

Building Information

Report for Location: H-B Woodlawn Secondary Program

Date Printed: Friday, March 10, 2006

Contact: Arlington Public Schools

Page 1 of 2

Building Name: H-B Woodlawn Secondary Program
Building Type: Secondary
Address: 4100 North Vacation Lane
Arlington VA 22207

Contact Name: Frank Haltwanger
Contact Phone: (703) 228-6363
Contact Position: Principal

Occupant Response: Interview
Individual Interviewed: Frank Haltwanger

Ind. Interviewed Position: Principal

Year Construction: 1950, 1995, 2006

Drawing Availability: Fire Escape, Orig Plans

Grade Levels: 6-12
'05-'06 Enrollment: 591 Students

Building Area: 131,698 SF

Number Floors: 3, + basement

Sprinklers?: Yes

Replacement Cost: \$210.00 per SF

Total Replace. Cost: \$27,656,580

No. Of Relocatables: 0

Assessment Costs by Priority:

High	\$29,792
Medium	\$718,200
Low	\$2,008,428

Total Assessed Cost: \$2,756,420

FCI: 0.10

Descriptive Comments

The property has one permanent building containing a total of 131,698 square feet. The total site area is approximately 5 acres.

The building is a three story structure with a basement/lower level. The original building was completed in the 1950. A major renovation occurred in 1995. Additionally there are three one story freestanding temporary classroom buildings located at the rear of the building.

The building foundations are concrete and masonry foundation walls supported on cast-in-place concrete footings. The upper floors are reinforced concrete slabs supported by reinforced concrete beams. The primary roof decks are metal decking with lightweight concrete fill on open-web steel joists. The gymnasium and cafeteria roof systems are supported by metal deck on steel joists. The main entrance roof system is a low-sloped built-up roof membrane on rigid insulation with a flood coat and aggregate surfacing. The roof system is sloped to internal roof drains. Parapet walls have aluminum copings.

Exterior load-bearing walls are faced with brick, stone and precast concrete panels.

The majority of the building is brick and stone. The stone veneer is concentrated along the lower portion of the front of the building adjacent to the main entrance and at the rear entrance. The chimney also has stone veneer. The precast concrete panels are located at the main entrance areas of the building, specially, at the front entrance and to the right of the entrance to the Stratford School. Exterior doors include aluminum storefront systems, painted hollow

metal and hollow metal combinations frames. Exterior windows are primarily aluminum awning units with insulated glazing.

Building electrical service is 2000 amps at 277/480V. The electric meter is installed in the electrical room and circuit breaker panels are located in each building wing. There is a diesel powered 40KVA emergency generator located outside of the west side of the building. 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 piping within the building is cast iron. Domestic hot water is provided by a gas-fired, 720 MBtu water heater. A separate 60MBtu heater serves the kitchen.

Heating and cooling are provided by a four-pipe HW/CHW system which includes unit ventilators, air handling units,

there are two hydraulic passenger elevators. The entire building

Requested Space Considerations

Construct new Administrative Space. Recommended 1,500 SF of additional space at an estimated cost of \$330,000. Request by school reviewed and in agreement with Space Analysts.

Construct new Administrative Space. Recommended 1,500 SF of additional space at an estimated cost of \$330,000. Request by school subject to review by AED.



Report for Location: B Woodlawn Secondary Program
 Priority: Comprehensive
 Date Printed: Friday, March 10, 2006
 Project ID: Arlington Public Schools
 Date Printed: Page 1 of 4

Subsys	Item Name	Area Name	Correction Notes	Reason	Priority	Unit Cost	Quantity	OM	Cost
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31011	Grade S			Material	Medium	\$0.41	3,100	DG SF	\$12,180
Total Cost for B10 Superstructure									\$12,180

Subsys	Item Name	Area Name	Correction Notes	Reason	Priority	Unit Cost	Quantity	OM	Cost
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32030	Door			Material	Low	\$1.09	1,000	DG SF	\$1,090
Total Cost for B20 Exterior Enclosure									\$1,090

Subsys	Item Name	Area Name	Correction Notes	Reason	Priority	Unit Cost	Quantity	OM	Cost
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33010	Coverings			Material	Medium	\$3.29	30	DG SF	\$1,174
33010	Coverings			Material	Medium	\$3.29	30	DG SF	\$1,174

33030	Drainage		Add new roof drains to improve drainage over Kitchen and Lower roof of Gymnasium.	Material	Medium	\$2.27	30	DG SF	\$1,020
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Total Cost for B30 Roofing									\$13,610
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performed	as soon as possible	Medium: Work to be performed within 2 years	Low: Work to be performed within 2 years	36	36
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Location: Woodlawn Secondary Program
 Category: Comprehensive
 Date Prepared: March 10, 2006
 Project ID: Jackson Public Schools
 Date Issued: 2 of 4

Report for Location:
 Date Prepared:
 Project ID:
 Date Issued:

Item	Description	Category	Unit Cost	Quantity	UOM	Cost
1	Interior Construction	Interior Construction	\$1.99	600	ILDG SF	\$1,193
Total for C10 Interior Construction: \$1,193						
2	Interior Finishes	Interior Finishes	\$3.23	4900	ILDG SF	\$15,847
3	Interior Finishes	Interior Finishes	\$2.76	4900	ILDG SF	\$13,514
Total for C30 Interior Finishes: \$29,361						
4	Plumbing	Plumbing	\$3.83	130749	ILDG SF	\$500,769
5	Plumbing	Plumbing	\$0.28	130749	ILDG SF	\$36,610
Total for D20 Plumbing: \$537,378						
6	Plumbing	Plumbing	\$2.11	130749	ILDG SF	\$276,403
7	Plumbing	Plumbing	\$2.48	130749	ILDG SF	\$323,996

Item	Description	Category	Unit Cost	Quantity	UOM	Cost
8	Plumbing	Plumbing	\$3.83	130749	ILDG SF	\$500,769
9	Plumbing	Plumbing	\$0.28	130749	ILDG SF	\$36,610
Total for D20 Plumbing: \$537,378						
10	Plumbing	Plumbing	\$2.11	130749	ILDG SF	\$276,403
11	Plumbing	Plumbing	\$2.48	130749	ILDG SF	\$323,996

Item	Description	Category	Unit Cost	Quantity	UOM	Cost
12	Plumbing	Plumbing	\$3.83	130749	ILDG SF	\$500,769
13	Plumbing	Plumbing	\$0.28	130749	ILDG SF	\$36,610
Total for D20 Plumbing: \$537,378						
14	Plumbing	Plumbing	\$2.11	130749	ILDG SF	\$276,403
15	Plumbing	Plumbing	\$2.48	130749	ILDG SF	\$323,996

Location: Woodlawn Secondary Program
 Priority: Comprehensive
 Initiated: May, March 10, 2006
 Project ID: Brighton Public School
 Initiated: 03 of 4
 Def Maint \$6.00 749 BL JG SF \$794,431
 Total Cost for D30 HVA : \$1,394,830

Category	Unit Cost	Quantity	Unit OM	Cost
Def Maint	\$3.00	749	BL JG SF	\$419,181
Total Cost for D50 Elec: \$419,181				

Location: Woodlawn Secondary Program
 Priority: Comprehensive
 Initiated: May, March 10, 2006
 Project ID: Brighton Public School
 Initiated: 03 of 4
 Def Maint \$0.00 200 \$ QFT \$11,721
 Def Maint \$37.00 4 \$ QFT \$29,792
 Def Maint \$11.00 600 \$ QYD \$4,312
 Total Cost for G20 Site Improvement: \$45,825

Category	Unit Cost	Quantity	Unit OM	Cost
Def Maint	\$0.00	200	\$ QFT	\$11,721
Def Maint	\$37.00	4	\$ QFT	\$29,792
Def Maint	\$11.00	600	\$ QYD	\$4,312
Total Cost for G20 Site Improvement: \$45,825				

Subsys	AreaName	Notes
D3080	Building Wide	at end of EUL
D5030	Building Wide	Upgrade at end of EUL
E2010	Auditorium	
G2030	Side Driveway Paving	
G2040	Levelment	ment of deteriorated brick
G2041	Recreation Equipment	7 wall.

Subsys	AreaName	Notes
D3080	Building Wide	at end of EUL
D5030	Building Wide	Upgrade at end of EUL
E2010	Auditorium	
G2030	Side Driveway Paving	
G2040	Levelment	ment of deteriorated brick
G2041	Recreation Equipment	7 wall.

Subsys	AreaName	Notes
D3080	Building Wide	at end of EUL
D5030	Building Wide	Upgrade at end of EUL
E2010	Auditorium	
G2030	Side Driveway Paving	
G2040	Levelment	ment of deteriorated brick
G2041	Recreation Equipment	7 wall.

Work to be performed within 3-5 years as possible
 Work to be performed within 6-10 years

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Additional Space Requirements

Item	Subsystem Name	AreaName	Correction Notes	Reason	Priority	Category	UnitCost	Quantity	UOM	Cost
10	Correct Non ADA Toilet by Figure Space			ADA	Medium	Educ Adeq	\$244.00	600	BLDG SF	\$146,436
Total Cost for H10 Additional Space Require										\$146,436
Total for: H-B Woodlawn Secondary Program										\$2,756,420
Total Assessment Cost for Selection:										\$2,756,420

Assessment Summary by Priority

High	\$29,792
Medium	\$718,200
Low	\$2,008,428

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
 Low: Work to be performed within 6-10 years

