		Low		\$5.27	\$1,025	
Plumbing			120	350		Medium		\$5.27	\$1,025	
Plumbing			120	350		Medium		\$6.90	\$1,701.5	
Plumbing			120	350		Low		\$6.90	\$1,701.5	
Plumbing			120	700		Medium		\$2.81	\$3,322	
Plumbing			130	700		Low		\$2.27	\$5,812	
Plumbing			140	700		Low		\$4.68	\$1,241	
Total Cost for D20 Plumbing \$ 5,575										
Plumbing			120	700		Low		\$1.48	\$1,951	
Plumbing			130	700		Low		\$2.11	\$4,232	
Plumbing			140	700		Low		\$3.92	\$9,304	

Report for Location: E Arcroft Elementary Scho

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Damage/Wear	High	Def Maint	\$1.37
Damage/Wear	Low	Def Maint	\$1.37
Damage/Wear	Medium	Def Maint	\$2.48
Functionality	High	Def Maint	\$6.08

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

Reason	Priority	Category	UnitCost
Damage/Wear	Low	Def Maint	\$4.73

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Cost

\$325,088

Toal Cost for D40 Fire Pro

\$325,088

Reason	Priority	Category	UnitCost
Damage/Wear	Low	Def Maint	\$3.54
Functionality	Low	Def Maint	\$0.48
Damage/Wear	Low	Def Maint	\$2.27
Damage/Wear	Low	Def Maint	\$0.21
Life Safety	Immediate	Def Maint	\$0.21

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Cost

\$243,335

\$92,701

\$155,812

\$10,820

\$3,607

years

ars

Medium: Work to

Low: Work to be

Completed as soon as possible

within 2 years

Work to be

done by

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Damage/Wear	Low	High	Cost	Unit	Total Cost
D5030 Fire Alarm System	2	68700	B	3 SF	\$330,859
D5031 Security Access & Surveillance	8	68700	B	3 SF	\$19,236
D5032 Clock & Program Systems	1	68700	B	3 SF	\$62,517
D5033 Intercom Systems	3	68700	B	3 SF	\$20,198

Total Cost for D5030: \$330,859
 Total Cost for D5031: \$19,236
 Total Cost for D5032: \$62,517
 Total Cost for D5033: \$20,198

Assessment Summary by Priority
 High: \$3,610
 Medium: \$6,349
 Low: \$7,316
 Total Assessments: \$28,755

Medium: Work to be performed within 3-5 years
 Low: Work to be performed within 6-10 years

Work to be performed as soon as possible
 Work to be performed within 2 years

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Cycle Cost

Report

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place:

201

2015

2007	2008	2009	2010	2011	2012	2013	2014	2015

2007	2008	2009	2010	2011	2012	2013	2014	2015
					\$3,442	1.77		\$207,971.60

					\$95.5	8.58		
					\$162.0	6.30		\$36,192.21

			\$78,049.29					\$792,350.79
					\$289.8	8.71		\$94,358.25

						\$5,024.1		

2	22							
\$629.2	1.99		\$78,049.29	\$101,704.60	\$891,605.	16	\$56,021.17	\$1
								\$724,166.50

Dollars a

Include a Soft Cost Multiplier

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