

Building Information Report

Report for Location: H-B Woodlawn Secondary Program

Date Printed: Friday, March 10, 2006

Project: Arlington Public Schools

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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: 3

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 on supported by metal decking on steel beams, steel trusses, and open-web joists. The roofing 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 has brick veneer. 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

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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 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 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, and terminal units. There are two 2,296 MBtu gas-fired boilers and two chillers (60 ton and 140 ton).

There are two hydraulic passenger elevators. The entire building has a fire sprinkler system.

Requested Space Considerations

Construct new Classroom Space. Recommended 1,800 SF of additional space at an estimated cost of \$396,000. Request by school reviewed and in agreement with Space Analysis.

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 APS.

Assessment Report

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H-B Woodlawn Secondary Program

B10 Superstructure

CorrectionName	Subsystem Name	AreaName	Correction Notes	Reason	Priority	Category	UnitCost	Quantity	UOM	Cost
B1011-00-1C Correct Deteriorated or Inadequate Ext Stairs by Selective Demo & Repair (Low)	B1011 Exterior Above Grade Stairs			Damage/Wear	Medium	Def Maint	\$0.41	30000	BLDG SF	\$12,180

Total Cost for B10 Superstructure \$12,180

B20 Exterior Enclosure

CorrectionName	Subsystem Name	AreaName	Correction Notes	Reason	Priority	Category	UnitCost	Quantity	UOM	Cost
B2030-00-1C Correct Deteriorated Exterior Hollow Metal/Wood/Plastic Laminated/Fiberglass Door by Selective Demo & Repair (Low)	B2030 Exterior Doors			Damage/Wear	Low	Def Maint	\$1.09	130000	BLDG SF	\$141,960

Total Cost for B20 Exterior Enclosure \$141,960

B30 Roofing

CorrectionName	Subsystem Name	AreaName	Correction Notes	Reason	Priority	Category	UnitCost	Quantity	UOM	Cost
B3010-00-11C Correct 1000 SF Bldg or Less Deteriorated Roof by Selective Demo & Replace	B3010 Roof Coverings			Damage/Wear	Medium	Def Maint	\$3.29	600	BLDG SF	\$1,974
B3010-00-11C Correct 1000 SF Bldg or Less Deteriorated Roof by Selective Demo & Replace	B3010 Roof Coverings			Damage/Wear	Medium	Def Maint	\$3.29	2500	BLDG SF	\$8,225
B3030-00-4C Correct Inadequate Roof Drainage by Add New	B3030 Roof Drainage		Add new roof drains to improve drainage over Kitchen and Lower roof of Gymnasium.	Functionality	Medium	Def Maint	\$2.27	1500	BLDG SF	\$3,402

Total Cost for B30 Roofing \$13,601

Priority Definitions:
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 High: Work to be performed within 2 years

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C10 Interior Construction

CorrectionName	Subsystem Name	AreaName	Correction Notes	Reason	Priority	Category	UnitCost	Quantity	UOM	Cost
C1030-00-1C Correct Non Compliant Hand Rails by Demo and Replace	C1030 Fittings			ADA	Medium	Def Maint	\$1.99	600	BLDG SF	\$1,193

Total Cost for C10 Interior Construction \$1,193

C30 Interior Finishes

CorrectionName	Subsystem Name	AreaName	Correction Notes	Reason	Priority	Category	UnitCost	Quantity	UOM	Cost
C3020-00-1C Correct Deteriorated Resilient Flooring or Carpet by Demo & Replace	C3020 Floor Finishes	Auditorium	Provide new carpeting over existing painted concrete floor.	Damage/Wear	Low	Def Maint	\$3.23	4900	BLDG SF	\$15,847
C3030-00-2C Correct Deteriorated Spline or Plaster or Drywall or Other Cig Syst by Demo & Replace	C3030 Ceiling Finishes	Auditorium		Damage/Wear	Medium	Def Maint	\$2.76	4900	BLDG SF	\$13,514

Total Cost for C30 Interior Finishes \$29,361

D20 Plumbing

CorrectionName	Subsystem Name	AreaName	Correction Notes	Reason	Priority	Category	UnitCost	Quantity	UOM	Cost
D2010-00-1C Correct Deteriorated Plumbing Fixtures and Trim by Demo & Replace	D2010 Plumbing Fixtures	Building Wide	Many fixtures are from original construction (50+ years old)	Damage/Wear	Medium	Def Maint	\$3.83	130749	BLDG SF	\$500,769
D2020-00-6C Correct Deteriorated Domestic Water Heater Only	D2020 Domestic Water Distribution	Boiler Room	Replace at end of EUL	Damage/Wear	Low	Def Maint	\$0.28	130749	BLDG SF	\$36,610

Total Cost for D20 Plumbing \$537,378

D30 HVAC

CorrectionName	Subsystem Name	AreaName	Correction Notes	Reason	Priority	Category	UnitCost	Quantity	UOM	Cost
D3030-00-2C Correct Deteriorated Cooling Generating System by Demo & Replace (Median)	D3030 Refrigeration	Building Wide	Replace at end of EUL	Damage/Wear	Low	Def Maint	\$2.11	130749	BLDG SF	\$276,403
D3050-00-2C Correct Deteriorated Terminal & Package Units by Demo & Replace (Median)	D3050 Terminal & Packaged Units	Building Wide	Replace at end of EUL	Damage/Wear	Low	Def Maint	\$2.48	130749	BLDG SF	\$323,996

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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	Building Wide	Replace at end of EUL	Damage/Wear	Low	Def Maint	\$6.08	130749	BLDG SF	\$794,431

Total Cost for D30 HVAC \$1,394,830

D50 Electrical

CorrectionName	Subsystem Name	AreaName	Correction Notes	Reason	Priority	Category	UnitCost	Quantity	UOM	Cost
D5030-00-1C Correct Deteriorated or Inadequate Fire Alarm System by Demo & Replace (Low)	D5030 Fire Alarm System	Building Wide	Replace/upgrade at end of EUL	Damage/Wear	Low	Def Maint	\$3.21	130749	BLDG SF	\$419,181

Total Cost for D50 Electrical \$419,181

E20 Furnishings

CorrectionName	Subsystem Name	AreaName	Correction Notes	Reason	Priority	Category	UnitCost	Quantity	UOM	Cost
E2010-00-9C Correct Deteriorated or Inadequate Auditorium Sealing by Demo & Replace	E2010 Fixed Furnishings	Auditorium		Damage/Wear	Medium	Def Maint	\$2.95	4900	BLDG SF	\$14,475

Total Cost for E20 Furnishings \$14,475

G20 Site Improvements

CorrectionName	Subsystem Name	AreaName	Correction Notes	Reason	Priority	Category	UnitCost	Quantity	UOM	Cost
G2030-00-7C Correct Deteriorated Pedestrian Paving by Patch & Repair (Low)	G2030 Pedestrian Paving			Damage/Wear	Medium	Def Maint	\$0.64	18200	SQFT	\$11,721
G2040-00-5C Correct Deteriorated Conc Retaining Wall by Demo & Replace including Guardrail	G2040 Site Development		Replacement of deteriorated brick retaining wall.	Damage/Wear	High	Def Maint	\$37.24	800	SQFT	\$29,792
G2041-00-1C Correct Deteriorated Athletic Fields by Refurbish	G2041 Athletic & Recreational Equipment			Damage/Wear	Medium	Def Maint	\$1.08	4000	SQYD	\$4,312

Total Cost for G20 Site Improvements \$45,825

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H10 Additional Space Requirements

CorrectionName	Subsystem Name	AreaName	Correction Notes	Reason	Priority	Category	UnitCost	Quantity	UOM	Cost
H1020-00-5C Correct Non ADA Toilet by Demo & Reconfigure Space	H1020 Space Reconfiguration			ADA	Medium	Educ Adeq	\$244.06	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

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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				\$340,329.79	\$159,295.85			\$12,359.85		
B30 Roofing										
C10 Interior Construction										\$262,654.79
C20 Stairs										
C30 Interior Finishes			\$22,243.06				\$146,489.64			
D10 Conveying										
D20 Plumbing					\$59,848.24					
D30 HVAC					\$1,395,746.41		\$1,199,564.10			\$522,831.71
D40 Fire Protection										
D50 Electrical					\$149,620.60		\$272,112.84			\$1,395,043.84
E10 Equipment										
E20 Furnishings							\$219,957.88			\$180,884.90
F10 Special Construction										
F20 Selective Demolition										
G10 Site Preparation										
G20 Site Improvements										
G30 Site Civil Mech Utilities										
G40 Site Electrical Utilities										
G90 Other Site Construction										
H10 Additional Space Requirements										
Z10 General Requirements										
TOTALS			\$22,243.06	\$340,329.79	\$1,764,511.10		\$1,838,124.46	\$12,359.85		\$2,361,415.25