

Building Information Report

Date Printed: Friday, March 10, 2006

Project: Arlington Public Schools

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Building Name: Williamsburg Middle School
 Building Type: Secondary
 Address: 3600 N. Harrison Street
 Arlington VA 22207

Contact Name: Kathleen Francis

Occupant Response: Interview

Individual Interviewed: Kathleen Francis, Eileen Wentzel, Tek Chea

Contact Position: Principal

Ind. Interviewed Position: Principal, Asst. Principal, Chief Custodian

Year Construction: 1954,1991, 2003

Drawing Availability: Fire Escape, Orig Plans

Assessment Costs by Priority:

Grade Levels: 6-8
 05-06 Enrollment: 937 Students
 Building Area: 170,865 SF
 Number Floors: 2
 Sprinklers?: Partial
 Replacement Cost: \$210.00 per SF

| | |
|-----------------------------|--------------------|
| Immediate | \$184,201 |
| Medium | \$3,089,565 |
| Low | \$3,104,407 |
| Total Assessed Cost: | \$9,188,976 |
| FCI: | 0.26 |

Total Replace. Cost: \$35,881,650

No.Of Relocatables: 13

Descriptive Comments

The building has one portion containing a total of 170,865 square feet. The building is a one and two story structure. The total site area is approximately 26.6 Acres. The school was constructed in phases. The original building was completed in 1954 and received its last major renovations in 1991, and an addition in 2002. The building is finished with interior and exterior columns with masonry load-bearing and non-load-bearing

joists and wood fiber cement boards, with a BUR covering system. Exterior walls are faced with brick and an exterior insulation and finish system (EIFS). Exterior entrance doors are a mix of painted solid-core wood, hollow metal with a vision panel, and aluminum with a glass panel set in metal frame. Service doors are typically hollow metal with a vision panel. Windows are aluminum framed, double glazed, with a set of a ribbon window system painted in white. Windows are aluminum framed, double glazed, with a set of a ribbon window system

The electrical service is 2,000 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 building wing. There is a diesel powered emergency generator located on the west 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 pendant or flush mounted fluorescent fixtures.

Building plumbing supply and distribution piping are steel and copper. The water meter is located in an exterior vault. Sanitary piping within the building is cast iron. There is a sump pump in the boiler room. Domestic hot water is provided by a gas-fired water heater.

Heating and cooling are provided by a four-pipe HW/CHW system serving air handling units and unit ventilators. Gas-fired boilers were installed in 1990. Chilled water is provided by two air-cooled chillers also installed in 1990. Additionally, there are several split system remote condensers located on the roof, which serve air handlers.

Requested Space Considerations

Construct new Art Space - undersized. Recommended 1,200 SF of additional space at an estimated cost of \$267,264. Request by school reviewed and in agreement with Space Analysis.

~~Construct new Art Space - undersized. Recommended reconfiguration of 4,500 SF at an estimated cost of \$600,975.~~

Request by school subject to review by APS.

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| Ext | Interior | Sub | Area | Reaction Notes | Material | Priority | Category | Unit | Quantity | Unit | Cost |
|---|----------|---------|-------|---|----------|----------|----------------|------|----------|------|-----------|
| B2 | Walls | Buildin | Walls | please portions damaged by birds and coat all with reintercess EIFS coating | EIFS | High | Def Noint | \$ | 500.0 | BL | \$251,100 |
| B2 | Walls | Buildin | Walls | minimum portion of brick walls must be faced, but 10% to 20 % of mortar joints must be repointed and a majority of masonry must be replaced | EIFS | Medium | Def Noint | \$ | 500.0 | BL | \$24,500 |
| B2 | Walls | Buildin | Walls | build portion of chimney exposed above roof including coping | EIFS | High | Def Noint | \$ | 150.0 | BL | \$1,470 |
| B2 | Doors | Buildin | Doors | | EIFS | Low | Ed A, eq-Inf d | \$8 | 4 | EIF | \$34,696 |
| B2 | Doors | Buildin | Doors | replace exterior wood doors with hollow metal units | EIFS | High | Def Noint | \$ | 120.0 | BL | \$196,560 |
| Total Cost for B20 Enclosure for Enclosure | | | | | | | | | | | |
| \$518,326 | | | | | | | | | | | |
| B3 | Roof | Area | Roof | | EIFS | Medium | Def Noint | \$ | 1 | BL | \$262,080 |
| B3 | Roof | Buildin | Roof | replace roof with roof replacement | EIFS | Medium | Def Noint | \$ | 900.0 | BL | \$350,280 |
| B3 | Roof | Buildin | Roof | replace with roofing of original building | EIFS | Medium | Def Noint | \$ | 900.0 | BL | \$8,820 |
| Total Cost for B30 Roofing | | | | | | | | | | | |
| \$621,180 | | | | | | | | | | | |

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

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| AreaName | Reason | Priority | UnitCost | Cost |
|-------------------|----------------------------|----------|----------|------------------|
| Partitions | Environmental Improvements | High | \$3.53 | \$176,400 |
| Partitions | Damage/Wear | Medium | \$0.71 | \$35,700 |
| Partitions | ADA | Low | \$1.99 | \$49,700 |
| Total Cost | | | | \$261,800 |

| AreaName | Reason | Priority | UnitCost | Cost |
|-------------------|-------------|----------|----------|------------------|
| Partitions | Aesthetics | Medium | \$0.34 | \$33,600 |
| Partitions | Aesthetics | Low | \$3.23 | \$161,700 |
| Partitions | Aesthetics | High | \$2.41 | \$48,160 |
| Partitions | Life Safety | Low | \$2.41 | \$337,120 |
| Total Cost | | | | \$580,580 |

| AreaName | Reason | Priority | UnitCost | Cost |
|-------------|-------------|-----------|----------|-----------|
| Boiler Room | Damage/Wear | Low | \$0.98 | \$167,439 |
| Boiler Room | Damage/Wear | Immediate | \$1.40 | \$184,201 |

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| Year | High | Def Maint | Unit Cost | Quantity | Total |
|------|--------|-----------|-------------|----------|-------------|
| | | | \$1.40 | 10 | \$9,800 |
| | Medium | Def Maint | \$3.92 | 151 | \$617,600 |
| | High | Def Maint | \$6.08 | 356 | \$1,038,121 |
| | High | Def Maint | \$19,338.90 | | \$19,339 |

Total Cost for D30 HVAC

\$2,036,500

| Priority | Category | Unit Cost | Quantity | Total |
|----------|-----------|-----------|----------|-------------|
| Low | Def Maint | \$8.96 | 949 | \$1,460,023 |

Total Cost for D40 Fire Protection

\$1,460,023

| Priority | Category | Unit Cost | Quantity | Total |
|----------|---------------|-----------|----------|-----------|
| Medium | Ed Adeq-Infra | \$8.65 | 428 | \$739,123 |

| | | | | |
|--------|---------------|--------|------|-----------|
| Medium | Ed Adeq-Infra | \$0.63 | 1856 | \$107,639 |
|--------|---------------|--------|------|-----------|

| | | | | |
|------|-----------|--------|------|-----------|
| High | Def Maint | \$3.02 | 1856 | \$516,669 |
|------|-----------|--------|------|-----------|

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0 Refrigeration

Building Wide

0 HVAC Distribution

Building Wide

0 HVAC Ventilation & Controls

Building Wide

0 Other Special HVAC

Other

0 Sprinklers

Building Wide

0 Electrical Service & Distribution

Building Wide

0 Electrical Service & Distribution

Building Wide

0 Lighting & Branching

Auditorium

Revised as soon as possible and within 2 years

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| Item | Priority | Category | UnitCost | Quantity | OM | Cost |
|---------|----------|---------------|------------|----------|-------|-----------|
| Wear | Low | Def Maint | \$10.14 | 1 | YD | \$33,449 |
| MA | Medium | Def Maint | \$13.20 | 1 | ACH | \$2,535 |
| PA | High | Ed Adeq-Infra | \$1.61 | 1 | CG SF | \$275,078 |
| Quality | High | Def Maint | \$0.64 | 1 | QFT | \$10,904 |
| Wear | Medium | Ed Adeq-Infra | \$3,756.20 | 1 | ACH | \$22,537 |

Total Cost for G20 Site Improvements

| Item | Priority | Category | UnitCost | Quantity | OM | Cost |
|------|----------|-----------|----------|----------|-------|----------|
| Wear | High | Def Maint | \$1.99 | 1 | CG SF | \$49,700 |

Total Cost for G40 Site Electrical

| Item | Priority | Category | UnitCost | Quantity | OM | Cost |
|------|----------|-----------|----------|----------|-------|-----------|
| Wear | Low | Educ Adeq | \$244.05 | 1 | CG SF | \$732,180 |

Total Cost for H10 Additional Spa

| Item | Priority | Category | UnitCost | Quantity | OM | Cost |
|------|----------|-----------------|----------|----------|-------|-------------|
| Wear | Low | Williamsburg Mi | | 1 | CG SF | \$9,188,976 |

Total for Williamsburg Middle School

| Item | Priority | Category | UnitCost | Quantity | OM | Cost |
|------|----------|-----------------|----------|----------|-------|-------------|
| Wear | Low | Williamsburg Mi | | 1 | CG SF | \$9,188,976 |

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Total Assessment Cost for Selection: \$9,188,976

Assessment Summary by Priority

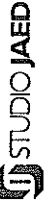
| | |
|-----------|-------------|
| Immediate | \$184,201 |
| High | \$2,810,803 |
| Medium | \$3,089,565 |
| Low | \$3,104,407 |

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

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