

# Building Information

Report for Location: Long Branch Elementary School

Date Printed: Friday, March 10, 2006

Report

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Building Name: Long Branch Elementary School

Building Type: Elementary

Contact Name: Felicia Russo

Occupant Response: Interview

Contact Phone: (703) 228-4220

Individual Interviewed: Felicia Russo

Contact Position: Principal

Ind. Interviewed Position: Principal

Year Construction: 1973, 1996

Drawing Availability: Fire Escape, Orig Plans

### Assessment Costs by Priority:

Grade Levels: Preschool K-5

High \$301,475

'05-'06 Enrollment: 416 Students

Medium \$10,372

Building Area: 70,754 SF

Low \$630,337

Number Floors: 2

Sprinklers?: Yes

Replacement Cost: \$200.00 per SF

Total Assessed Cost: \$942,184

Total Replace. Cost: \$14,150,800

FCI: 0.07

No. Of Relocatables: 0

### Descriptive Comments

The property has one permanent building containing a total of 70,754 square feet. The total site area is approximately 2.31 acres.

The building is a two-story structure. The original building was demolished in 1996. A major renovation occurred in 1996 which included, with the exception of the superstructure, a total demolition of the original building.

The building foundations are concrete and masonry construction and support a two-story structure.

The roof decks are metal decking on open web steel joists. The primary roofing system is a built-up roof membrane on rigid insulation with a flood coat and aggregate surfacing. The roofing system is supported by internal columns.

The secondary roofing system covering the west wing is a precast concrete system supported by masonry columns.

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Other portions of the building are metal framed or concrete masonry units with cast-in-place concrete framing.

Exterior doors include aluminum storm door systems.

Painted hollow metal and hollow metal curtain wall frames. All windows are primarily aluminum or composite units with insulated glazing and fixed glass panels.

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The electrical service is 1,600 amperes, 277/480 volt, three phase, four wire, alternating current. The electrical meter is located in the electrical room, and circuit breaker panels are located in the main electrical room and electrical closets throughout the building. There is a diesel powered 50 KVA emergency generator located on the north side of the building. 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 recessed troffer and fluorescent fixtures. The gymnasium ceiling has recessed troffer fixtures. Site lighting is provided by pole mounted fixtures around the building and parking areas.

The building's plumbing systems were replaced during the 1996 renovation. Supply piping is copper or PVC, and the heating system is a gas fired boiler providing heating water and hot water. The building has a central air conditioning system and an energy management system. All HVAC components were replaced during the 1996 renovation.

The building has a fire alarm system, central public address system, master clock system, fire alarm system, emergency lighting and technology networking. There is a sound system in the gymnasium. The building is fully sprinklered.

Special considerations

# Report

## Report for Location: Long Bra

Priority: Comprehensive

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Item	Location	Priority	Reason	Correction Notes	Category	Quantity	Unit Cost	Total Cost	Material	Cost
1	Long Bra	Low	Damage/Wear	Will require routine upgrade	Material	1	\$5,621.00	\$5,621	CH	\$5,621
D10 Conveying										
2	Long Bra	Medium	Damage/Wear	Replace Electric Water Coolers at end of EUL	Material	1,000	8.26	\$8,260	3 SF	\$8,260
D20 Plumbing										
3	Long Bra	Low	Damage/Wear	Replace at end of EUL	Material	7,754	0.28	\$2,175.12	6 SF	\$19,811
D30 VAC										
4	Long Bra	Low	Damage/Wear	Replace at end of EUL	Material	7,754	2.11	\$16,460.94	6 SF	149,574
5	Long Bra	Low	Damage/Wear	Replace at end of EUL	Material	7,754	2.48	\$19,240.92	6 SF	175,328
6	Long Bra	High	Damage/Wear	Observed hot and cold areas; control failures becoming more frequent.	Material	7,754	4.05	\$31,403.70	6 SF	286,271
D30 VAC										
Total Cost: \$1,173,000										

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

Prepared by:

STUDIO 1000

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Item	Subsystem Name	Item Name	Quantity	Unit Cost	UOM	Cost
Direct Deteriorated or Alarm System by Demo &	D5030 Fire Alarm System	3 1/2 Wide	77	\$3.21	BLDG SF	\$226,837

Total Cost for D50 Electrical

\$226,837

**Improvements**

Item	Subsystem Name	Item Name	Quantity	Unit Cost	UOM	Cost
Direct Deteriorated Parking Repair (Low)	G2020 Parking Lots	500	\$10.14	SQYD	\$5,070	
Direct Deteriorated Parking Repair & Overlay (Medium)	G2020 Parking Lots	500	\$15.19	SQYD	\$7,595	
Direct Insufficient Accessible Striping Paving and	G2020 Parking Lots	60	\$13.20	EACH	\$792	

Total Cost for G20 Site Improvements

\$70,481

Total Project Cost for Long Branch Elementary School

\$942,184

Total Capital Assessment Cost for Selection: \$942,184

**Assessment Summary by Priority**

High	\$301,475
Medium	\$10,372
Low	\$630,337

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

