

Building Information Report

Report for Location: Planetarium
Date Printed: Friday, March 10, 2006
Project: Arlington Public Schools

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Building Name: Planetarium
Building Type: Special School
Address: 1426 N. Quincy Street
Arlington VA 22207

Contact Name: C.R. Lyons
Contact Phone: (703) 228-6617
Contact Position: Director of Maintenance Services
Year Construction: 1970

Occupant Response: Interview
Individual Interviewed: Jonathan Harmon
Ind. Interviewed Position: Director

Drawing Availability: Fire Escape, Orig Plans
Grade Levels: K-12
'05-'06 Enrollment: 0 Students
Building Area: 10,000 SF
Number Floors: 1
Sprinklers?: No
Replacement Cost: \$220.00 per SF
Total Replace. Cost: \$2,200,000
No.Of Relocatables: 0

Assessment Costs by Priority:

High	\$139,813
Medium	\$554,240
Low	\$53,410

Total Assessed Cost: \$747,463
FCI: 0.34

Descriptive Comments

The property has one permanent building containing a total of 10,000 square feet.

The building is a one-story structure. The original building was completed in 1970. No major renovation has occurred since that time.

The building foundations are assumed to be concrete and masonry foundation walls supported on cast-in-place concrete footings with cast-in-place concrete floor slab. The primary roof structure is a painted poured concrete dome approximately 30 feet in diameter. The lower roof decks have metal decking supported by masonry walls. The secondary roofing system is a low-sloped fully adhered single ply membrane on rigid insulation sloped to internal roof drains. Low parapet walls extending above the roofline have aluminum copings.

Exterior load-bearing walls at the lower level are faced with brick with precast limestone panels. The enclosing interior walls of the domed area are also load-bearing masonry. Exterior doors are aluminum storefront systems.

The electrical service is 225 amps, 120/208 volt, three phase, four wire, alternating current. The electrical service is coming from the adjacent district office building. Interior lighting is provided by incandescent and fluorescent fixtures, most of which are specifically for planetarium functionality.

Building supply and distribution piping and sanitary piping are tied into the adjacent district office's building systems.

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CT2000

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Domestic hot water is also provided by a water heater located in the district office.

Heating and cooling are provided by a single multi-zone air handling unit, which is served by a four-pipe HW/CHW system tied into the district office's building systems

Requested Space Considerations

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CorrectionName	Subsystem Name	AreaName	Correction Notes	Reason	Priority	Category	UnitCost	Quantity	UOM	Cost
D3050-00-2C Correct Deteriorated Terminal & Package Units by Demo & Replace (Median)	D3050 Terminal & Packaged Units			Damage/Wear	High	Def Maint	\$2.48	10000	BLDG SF	\$24,780
D3060-00-2C Correct Deteriorated Controls & Instrumentation System by Demo & Replace (Median)	D3060 HVAC Instrumentation & Controls			Functionality	Medium	Def Maint	\$6.08	10000	BLDG SF	\$60,760
D3070-00-1C Correct Out of Balance HVAC System by Balance System	D3070 Testing Adjusting & Balancing			Functionality	High	Def Maint	\$0.31	10000	BLDG SF	\$3,080
Total Cost for D30 HVAC										\$259,840

D40 Fire Protection

CorrectionName	Subsystem Name	AreaName	Correction Notes	Reason	Priority	Category	UnitCost	Quantity	UOM	Cost
D4010-00-2C Correct Non Existing Sprinkler System by New Installation	D4010 Sprinklers			Life Safety	Medium	Def Maint	\$8.96	10000	BLDG SF	\$89,600
Total Cost for D40 Fire Protection										\$89,600

D50 Electrical

CorrectionName	Subsystem Name	AreaName	Correction Notes	Reason	Priority	Category	UnitCost	Quantity	UOM	Cost
D5010-00-5C Correct Deteriorated or Inadequate Distribution System by Demo & Replace (Median)	D5010 Electrical Service & Distribution			Damage/Wear	Low	Def Maint	\$3.54	5000	BLDG SF	\$17,710
D5010-00-5C Correct Deteriorated or Inadequate Distribution System by Demo & Replace (Median)	D5010 Electrical Service & Distribution		Some electrical work in the building does not appear to be done in compliance with applicable codes.	Codes/Standards	High	Def Maint	\$3.54	5000	BLDG SF	\$17,710
D5010-00-8C Correct Inadequate Power Outlets by Add New (Median)	D5010 Electrical Service & Distribution		The building has enough outlets, but they should be configured better or in different locations for use with the special needs of the building.	Damage/Wear	Medium	Def Maint	\$0.48	10000	BLDG SF	\$4,760
D5020-00-2C Correct Deteriorated or Inadequate Interior Lighting by Demo & Replace (Median)	D5020 Lighting & Branch Wiring		Specialized lighting for planetarium use.	Functionality	Low	Def Maint	\$2.27	10000	BLDG SF	\$22,980
D5030-00-2C Correct Deteriorated or Inadequate Fire Alarm System by Demo & Replace (Median)	D5030 Fire Alarm System			Damage/Wear	Medium	Def Maint	\$4.82	10000	BLDG SF	\$48,160
D5031-00-2C Correct Deteriorated or Inadequate Security System by Demo & Replace (Median)	D5031 Security Access & Surveillance			Damage/Wear	Low	Def Maint	\$0.28	10000	BLDG SF	\$2,800

Priority Definitions:
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Medium: Work to be performed within 3-5 years
 Low: Work to be performed within 6-10 years

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Damage/Wear Low Def Maint \$0.32 10000 BLDG SF \$3,220

Damage/Wear Low Def Maint \$0.70 10000 BLDG SF \$7,000

Total Cost for D50 Electrical \$124,040

E20 Furnishings

CorrectionName	Subsystem Name	AreaName	Correction Notes	Reason	Priority	Category	UnitCost	Quantity	UOM	Cost
E2010-00-9C Correct Deteriorated or Inadequate Auditorium Seating by Demo & Replace	E2010 Fixed Furnishings		Remove existing and provide new 70 planetarium seats with varying fills. Approximate cost \$450 per seat.	Damage/Wear	High	Def Maint	\$2.95	6000	BLDG SF	\$17,724

Total Cost for E20 Furnishings \$17,724

H10 Additional Space Requirements

CorrectionName	Subsystem Name	AreaName	Correction Notes	Reason	Priority	Category	UnitCost	Quantity	UOM	Cost
H1020-00-11C Correct Administration Suite Reconfiguration Required by Demo & Reconfigure Space	H1020 Space Reconfiguration		Reconfigure office area to create a directors office/production room, teacher area, and separate administrative reception area.	Functionality	High	Educ Adeq	\$133.55	420	SOFT	\$56,091

Total Cost for H10 Additional Space Require \$56,091

Total for: Planetarium \$747,463

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Total Assessment Cost for Selection: \$747,463

Assessment Summary by Priority

High	\$139,813
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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				\$17,017.99						
B30 Roofing										
C10 Interior Construction				\$16,702.55						
C20 Stairs										
C30 Interior Finishes				\$41,734.32			\$35,641.74			\$3,522.14
D10 Conveying										
D20 Plumbing										
D30 HVAC			\$118,866.84		\$65,730.84					
D40 Fire Protection										
D50 Electrical			\$108,464.06		\$155,157.24		\$114,501.26			\$11,288.90
E10 Equipment										
E20 Furnishings										
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			\$227,330.93	\$75,454.56	\$220,888.08		\$150,143.00			\$14,811.03