

Building Information Report

Report for Location: Randolph Elementary School

Date Printed: Friday, March 10, 2006

Project: Arlington Public Schools

Page 1 of 2

Building Name: Randolph Elementary School
Building Type: Elementary
Address: 1306 Quincy Street
Arlington VA 22204

Contact Name: Renee Bostick
Contact Phone: (703) 228-5830
Contact Position: Principal
Year Construction: 1947, '50,'62,'75,'93

Occupant Response: Interview
Individual Interviewed: Renee Bostick
Ind. Interviewed Position: Principal

Drawing Availability: Fire Escape, Orig Plans

Assessment Costs by Priority:

Building Area:	70,880 SF	Low	\$1,855,365
Number Floors:	2, crawlspace		
Sprinklers?:	No		
Replacement Cost:	\$200.00 per SF	Total Assessed Cost:	\$6,611,241
Total Replace. Cost:	\$14,176,000		
No. Of Relocatables:	0		

Descriptive Comments

The facility is a single building of 70,880 square feet. It is located on a site of 7.3 acres and serves primarily as a local, Department: however, the parkland is steep wooded terrain

The building was constructed in stages with the original two story portion completed in 1947. Single story additions in

The buildings are constructed primarily of brick faced masonry exterior bearing walls. The upper portions of the two story masonry walls are finished with a terra cotta system. Interior walls are concrete block or masonry. Floors are typically slab on grade reinforced concrete and cast in place concrete over crawl spaces, and the second floor areas are reinforced concrete slab. Roof decks are supported on open web steel joists, structural steel framing or reinforced concrete. Roofing systems are typically built-up asphalt membrane with aggregate surfacing except for a metal roofing system at stairs from the second floor. Masonry parapet walls have preformed metal caps.

Exterior doors are painted hollow metal doors and frames. Exterior windows are aluminum framed with insulated glass or single glazed fixed sash in steel frames. The majority of the aluminum framed units are topped by wood or rigid panel material on framing to reduce the original glass area of the building.

The electrical service is 2,500 amps, 120/208 volt, three phase, four wire, alternating current. There is a 25 kVA diesel powered emergency generator located in the boiler room. The generator provides power for fire protection fluorescent fixtures.

Domestic hot water is provided by a gas-fired water heater.

Heating is provided by a two-nine HW system serving roof-top air handling units and unit ventilators. Two gas-fired

Requested Space Considerations

Construct new Computer Lab space. Recommended 500-SF of additional space at an estimated cost of \$86,650. Request by school reviewed and in agreement with Space Analysis.

Recommended reconfiguration of 500 SF at an estimated cost of \$106,840. Request by school subject to review by APS.

Construct new museum display space. Recommended 300 SF of additional space at an estimated cost of \$50,000.

Report for Location:
 Priority:
 Date Printed:
 ProjectID:
 Date Printed:

South Elementary School
 Inclusive
 March 10, 2006
 In Public Schools
 of 6

AreaName	Description Notes	Material	Condition	Priority	UnitCost	Quantity	Cost
Walls	Paint, finish exp. at edge of ceiling	Structural steel	High	High	\$2.76	500	\$1,379
Walls	Water infiltration causing mold in some ceiling		High	High	\$0.49	57000	\$7,930
Walls	Interior doors existing w/ old finish removed.	area where vibrated.	Medium	Medium	\$0.84	25000	\$1,000
Doors			Medium	Medium	\$1.09	60000	\$5,520
Total for B20 Exterior Enclosure							\$11,829
Roofing	Asph/Flt shingles and a layer of 1/2" AC equip	Intensity of	Medium	Medium	\$3.89	65000	\$2,980
Edge			Medium	Medium	\$19.36	320	\$6,196
Total for B30 Roofing							\$25,176
Work	Install correct hardw		Low	Low	\$0.71	65000	\$45,410
Work	As soon as possible	Work to be completed within 3-6 months	Low	Low	\$1.99	14000	\$27,832

Report for Location: Randolph Elementary School

Prior Year: Comprehensive
 Date Printed: Friday, March 10, 2006
 Project ID: Arlington Public School
 Date Printed: Page 2 of 6

Location	Unit Cost	Quantity	Total Cost
BLDG SF	\$0.3	3000	\$900.00
BLDG SF			\$34,500
Total Cost for C10 Interior Construction			\$35,400

Subsystem Name	Area Name	Priority	Category	Unit Cost	Quantity	UOM	Cost
C3020 Floor Finishes		Med	Def Maint	\$3.2	3000	BLDG SF	\$9,600
Total Cost for C30 Interior Finishes							\$9,600

Subsystem Name	Area Name	Priority	Category	Unit Cost	Quantity	UOM	Cost
D2010 Plumbing Fixtures		Low	Def Maint	\$3.8	7,886	BLDG SF	\$30,113
D2020 Domestic Distribution		Med	Def Maint	\$5.2	7,886	BLDG SF	\$41,040
D2020 Domestic Distribution		Med	Def Maint	\$6.8	7,886	BLDG SF	\$53,559
D2030 Sanitary Waste		Med	Def Maint	\$2.8	7,886	BLDG SF	\$22,113
D2040 Rainwater Drainage		Med	Def Maint	\$4.6	7,886	BLDG SF	\$36,473
Total Cost for D20 Plumbing							\$183,298

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

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

Report for Location: Randolph Elementary School
 Priority: Comprehensive
 Date Printed: Friday, March 10, 2011
 ProjectID: Arlington Public Schools
 Date Printed: Page 3 of 6

Item	Description	Category	Priority	Unit	Cost	Qty
1	Apply	Per M. int	Low	\$1.56		396
2	Insulation	Per M. int	Low	\$1.48		195
3	Insulation	Per M. int	High	\$1.11		353
4	Insulation	Per M. int	High	\$1.92		373
5	Insulation	Per M. int	Medium	\$1.37		256
6	Insulation	Per M. int	Low	\$1.48		328
7	Insulation	Per M. int	High	\$1.48		328
8	Insulation	Per M. int	High	\$1.08		703
9	Insulation	Per M. int	High	\$1.31		303

Total Cost: for D30 H. AC

Item	Description	Category	Priority	Unit	Cost	Qty
10	Insulation	Per M. int	Low	\$1.73		391
11	Safety	Per M. int	Medium	\$1.96		387

Correction Notes

School currently is cooled by all DX units.

Replace DX Uvs.

Correction Notes

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

Work as possible

Report for Location: Rancolph Elementary School

Priority: Comprehensive

Date Printed: Friday, March 10, 2006

ProjectID: Arlington Public Schools

Date Printed: Page 4 of 6

Total Cost for D40 Fire Protection

\$534,078

AreaName	Correction Notes	per	Resource	Priority	Category	UnitCost	Quantity	UOM	Cost
			Damr: 3eM	Medium	Drif Maint	\$8.65	70886	BLDG SF	\$613,306
			Damr: 3eV	Medium	Drif Maint	\$3.54	70886	BLDG SF	\$251,078
			Funt: 1ont	High	Drif Maint	\$0.48	70886	BLDG SF	\$33,742
			Damr: 3eV	High	Drif Maint	\$2.27	17722	BLDG SF	\$40,193
			Damr: 3eV	Low	Drif Maint	\$2.27	53165	BLDG SF	\$120,578
			Damr: 3eV	Low	Drif Maint	\$0.21	35443	BLDG SF	\$7,443
			Life: Safi	High	Drif Maint	\$0.21	35443	BLDG SF	\$7,443
			Damr: 3eV	Low	Drif Maint	\$6.65	70886	BLDG SF	\$471,392
			Damr: 3eV	Low	Drif Maint	\$4.82	70886	BLDG SF	\$341,387
			Funt: 1ont	Immediate	Drif Maint	\$0.28	17722	BLDG SF	\$4,962
			Damr: 3eV	Medium	Drif Maint	\$0.28	53165	BLDG SF	\$14,886

Powered by:



CT2000

Medium: Work to be completed within 3-5 years

Low: Work to be completed within 6-10 years

Medium: Work to be completed as possible

Low: Work to be completed as possible

Medium: Work to be completed as possible

Low: Work to be completed as possible

Medium: Work to be completed as possible

Low: Work to be completed as possible

Report for Location: Randolph Elementary School
 Priority: Comprehensive
 Date Printed: Friday, March 10, 2006
 Project ID: Arlington Public Schools
 Date Printed: Page 5 of 6

Item ID	Description	Location	Priority	Category	Material	Quantity	Unit	Unit Cost	Total Cost
132 C	Interior Demo & Rep	701.86	High	Def M/aint	BLDG SF	701.86		\$64,506	
133 I	Interior Demo & Rep	701.86	High	Def M/aint	BLDG SF	701.86		\$20,840	
134 T	Interior Demo & Rep	701.86	Low	Def M/aint	BLDG SF	701.86		\$50,613	
135 T	Interior Demo & Rep	701.86	Low	Def M/aint	BLDG SF	701.86		\$22,825	
136 T	Interior Demo & Rep	531.65	Low	Def M/aint	BLDG SF	531.65		\$37,216	
137 T	Interior Demo & Rep	177.22	High	Def M/aint	BLDG SF	177.22		\$12,405	
Electrical									\$2,114,816
140 S	Interior Demo & Rep	67.0	Medium	Def M/aint	SQYD	67.0		\$6,791	
140 S	Interior Demo & Rep	20.35	Medium	Def M/aint	SQYD	20.35		\$20,931	
140 S	Interior Demo & Rep	111.00	High	Def M/aint	SQFT	111.00		\$7,084	
140 S	Interior Demo & Rep	36.00	Low	Def M/aint	LNFT	36.00		\$90,256	
140 S	Interior Demo & Rep	451.00	High	Def M/aint	SQFT	451.00		\$15,750	
140 S	Interior Demo & Rep	8.0	High	Def M/aint	SQFT	8.0		\$29,792	

entary School

0, 2006

Schools

20 Site Improvements \$170,614

Randolph Elementary School \$6,611,241

Assessment Cost for Selection: \$6,611,241

Cost Summary by Priority

Immediate	\$4,962
High	\$1,229,156
Medium	\$3,521,759
Low	\$1,855,365

Report for Location: Randolph

Priority: Comprehensive

Date Printed: Friday, Mar 10, 2006

Project Location: Arlington Falls

Date Printed: Page 6 of 6

Total Cost for

Total for:

Total

Assessment

Immediate	\$4,962
High	\$1,229,156
Medium	\$3,521,759
Low	\$1,855,365

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
- Low: Work to be performed within 6-10 years

Year Life Cycle Cost System

Replacement

Report for Location: Randolph Elementary School
 Date Prepared: Friday, March 10, 2006
 Prepared by: Arlington Public Schools
 Page 1 of 1

	2006	2007	2008	2009	2010	2011	2012	2013	2014	
Initial Cost	\$1,401,374.10		\$1,333,344.68	933.79	\$522,268.37		\$503,574	\$109,608.4		\$91
Replacement Cost										
Material										
Labor										
Overhead										
Contingency										
Subcontractor										
Permit										
Design										
Construction										
Operation										
Maintenance										
Energy										
Water										
Sewer										
Gas										
Electricity										
Telephone										
Internet										
Security										
Insurance										
Property Tax										
Other										
Total	\$1,401,374.10		\$1,333,344.68	933.79	\$522,268.37		\$503,574	\$109,608.4		\$91

Multiplier of 40 and an Inflation Factor of 3%