Building Information Report

Building Name:	Long Branch Elementary School
Building Type:	Elementary
Address:	33 North Fillmore Street Arlington VA 22201

Contact Name:	Felicia Russo
Contact Phone:	(703) 228-4220
Contact Position:	Principal
Year Construction:	1973, 1996

Occupant Response:	Interview
Individual Interviewed:	Felicia Russo
Ind. Interviewed Position:	Principal

Drawing Availability:	Fire Escape, Orig Plans
Grade Levels:	Preschool, K-5
'05-'06 Enrollment:	416 Students
Building Area:	70,754 SF
Number Floors:	2
Sprinklers?:	Yes
Replacement Cost:	$200.00 per SF
Total Replace. Cost:	$14,150,800
No.Of Relocatables:	0

Assessment Costs by Priority:

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

Total Assessed Cost:	$942,184
FCI:	0.07

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 completed in the 1973. 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 foundation walls supported on cast-in-place concrete footings with cast-in-place concrete slabs at grade level. The upper floors are cast-in-place lightweight concrete on metal decking. The roof decks are metal decking on open-web steel joists. The primary roofing system is a low-sloped built-up roof membrane on rigid insulation with a flood coat and aggregate surfacing. The roofing system is sloped to internal roof drains. The secondary roofing system covering the west wing is a pitched standing seam metal roof on rigid insulation with a positive slope to scuppers and downspouts. The parapet walls extending above the roofline are constructed of masonry or an exterior insulation and finish system (EIFS) cladding. Parapet walls have aluminum copings.

Exterior load-bearing walls are primarily split- faced concrete masonry units. Other portions of the building are metal framed or concrete masonry units with an EIFS cladding. Exterior doors include aluminum storefront systems, painted hollow metal and hollow metal combinations frames. Exterior windows are primarily aluminum tilt-out hopper units with insulated glazing and fixed glass panels.

The electrical service is 1,600 amps, 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 flush mounted or lay-in fluorescent fixtures. The gym has HID ceiling mounted fixtures. Site lighting is provided by pole-mounted fixtures along drive lanes and parking areas, and by building mounted fixtures.

The building's plumbing systems were replaced during the 1996 renovation. Supply piping is copper or PVC, and sanitary piping is reported to be cast-iron or PVC. Domestic hot water is provided by a gas-fired 250 gallon water heater which was installed in 1996.

Heating and cooling are provided by a four-pipe HW/CHW system serving air handling units, unit ventilators, and other terminal units. Two gas-fired boilers provide heating water, and roof-mounted, air-cooled chiller provides chilled water. Additionally, there are two heat-recovery units located on the roof. The building has a central temperature control and energy management system. All HVAC components were replaced during the 1996 renovation.

The building has a multi-line phone 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.

Requested Space Considerations

Assessment Report

Report for Location: Long Branch Elementary School
Priority: Comprehensive
Date Printed: Friday, March 10, 2006
ProjectID: Arlington Public Schools
Date Printed: *Page 1 of 2*

Long Branch Elementary School

D10 Conveying

CorrectionName	Subsystem Name	AreaName	Correction Notes	Reason	Priority	Category	UnitCost	Quantity	UOM	Cost
D1010-00-5C Correct Deteriorated or Inadequate Elevator by Refurbish Cab and Controller	D1010 Elevators & Lifts	Building Wide	*Will require routine upgrade*	Damage/Wear	Low	Def Maint	$5,621.00	1	EACH	$5,621

Total Cost for D10 Conveying **$5,621**

D20 Plumbing

CorrectionName	Subsystem Name	AreaName	Correction Notes	Reason	Priority	Category	UnitCost	Quantity	UOM	Cost
D2010-00-4C Correct 1000 SF Bldg or Less Deteriorated Plumbing Fixtures & Trim by Selective Demo & Replace	D2010 Plumbing Fixtures	Building Wide	*Replace Electric Water Coolers at end of EUL*	Damage/Wear	Medium	Def Maint	$8.26	1000	BLDG SF	$8,260
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	70754	BLDG SF	$19,811

Total Cost for D20 Plumbing **$28,071**

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	70754	BLDG SF	$149,574
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	70754	BLDG SF	$175,328
D3060-00-1C Correct Deteriorated Controls & Instrumentation System by Demo & Replace (Low)	D3060 HVAC Instrumentation & Controls	Building Wide	*Observed hot and cold areas; control failures becoming more frequent.*	Damage/Wear	High	Def Maint	$4.05	70754	BLDG SF	$286,271

Total Cost for D30 HVAC **$611,173**

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

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	70754	BLDG SF	$226,837

Total Cost for D50 Electrical **$226,837**

G20 Site Improvements

CorrectionName	Subsystem Name	AreaName	Correction Notes	Reason	Priority	Category	UnitCost	Quantity	UOM	Cost
G2020-00-1C Correct Deteriorated Parking Lot by Patch & Repair (Low)	G2020 Parking Lots		*Provide drainage at bus-drop paving to eliminate ponding water.*	Damage/Wear	High	Def Maint	$10.14	1500	SQYD	$15,204
G2020-00-2C Correct Deteriorated Parking Lot by Patch or Repair & Overlay (Median)	G2020 Parking Lots			Damage/Wear	Low	Def Maint	$15.19	3500	SQYD	$53,165
G2020-00-5C Correct Insufficient Accessible Parking Spaces by Striping Paving and Installing Signs	G2020 Parking Lots			ADA	Medium	Def Maint	$13.20	160	EACH	$2,112

Total Cost for G20 Site Improvements **$70,481**

Total for: Long Branch Elementary School **$942,184**

Total Assessment Cost for Selection: $942,184

Assessment Summary by Priority

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

Ten Year Life Cycle Cost Report by System

Task Type: Replacement

Report for Location: Long Branch Elementary School
Date Printed: Friday, March 10, 2006
Project: Arlington Public Schools
Date Printed: *Page 1 of 1*

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
A10 Foundations										
A20 Basement Construction										
B10 Superstructure										
B20 Exterior Enclosure	$65,238.59									
B30 Roofing										
C10 Interior Construction										
C20 Stairs										
C30 Interior Finishes							$157,401.28			
D10 Conveying										
D20 Plumbing										$37,274.28
D30 HVAC					$749,856.81					$280,688.36
D40 Fire Protection										
D50 Electrical					$80,382.81					$749,479.36
E10 Equipment										
E20 Furnishings							$118,171.12			$97,179.38
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	$65,238.59				$830,239.62		$275,572.40			$1,164,821.38

Costs are in 2006 Dollars and include a Soft Cost Multiplier of 40 % and an Inflation Factor of 3 %