

Building Information Report

Report for Location: Ashlawn Elementary School

Date Printed: Friday, March 10, 2006

Project: Arlington Public Schools

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Building Name: Ashlawn Elementary School
Building Type: Elementary
Address: 5950 8th Road North
Arlington VA 22205

Contact Name: Edgar Miranda
Contact Phone: (703) 228-5270
Contact Position: Principal

Occupant Response: Interview
Individual Interviewed: Maureen Gilligan
Ind. Interviewed Position: Asst. Principal

Year Construction: 1956,'68,'90,'94,'01

Drawing Availability: Fire Escape, Orig Plans
Grade Levels: Preschool, K-5
'05-'06 Enrollment: 323 Students
Building Area: 68,995 SF
Number Floors: 2, no basement
Sprinklers?: Yes
Replacement Cost: \$200.00 per SF
Total Replace. Cost: \$13,799,000
No. Of Relocatables: 0

Assessment Costs by Priority:

High	\$594,256
Medium	\$313,534
Low	\$85,466

Total Assessed Cost: \$993,256
FCI: 0.07

Descriptive Comments

Ashlawn Elementary is a 68,995sf two story building. It was built on a small piece of ground within a residential subdivision. The school completely surrounds an interior courtyard space. The building has the original construction component as well as a new addition that contains classrooms and a gymnasium that was completed in 1994.

The building is generally a slab on grade with cast-in-place reinforced load bearing exterior walls interior columns and upper floor framing with brick veneer. The new addition is load bearing masonry construction. The main roof is flat with a BUR system. Secondary roofs are pitched. The roof over the addition is framed with open web steel joists and metal deck, with a BUR system. The lower level houses approximately half of the classrooms in the building. The new addition contains lower level classrooms and the upper level gymnasium. The remainder of the classrooms are contained in the original building at the upper level. The main roof is flat with and is framed with open-web steel joists and metal deck, with a BUR covering system.

Exterior walls are brick and cast-in-place concrete a portion of the new addition is also split faced block. There are three main entrances to the building, two within an atrium space and the third being at the front of the school where the administrative offices are located. All of the entrances are metal doors and metal frames with full glass panels. Windows are aluminum framed, double glazed fixed and operable units. There are also some windows in the upper portion of the gymnasium that appear to be some sort of plastic, synthetic material.

Recent electrical upgrades were conducted in 1994. Building electrical service is 1200 amps at 277/480V. The

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electric meter is installed in the boiler room and circuit breaker panels are located throughout the building. There is a diesel powered 85 KW emergency generator located outside on 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 reported to be copper. The water meter is located in an exterior vault. Sanitary piping within the building is reported to be cast iron and PVC. Domestic hot water is provided by a gas-fired water heater.

Heating and cooling are provided by a four-pipe HW/condenser water system which includes classroom heat pumps, roof top heat pumps, and terminal heating only devices. There are two gas-fired boilers for central plan heating and one cooling tower for tempering the condenser water loop.

The entire building has a fire sprinkler system.

Requested Space Considerations

Assessment Report

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Ashlawn Elementary School

A20 Basement Construction

CorrectionName	Subsystem Name	AreaName	Correction Notes	Reason	Priority	Category	UnitCost	Quantity	UOM	Cost
A2020-00-2C Correct Deteriorated Basement Wall by Repair Spawling & Cracking	A2020 Basement Walls		Minor cracks in block walls should be sealed and painted.	Damage/Wear	Medium	Def Maint	\$0.83	10000	BLDG SF	\$8,260
Total Cost for A20 Basement Construction										\$8,260

B10 Superstructure

CorrectionName	Subsystem Name	AreaName	Correction Notes	Reason	Priority	Category	UnitCost	Quantity	UOM	Cost
B1010-00-2C Correct Deteriorated Concrete Floor Superstructure by Demo & Replace	B1010 Floor Construction		Correct cracking terrazzo and substructure. Check other related occurring in the entrance foyer by the front office, along the hall by room #224, in the downstairs copy room, on the atrium floor, and is extensive	Damage/Wear	High	Def Maint	\$0.41	3000	BLDG SF	\$1,218
Total Cost for B10 Superstructure										\$1,218

B20 Exterior Enclosure

CorrectionName	Subsystem Name	AreaName	Correction Notes	Reason	Priority	Category	UnitCost	Quantity	UOM	Cost
B2010-00-10C Correct 1000 SF Bldg or Less Deteriorated Exterior Walls by Selective Demo and Repair	B2010 Exterior Walls		Correct deteriorating concrete plasters along the original portions of the facade. Cracking and spalling is occurring on the roof under room # 222. This must be demolished and replaced.	Damage/Wear	High	Def Maint	\$2.76	1000	SQFT	\$2,758
B2020-00-2C Correct Deteriorated Exterior Metal Windows by Selective Demolition & Replace (Median)	B2020 Exterior Windows		Correct plastic composite material used as windows above the gymnasium. These are corrugated plastic and may be inadequate for window use.	Aesthetics	Medium	Def Maint	\$1.51	5000	BLDG SF	\$7,560
B2030-00-13C Correct Non-Existant Automatically Operating Doors for Accessibility by Demo Existing Doors and Install New	B2030 Exterior Doors		Accessibility is limited at the front entrance due non-existent automatic doors. These should be placed as follows: (1) double door at the front entrance, (1) double door at the atrium entrance and (1) double door at the staff parking lot entrance.	ADA	High	Def Maint	\$8,673.97	3	EACH	\$26,022
Total Cost for B20 Exterior Enclosure										\$36,340

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CorrectionName	Subsystem Name	AreaName	Correction Notes	Reason	Priority	Category	UnitCost	Quantity	UOM	Cost
B30 Roofing										
B3030-00-3C Correct Deteriorated or Inadequate Roof Drainage by Demo & Replace (High)	B3030 Roof Drainage		Puddling and blistering are very apparent on approximately 30% of entire roof. Moss vegetation is visible under HVAC Roof equipment (2%) and indicates consistent moisture in that area. Demolish and replace membrane/gravel roof.	Damage/Wear	High	Def Maint	\$0.87	30000	BLDG SF	\$26,040
Total Cost for B30 Roofing \$26,040										

CorrectionName	Subsystem Name	AreaName	Correction Notes	Reason	Priority	Category	UnitCost	Quantity	UOM	Cost
C30 Interior Finishes										
C3010-00-1C Correct Deteriorated Wall Finish by Repair or Refinish (Low)	C3010 Wall Finishes		Repair hollow metal framing and trim to match existing finishes.	Damage/Wear	Low	Def Maint	\$0.34	15000	BLDG SF	\$5,040
C3030-00-1C Correct Deteriorated Suspended Acoustical Ceiling by Demo & Replace	C3030 Ceiling Finishes		Replace damaged tile with new where necessary.	Damage/Wear	Medium	Def Maint	\$2.41	5000	BLDG SF	\$12,040
Total Cost for C30 Interior Finishes \$17,080										

CorrectionName	Subsystem Name	AreaName	Correction Notes	Reason	Priority	Category	UnitCost	Quantity	UOM	Cost
D30 HVAC										
D3040-00-1C Correct Deteriorated HVAC Distribution System by Demo & Replace (Low)	D3040 HVAC Distribution		Nearly all of the distribution pumps were in fair to poor condition. They will need replacement soon.	Damage/Wear	High	Def Maint	\$2.60	66892	BLDG SF	\$174,187
D3040-00-5C Correct Deteriorated HVAC Exhaust System by Demo & Replace (Median)	D3040 HVAC Distribution		Some of the exhaust fans will need replacement in time.	Functionality	Medium	Def Maint	\$1.37	41000	BLDG SF	\$56,252
D3040-00-6C Correct Deteriorated HVAC Exhaust System by Demo & Replace (High)	D3040 HVAC Distribution		Suggest providing exhaust for the copy room between room's 130 and 132.	Environmental Improvements	High	Educ Adoq	\$1.83	400	BLDG SF	\$734
D3050-00-2C Correct Deteriorated Terminal & Package Units by Demo & Replace (Median)	D3050 Terminal & Packaged Units		Replace the RTU's in time.	Damage/Wear	Medium	Def Maint	\$2.48	66892	BLDG SF	\$165,758

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CorrectionName	Subsystem Name	AreaName	Correction Notes	Reason	Priority	Category	UnitCost	Quantity	UOM	Cost
D3060-00-2C Correct Deteriorated Controls & Instrumentation System by Demo & Replace (Median)	D3060 HVAC Instrumentation & Controls		HVAC control problems were reported as happening in several areas of the building including but not limited to the following: classrooms under the gym, room 226, the main office area, and rm 102. Also, it is the desire of the County to web enable the	Functionality	High	Educ Adeq	\$6.08	25000	BLDG SF	\$151,900

Total Cost for D30 HVAC \$548,831

D50 Electrical

CorrectionName	Subsystem Name	AreaName	Correction Notes	Reason	Priority	Category	UnitCost	Quantity	UOM	Cost
D5020-00-5C Correct Deteriorated or Inadequate Exterior Lighting by Demo & Replace (Median)	D5020 Lighting & Branch Wiring		Exterior lighting needs replacement with the exception of the newer gym addition.	Damage/Wear	Medium	Def Maint	\$0.21	56892	BLDG SF	\$11,947
D5032-00-1C Correct Deteriorated or Inadequate Clock System by Demo & Replace (Low)	D5032 Clock & Program Systems		Some of the clocks were not functioning properly throughout the school. They need replacement.	Functionality	High	Educ Adeq	\$0.62	8000	BLDG SF	\$4,928
D5033-00-2C Correct Deteriorated or Inadequate Intercom System by Demo & Replace (Median)	D5033 Intercom Systems		PA system reported as old and in poor condition. Needs replacement in time.	Damage/Wear	Low	Educ Adeq	\$0.28	56892	BLDG SF	\$19,666

Total Cost for D50 Electrical \$36,542

E10 Equipment

CorrectionName	Subsystem Name	AreaName	Correction Notes	Reason	Priority	Category	UnitCost	Quantity	UOM	Cost
E1010-00-5C Correct Deteriorated or Inadequate Walk In Freezers & Refrigerators by Total Replacement	E1010 Commercial Equipment		The staff complained about the relatively small walk in freezer and walk in refrigerator. They did seem relatively small especially since they had a serving kitchen that might have to store prepared meals in these units from time to time.	Functionality	Medium	Educ Adeq	\$24,395.00	2	EACH	\$48,790

Total Cost for E10 Equipment \$48,790

G20 Site Improvements

CorrectionName	Subsystem Name	AreaName	Correction Notes	Reason	Priority	Category	UnitCost	Quantity	UOM	Cost
G2010-00-2C Correct Deteriorated Roadways by Patch & Repair & Overlay (Median)	G2010 Roadways		Cracking in pavement of front lot should be patched and repaired.	Damage/Wear	Low	Def Maint	\$15.19	4000	SQFT	\$60,760

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CorrectionName	Subsystem Name	AreaName	Correction Notes	Reason	Priority	Category	UnitCost	Quantity	UOM	Cost
G2030-00-8C Correct Deteriorated Pedestrian Paving by Patch & Repair & Overlay (Median)	G2030 Pedestrian Paving		Correct concrete cracking and spalling by demolition and replacement in selected areas surrounding the exterior of the school.	Damage/Wear	Medium	Def Maint	\$0.27	11000	SQYD	\$2,926
G2040-00-3C Correct Deteriorated or Inadequate Fencing by Demo and Replace (High)	G2040 Site Development		Install a new fence to match existing along rear property line. This property line backs up to residences and may be a security threat to the school or a child could wander off of school property easily.	Codes/Standards	High	Def Maint	\$50.15	200	LNFT	\$10,030

Total Cost for G20 Site Improvements \$73,716

G40 Site Electrical Utilities

CorrectionName	Subsystem Name	AreaName	Correction Notes	Reason	Priority	Category	UnitCost	Quantity	UOM	Cost
G4020-00-1C Correct Deteriorated or Inadequate Pole Lighting by Dome & Replace	G4020 Site Lighting		Inadequate exterior lighting must be demolished and replaced along with additional lighting to offer additional emergency lighting that is non-existing.	Damage/Wear	High	Def Maint	\$1.99	30000	BLDG SF	\$59,640
G4020-00-2C Correct Non-Existing Pole Lighting by New Installation	G4020 Site Lighting		Staff reported that the front site of the school had inadequate lighting.	Life Safety	High	Educ Adeq	\$4.56	30000	BLDG SF	\$136,800

Total Cost for G40 Site Electrical Utilities \$196,440

Total for: Ashlawn Elementary School \$993,256

Total Assessment Cost for Selection: \$993,256

Assessment Summary by Priority

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Ten Year Life Cycle Cost Report by System

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Task Type: Replacement

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
A10 Foundations										
A20 Basement Construction										
B10 Superstructure										
B20 Exterior Enclosure										\$212,893.18
B30 Roofing			\$178,070.79							
C10 Interior Construction	\$105,460.24									
C20 Stairs										
C30 Interior Finishes							\$95,930.13			\$18,594.41
D10 Conveying										
D20 Plumbing										\$36,347.62
D30 HVAC			\$427,476.61							\$595,841.28
D40 Fire Protection										
D50 Electrical	\$588,985.48				\$78,384.43		\$108,105.46			\$823,013.88
E10 Equipment										
E20 Furnishings	\$219,874.65						\$115,233.29			
F10 Special Construction										
F20 Selective Demolition										
G10 Site Preparation										
G20 Site Improvements				\$76,579.62						
G30 Site Civil Mech Utilities						\$189,818.49			\$22,194.19	
G40 Site Electrical Utilities										
G50 Other Site Construction										
H10 Additional Space Requirements										
Z10 General Requirements										
TOTALS	\$914,320.36		\$605,547.40	\$76,579.62	\$78,384.43	\$189,818.49	\$319,268.88		\$22,194.19	\$1,686,790.37