

Facility Condition Assessment Report

DeKalb County School System1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Allgood Elementary Facility Executive Summary ReportReport Date: 27 Jun 2011

Facility: \Elementary Schools\Allgood Elementary**Address:** 659 Allgood Road, Stone Mountain, GA 30083**Attributes:**

Facility Code	2050
Super Cluster	5

General Information:

Function:	Elementary School
Gross Area:	63,989 S.F.

Year Built:**Last Renovation:****Facility Description:**

Allgood Elementary School campus consists of two buildings located at 659 Allgood Road in Stone Mountain, Georgia. The original campus was constructed in 1955, additions to the main school building were constructed in 1960, 1963, 1965, and 2000, and a gymnasium building was constructed in 2000. In addition to the buildings, the campus contains a covered walkway, softball field, playfield, playground, and hard surface play area. This report contains condition and adequacy data collected during the 2010/2011 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report for each building and other facilities on the campus.

Current Repair Cost: \$6,363,841.55**Replacement Cost:** \$13,517,001.00**FCI:** 47.08%

11-Feb-2011

Allgood Elementary School

DeKalb County School System1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 FCI Report

Report Date: 27 Jun 2011

Allgood Elementary Weighted FCI Report

Facility Name	Last Renovation	Cost Per Sq. Ft.	Gross Area (Sq. Ft.)	Repair Cost	Replacement Cost	Weighted FCI	Critical wt 1.25	Potentially Critical wt 1.1	Necessary wt 1	Recommended wt 0.75	Discretionary wt 0.5
Allgood Elementary\Hard Surface Play Area		\$13.14	6,950	\$99,083	\$91,336	101.12%	\$0	\$0	\$85,635	\$0	\$13,448
Allgood Elementary\1955, 1960, 1963, 1965 Building	Jan 2000	\$190.29	44,346	\$5,181,243	\$8,438,697	55.73%	\$0	\$0	\$3,612,242	\$1,225,633	\$343,368
Allgood Elementary\Site		\$23.54	63,989	\$593,973	\$1,506,096	35.77%	\$0	\$116,182	\$228,817	\$230,349	\$18,625
Allgood Elementary\2000 Gym		\$167.62	5,478	\$175,262	\$918,196	18.54%	\$0	\$0	\$165,248	\$0	\$10,014
Allgood Elementary\2000 Addition		\$161.30	14,165	\$303,720	\$2,284,747	12.61%	\$0	\$0	\$269,426	\$6,126	\$28,168
Allgood Elementary\Softball Field		\$4.84	21,100	\$5,849	\$102,090	2.86%	\$0	\$0	\$0	\$0	\$5,849
Allgood Elementary\Playfield		\$4.71	34,000	\$4,712	\$160,222	1.47%	\$0	\$0	\$0	\$0	\$4,712
Allgood Elementary\Covered Walkway		\$27.64	565	\$0	\$15,617	0.00%	\$0	\$0	\$0	\$0	\$0

DeKalb County School System

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COMET4 Survey Report

Allgood Elementary Detailed Facility Needs Assessment Report

Report Date: 27 Jun 2011

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Location / Note
DeKalb County School System Elementary Schools Allgood Elementary 1955, 1960, 1963, 1965 Building Building Systems	B2020	Exterior Windows	System	Beyond Service Life	Renew System	1	Ea.	\$223,415	\$84,898	\$308,313	Recommended	Deferred Maintenance	The original metal frame, single pane, operable windows are aged, worn, and inefficient, and should be replaced.
	B2030	Exterior Doors	System	Beyond Service Life	Renew System	1	Ea.	\$30,732	\$11,678	\$42,410	Recommended	Deferred Maintenance	The original metal exterior doors are aged and should be replaced with energy efficient doors.
	C1020	Interior Doors	System	Beyond Service Life	Renew System	1	Ea.	\$53,570	\$20,357	\$73,927	Discretionary	Deferred Maintenance	The original wood interior doors are aged and worn and should be replaced.
	C1030	Fittings	System	Beyond Service Life	Renew System	1	Ea.	\$90,244	\$34,293	\$124,537	Recommended	Deferred Maintenance	Fittings, such as chalk and tack boards, lockers, toilet and bath accessories, toilet partitions, and shelving, are beyond expected life and should be replaced.
	C3010	Wall Finishes - Paint	System	Beyond Service Life	Renew System	1	Ea.	\$30,673	\$11,656	\$42,329	Discretionary	Deferred Maintenance	The wall paint is aged and scuffed and should be repainted.
	C3010	Wall Finishes - Wall Paneling	System	Beyond Service Life	Renew System	1	Ea.	\$1,405	\$534	\$1,939	Discretionary	Deferred Maintenance	The wood wall covering is aged and should be replaced.
	C3020	Floor Finishes - Carpet	System	Beyond Service Life	Renew System	1	Ea.	\$13,901	\$5,282	\$19,183	Discretionary	Deferred Maintenance	The carpet is aged, worn, and stained, and should be replaced.
	C3020	Floor Finishes - Wood	System	Beyond Service Life	Renew System	1	Ea.	\$9,601	\$3,648	\$13,249	Recommended	Deferred Maintenance	The wood flooring is aged and worn and should be replaced.
	D2010	Plumbing Fixtures	System	Beyond Service Life	Renew System	1	Ea.	\$569,270	\$216,322	\$785,592	Necessary	Deferred Maintenance	Plumbing fixtures are aged and inefficient and should be replaced.
	D2020	Domestic Water Distribution	System	Beyond Service Life	Renew System	1	Ea.	\$126,830	\$48,195	\$175,025	Necessary	Deferred Maintenance	Domestic water supply is aged and should be replaced.
	D2030	Sanitary Waste	System	Beyond Service Life	Renew System	1	Ea.	\$107,805	\$40,966	\$148,771	Necessary	Deferred Maintenance	Sanitary sewer is aged and should be replaced.
	D2090	Other Plumbing Systems - Natural Gas	System	Beyond Service Life	Renew System	1	Ea.	\$13,659	\$5,190	\$18,849	Necessary	Deferred Maintenance	Natural gas service is aged and should be replaced.
	D3020	Heat Generating Systems	System	Beyond Service Life	Renew System	1	Ea.	\$146,830	\$55,795	\$202,625	Necessary	Deferred Maintenance	Boiler is aged and inefficient and should be replaced.
	D3030	Cooling Generating Systems	System	Beyond Service Life	Renew System	1	Ea.	\$149,269	\$56,722	\$205,991	Necessary	Deferred Maintenance	The cooling tower is aged and should be replaced and a heat exchanger added.
	D3040	Distribution & Exhaust Systems	System	Beyond Service Life	Renew System	1	Ea.	\$134,147	\$50,976	\$185,122	Necessary	Deferred Maintenance	Exhaust and ventilation are inadequate and should be replaced.
	D3050	Terminal & Package Units	System	Beyond Service Life	Renew System	1	Ea.	\$611,221	\$232,264	\$843,485	Necessary	Deferred Maintenance	Terminal units are aged and inefficient and should be replaced.

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	D3060	Controls & Instrumentation	System	Beyond Service Life	Renew System	1	Ea.	\$114,147	\$43,376	\$157,522	Necessary	Deferred Maintenance	HVAC controls are antiquated and should be replaced.
	D3090	Other HVAC Systems/Equip - Kitchen Hood	System	Beyond Service Life	Renew System	1	Ea.	\$41,464	\$15,756	\$57,220	Necessary	Deferred Maintenance	Kitchen hood is aged and inadequate and should be replaced.
	D5010	Electrical Service/Distribution	System	Beyond Service Life	Renew System	1	Ea.	\$68,781	\$26,137	\$94,917	Necessary	Deferred Maintenance	Electrical service is aged and unserviceable and should be replaced.
	D5020	Branch Wiring	System	Beyond Service Life	Renew System	1	Ea.	\$230,732	\$87,678	\$318,410	Necessary	Deferred Maintenance	Branch wiring is aged and inadequate and should be replaced.
	D5030	Communications and Security - Clock & PA Systems	System	Beyond Service Life	Renew System	1	Ea.	\$194,635	\$73,961	\$268,596	Recommended	Deferred Maintenance	Clock and PA systems are aged and should be replaced.
	D5030	Communications and Security - Security & CCTV	System	Beyond Service Life	Renew System	1	Ea.	\$20,976	\$7,971	\$28,946	Recommended	Deferred Maintenance	Security system is functional, but beyond its service life and should be replaced.
	E1090	Other Equipment - Kitchen Equipment	System	Beyond Service Life	Renew System	1	Ea.	\$318,537	\$121,044	\$439,581	Recommended	Deferred Maintenance	General kitchen equipment is aged and should be replaced.
	E2010	Fixed Furnishings	System	Beyond Service Life	Renew System	1	Ea.	\$149,269	\$56,722	\$205,991	Discretionary	Deferred Maintenance	Fixed furnishings, such as the base/wall cabinets, counter tops, window shades, and fixed seating, are worn, beyond expected life, and should be replaced.
	D5020	Lighting	System	Beyond Service Life	Renew System	1	Ea.	\$303,415	\$115,298	\$418,713	Necessary	Deferred Maintenance	Some lamps have been replaced, but all of the fixtures and most of the lamps are aged, inefficient, and should be replaced.
2000 Addition Building Systems								\$220,087	\$83,633	\$303,720			
								\$220,087	\$83,633	\$303,720			
	C3010	Wall Finishes - Paint	System	Beyond Service Life	Renew System	1	Ea.	\$20,412	\$7,756	\$28,168	Discretionary	Deferred Maintenance	The wall paint is aged and scuffed and should be repainted.
	C3020	Floor Finishes - Carpet	System	Beyond Service Life	Renew System	1	Ea.	\$4,439	\$1,687	\$6,126	Recommended	Deferred Maintenance	The carpet is aged, worn, and stained, and should be replaced.
	D3050	Terminal & Package Units	System	Beyond Service Life	Renew System	1	Ea.	\$195,236	\$74,190	\$269,426	Necessary	Deferred Maintenance	RTUs are inefficient and should be replaced with units to control indoor air quality as well as condition.

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Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Location / Note
2000 Gym								\$127,001	\$48,261	\$175,262			
Building Systems								\$127,001	\$48,261	\$175,262			
C3010		Wall Finishes - Paint	System	Beyond Service Life	Renew System	1	Ea.	\$6,628	\$2,519	\$9,147	Discretionary	Deferred Maintenance	The wall paint is aged and scuffed and should be repainted.
C3020		Floor Finishes - Ceramic Tile	System	Beyond Service Life	Renew System	1	Ea.	\$628	\$239	\$867	Discretionary	Deferred Maintenance	The ceramic tile is aged and worn and should be replaced.
C3020		Floor Finishes - Neoprene	System	Needs Remediation	Renew System	1	Ea.	\$79,054	\$30,041	\$109,094	Necessary	Safety	The neoprene floor covering is aged and damaged and should be replaced.
D3050		Terminal & Package Units	Packaged A/C, Elec. Ht., Const. Volume	Missing	Install Package A/C - 20 ton	1	Ea.	\$40,691	\$15,463	\$56,154	Necessary	Capital Improvement	An air conditioning system is missing in the gymnasium and should be installed.
Hard Surface Play Area								\$78,637	\$20,446	\$99,083			
Building Systems								\$78,637	\$20,446	\$99,083			
E1090		Other Equipment	System	Beyond Service Life	Renew System	1	Ea.	\$10,673	\$2,775	\$13,448	Discretionary	Deferred Maintenance	The athletic equipment is in poor condition and should be replaced.
F1040		Special Facilities - Basketball Court Hard Surface	System	Beyond Service Life	Renew System	1	Ea.	\$67,964	\$17,671	\$85,635	Necessary	Deferred Maintenance	The hard surface play area is damaged and should be replaced.
Playfield								\$3,740	\$972	\$4,712			
Building Systems								\$3,740	\$972	\$4,712			
F1040		Special Facilities - Football Field - Natural Turf	System	Beyond Service Life	Renew System	1	Ea.	\$3,740	\$972	\$4,712	Discretionary	Deferred Maintenance	The grass is damaged and should be reseeded.
Site								\$471,407	\$122,566	\$593,973			
Building Systems								\$471,407	\$122,566	\$593,973			
G2010		Roadways	System	Beyond Service Life	Renew System	1	Ea.	\$181,601	\$47,216	\$228,817	Necessary	Deferred Maintenance	The asphaltic roadways are damaged with cracks and potholes, and should be resurfaced.
G2020		Parking Lots	System	Beyond Service Life	Renew System	1	Ea.	\$82,354	\$21,412	\$103,766	Recommended	Deferred Maintenance	The asphaltic parking lots are damaged with cracks and potholes and should be resurfaced and restriped.
G2030		Pedestrian Paving	System	Needs Remediation	Renew System	1	Ea.	\$92,208	\$23,974	\$116,182	Potentially Critical	Safety	The sidewalks are aged, cracked, and damaged, and should be replaced.
G2040		Site Development	System	Beyond Service Life	Renew System	1	Ea.	\$14,781	\$3,843	\$18,625	Discretionary	Deferred Maintenance	Site development features, such as the flag pole, signage, and site furnishings, are beyond thier service life and should be replaced.
G2040105		Fence & Guardrails	System	Beyond Service Life	Renew System	1	Ea.	\$100,463	\$26,120	\$126,583	Recommended	Deferred Maintenance	The fencing is aged, rusted, and damaged, and should be replaced.

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Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Location / Note
Softball Field								\$4,642	\$1,207	\$5,849			
Building Systems								\$4,642	\$1,207	\$5,849			
F1040		Special Facilities - Sports Field - Natural Turf	System	Beyond Service Life	Renew System	1	Ea.	\$4,642	\$1,207	\$5,849	Discretionary	Deferred Maintenance	The grass is damaged and should be reseeded.

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COMET4 Facility Report

Allgood Elementary Facility Executive Summary Report

Report Date: 27 Jun 2011

Facility: \Elementary Schools\Allgood Elementary\1955, 1960, 1963, 1965 Building

Address: 659 Allgood Road, Stone Mountain, GA 30083

Attributes:

Building Codes	2010, 2011, 2012, 2013
Fire Sprinkler System	No

General Information:

Function:	Elementary School	Year Built:	1955
Gross Area:	44,346 S.F.	Last Renovation:	2000

Facility Description:

The Allgood Elementary School main building is a one-story building located at 659 Allgood Road in Stone Mountain, Georgia. Originally built in 1955, there have been four additions in 1960, 1963, 1965, and 2000, and renovations in 2000. This report contains condition and adequacy data collected during the 2010/2011 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Energy conservation opportunities for this building include: 1) Replacing the single pane, operable windows with double pane, energy efficient windows; 2) Replacing the original exterior doors with more energy efficient doors; 3) Replacing the aged water source heat pump systems with energy efficient models; 4) Replacing the building automation system with an effective energy management system that completely controls HVAC and lighting; 5) Replacing the boiler, cooling tower, and condenser water pumps with new, more efficient units; 6) Replacing the plumbing fixtures with low flow units; 7) Replacing the lighting fixtures and lamps; and 8) Installing rooftop make-up air units to provide treated outside air and improve indoor air quality.

Current Repair Cost: \$5,181,242.87

Replacement Cost: \$8,438,696.92

FCI: 61.40%



11-Feb-2011
Southeast Elevation



11-Feb-2011
Northeast Elevation



11-Feb-2011
Southwest Elevation



11-Feb-2011
Northwest Elevation

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Allgood Elementary Facility Executive Summary Report

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Facility: \Elementary Schools\Allgood Elementary\1955, 1960, 1963, 1965 Building (continued)**Building Condition:**

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$190.29	S.F.	44,346	108	\$9,112,499	42	1965	1963	2015		\$5,181,243	\$8,438,695	61
Substructure	\$13.21	S.F.	44,346	100	\$585,660	100	1955					\$585,660	
Foundations	\$13.21	S.F.	44,346	100	\$585,660	100	1955					\$585,660	
Standard Foundations	\$6.49	S.F.	44,346	100	\$287,628	100	1955					\$287,628	
Special Foundations	\$4.14	S.F.	0	100		100	1955						
Slab on Grade	\$6.72	S.F.	44,346	100	\$298,032	100	1955					\$298,032	
Basement Construction			0			0	0						
Basement Excavation	\$0.22	S.F.	0	100		100	1955						
Basement Walls	\$5.93	S.F.	0	100		100	1955						
Shell	\$31.63	S.F.	44,346	104	\$1,459,132	69	1966	1965			\$350,723	\$1,402,646	25
Superstructure	\$4.43	S.F.	44,346	100	\$196,444	100	1955					\$196,444	
Floor Construction	\$14.14	S.F.	0	100		100	1955						
Roof Construction	\$4.43	S.F.	44,346	100	\$196,444	100	1955					\$196,444	
Exterior Enclosure	\$21.65	S.F.	44,346	103	\$992,073	75	1955	1985			\$350,723	\$960,188	37
Exterior Walls	\$14.46	S.F.	44,346	100	\$641,350	100	1955					\$641,350	
Exterior Windows	\$6.32	S.F.	44,346	110	\$308,313	30	1955	1985			\$308,313	\$280,284	110
Exterior Doors	\$0.87	S.F.	44,346	110	\$42,410	30	1955	1985			\$42,410	\$38,554	110
Roofing	\$5.55	S.F.	44,346	110	\$270,615	25	2011	1965				\$246,014	
Roof Coverings - Asphalt Shingles	\$3.70	S.F.	0	110		10	1955	1965					
Roof Coverings - BUR	\$5.55	S.F.	44,346	110	\$270,615	25	2011	2036				\$246,014	
Roof Coverings - EPDM	\$2.84	S.F.	0	110		15	1955	1970					
Roof Coverings - Preformed Metal	\$4.28	S.F.	0	110		30	1955	1985					
Roof Coverings - Standing Seam Metal	\$23.47	S.F.	0	110		75	1955	2030					
Roof Openings	\$0.57	S.F.	0	110		30	1955	1985					
Interiors	\$50.87	S.F.	44,346	109	\$2,453,785	50	1968	1963	2015		\$275,164	\$2,255,916	12
Interior Construction	\$11.04	S.F.	44,346	104	\$510,816	70	1955	1975			\$198,464	\$489,579	41
Partitions	\$6.40	S.F.	44,346	110	\$312,352	100	1955					\$283,956	
Interior Doors	\$2.08	S.F.	44,346	80	\$73,927	30	1955	1985			\$73,927	\$92,408	80
Fittings	\$2.55	S.F.	44,346	110	\$124,537	20	1955	1975			\$124,537	\$113,215	110
Stairs		S.F.	44,346			0	1955						
Stair Construction		S.F.	44,346	100		100	1955						
Interior Finishes	\$39.83	S.F.	44,346	110	\$1,942,969	45	1985	1963	2015		\$76,700	\$1,766,337	4
Wall Finishes - Ceramic & Glazed	\$9.58	S.F.	22,173	110	\$233,591	100	1955					\$212,355	
Wall Finishes - Paint	\$1.81	S.F.	21,286	110	\$42,329	10	2000	2010			\$42,329	\$38,481	110
Wall Finishes - Wall Paneling	\$1.99	S.F.	887	110	\$1,939	10	1955	1965			\$1,939	\$1,763	110
Floor Finishes - Carpet	\$7.87	S.F.	2,217	110	\$19,183	8	1955	1963			\$19,183	\$17,439	110
Floor Finishes - Ceramic & Quarry Tile	\$13.40	S.F.	2,217	110	\$32,678	50	2000	2050				\$29,707	
Floor Finishes - Terrazzo	\$48.99	S.F.	17,739	110	\$955,937	50	1955	2005	2015	5		\$869,034	
Floor Finishes - VCT	\$8.79	S.F.	21,286	110	\$205,828	20	2000	2020				\$187,117	
Floor Finishes - Wood	\$13.58	S.F.	887	110	\$13,249	20	1955	1975			\$13,249	\$12,045	110
Ceiling Finishes	\$8.98	S.F.	44,346	110	\$438,235	20	2000	2020				\$398,396	
Services	\$81.35	S.F.	44,346	110	\$3,968,350	23	1965	1970			\$3,909,784	\$3,607,589	108
Conveying		S.F.	44,346			0	1955						
Elevators and Lifts		S.F.	44,346	110		30	1955						
Plumbing	\$23.13	S.F.	44,346	110	\$1,128,237	23	1955	1975			\$1,128,237	\$1,025,669	110
Plumbing Fixtures	\$16.10	S.F.	44,346	110	\$785,592	20	1955	1975			\$785,592	\$714,175	110
Domestic Water Distribution	\$3.59	S.F.	44,346	110	\$175,025	30	1955	1985			\$175,025	\$159,113	110
Sanitary Waste	\$3.05	S.F.	44,346	110	\$148,771	30	1955	1985			\$148,771	\$135,246	110
Rain Water Drainage	\$0.88	S.F.	0	110		30	1955						
Other Plumbing Systems - Natural Gas	\$0.39	S.F.	44,346	110	\$18,849	30	1955	1985			\$18,849	\$17,135	110
HVAC	\$33.87	S.F.	44,346	110	\$1,651,965	21	1955	1970			\$1,651,965	\$1,501,785	110
Heat Generating Systems	\$4.15	S.F.	44,346	110	\$202,625	30	1955	1985			\$202,625	\$184,204	110
Cooling Generating Systems	\$4.22	S.F.	44,346	110	\$205,991	30	1955	1985			\$205,991	\$187,264	110
Distribution & Exhaust Systems	\$3.80	S.F.	44,346	110	\$185,122	30	1955	1985			\$185,122	\$168,293	110
Terminal & Package Units	\$17.29	S.F.	44,346	110	\$843,485	15	1955	1970			\$843,485	\$766,804	110
Controls & Instrumentation	\$3.23	S.F.	44,346	110	\$157,522	20	1955	1975			\$157,522	\$143,202	110
Other HVAC Systems/Equip - Kitchen Hood	\$1.17	S.F.	44,346	110	\$57,220	30	1955	1985			\$57,220	\$52,018	110
Fire Protection			0			0	0						
Sprinklers	\$4.25	S.F.	0	110		30	1955	1985					
Standpipes	\$0.44	S.F.	0	110		30	1955						
Electrical	\$24.36	S.F.	44,346	110	\$1,188,148	24	1983	1985			\$1,129,582	\$1,080,135	105

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Electrical Service/Distribution	\$1.95	S.F.	44,346	110	\$94,917	30	1955	1985			\$94,917	\$86,288	110
Branch Wiring	\$6.53	S.F.	44,346	110	\$318,410	30	1955	1985			\$318,410	\$289,464	110
Lighting	\$8.58	S.F.	44,346	110	\$418,713	30	1980	2010			\$418,713	\$380,648	110
Communications and Security - Clock & PA Systems	\$5.51	S.F.	44,346	110	\$268,596	10	2000	2010			\$268,596	\$244,178	110
Communications and Security - Fire Alarm	\$1.20	S.F.	44,346	110	\$58,566	10	2009	2019				\$53,242	
Communications and Security - Security & CCTV	\$0.59	S.F.	44,346	110	\$28,946	10	2000	2010			\$28,946	\$26,315	110
Other Electrical Systems - Emergency Generator	\$0.37	S.F.	0	110		15	1955						
Equipment & Furnishings	\$13.23	S.F.	44,346	110	\$645,572	20	1955	1975			\$645,572	\$586,884	110
Equipment	\$9.01	S.F.	44,346	110	\$439,581	20	1955	1975			\$439,581	\$399,620	110
Commercial Equipment		S.F.	0	0		20	1955						
Institutional Equipment	\$0.40	S.F.	0	110		20	1955						
Other Equipment - Kitchen Equipment	\$9.01	S.F.	44,346	110	\$439,581	20	1955	1975			\$439,581	\$399,620	110
Furnishings	\$4.22	S.F.	44,346	110	\$205,991	20	1955	1975			\$205,991	\$187,264	110
Fixed Furnishings	\$4.22	S.F.	44,346	110	\$205,991	20	1955	1975			\$205,991	\$187,264	110
Special Construction			0			0	0						
Special Construction			0			0	0						
Special Structures - Canopies	\$1.19	S.F.	0	100		25	1955	1980					

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Allgood Elementary Facility Executive Summary Report

Report Date: 27 Jun 2011

Facility: \Elementary Schools\Allgood Elementary\1955, 1960, 1963, 1965 Building (continued)**Renewal Schedule:**

Systems	2010-12	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$5,181,243			\$1,108,193			\$24,300	\$76,415	\$1,324,932		
Substructure											
Foundations											
Standard Foundations											
Special Foundations											
Slab on Grade											
Basement Construction											
Basement Excavation											
Basement Walls											
Shell	\$350,723										
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure	\$350,723										
Exterior Walls											
Exterior Windows	\$308,313										
Exterior Doors	\$42,410										
Roofing											
Roof Coverings - Asphalt Shingles											
Roof Coverings - BUR											
Roof Coverings - EPDM											
Roof Coverings - Preformed Metal											
Roof Coverings - Standing Seam Metal											
Roof Openings											
Interiors	\$275,164			\$1,108,193			\$24,300		\$925,060		
Interior Construction	\$198,464										
Partitions											
Interior Doors	\$73,927										
Fittings	\$124,537										
Stairs											
Stair Construction											
Interior Finishes	\$76,700			\$1,108,193			\$24,300		\$925,060		
Wall Finishes - Ceramic & Glazed											
Wall Finishes - Paint	\$42,329								\$56,887		
Wall Finishes - Wall Paneling	\$1,939								\$2,606		
Floor Finishes - Carpet	\$19,183						\$24,300				
Floor Finishes - Ceramic & Quarry Tile											
Floor Finishes - Terrazzo				\$1,108,193							
Floor Finishes - VCT									\$276,616		
Floor Finishes - Wood	\$13,249										
Ceiling Finishes									\$588,951		
Services	\$3,909,784							\$76,415	\$399,872		
Conveying											
Elevators and Lifts											
Plumbing	\$1,128,237										
Plumbing Fixtures	\$785,592										
Domestic Water Distribution	\$175,025										
Sanitary Waste	\$148,771										
Rain Water Drainage											
Other Plumbing Systems - Natural Gas	\$18,849										
HVAC	\$1,651,965										
Heat Generating Systems	\$202,625										
Cooling Generating Systems	\$205,991										
Distribution & Exhaust Systems	\$185,122										
Terminal & Package Units	\$843,485										
Controls & Instrumentation	\$157,522										
Other HVAC Systems/Equip - Kitchen Hood	\$57,220										
Fire Protection											
Sprinklers											
Standpipes											
Electrical	\$1,129,582							\$76,415	\$399,872		

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

Allgood Elementary Facility Executive Summary Report

[illegible]

DeKalb County School System1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Allgood Elementary Facility Executive Summary Report

Report Date: 27 Jun 2011

Facility: \Elementary Schools\Allgood Elementary\1955, 1960, 1963, 1965 Building (continued)**Deficiency Sheet:****Deficiency:**

Assembly: **B2020**
System: **Exterior Windows**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The original metal frame, single pane, operable windows are aged, worn, and inefficient, and should be replaced.**

Surveyor/Update: Somnath Das
Priority: 4
Quantity: 1

Fri, 24-Jun-2011

**Estimates:**

Raw Cost	\$223,415.15
Plus or (Minus) Additional Cost	\$84,897.76
Total Estimated Amount	\$308,312.91

Deficiency:

Assembly: **B2030**
System: **Exterior Doors**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The original metal exterior doors are aged and should be replaced with energy efficient doors.**

Surveyor/Update: Somnath Das
Priority: 4
Quantity: 1

Thu, 10-Mar-2011

**Estimates:**

Raw Cost	\$30,731.78
Plus or (Minus) Additional Cost	\$11,678.08
Total Estimated Amount	\$42,409.86

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Allgood Elementary Facility Executive Summary Report

Report Date: 27 Jun 2011

Facility: \Elementary Schools\Allgood Elementary\1955, 1960, 1963, 1965 Building (continued)

Deficiency:

Assembly: **C1020**
System: **Interior Doors**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**

Surveyor/Update: Somnath Das
Priority: 5
Quantity: 1

Thu, 10-Mar-2011

Note: **The original wood interior doors are aged and worn and should be replaced.**



Estimates:

Raw Cost	\$53,569.97
Plus or (Minus) Additional Cost	\$20,356.59
Total Estimated Amount	\$73,926.56

Deficiency:

Assembly: **C1030**
System: **Fittings**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**

Surveyor/Update: Somnath Das
Priority: 4
Quantity: 1

Thu, 10-Mar-2011

Note: **Fittings, such as chalk and tack boards, lockers, toilet and bath accessories, toilet partitions, and shelving, are beyond expected life and should be replaced.**



Estimates:

Raw Cost	\$90,244.11
Plus or (Minus) Additional Cost	\$34,292.76
Total Estimated Amount	\$124,536.87

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Allgood Elementary Facility Executive Summary Report

Report Date: 27 Jun 2011

Facility: \Elementary Schools\Allgood Elementary\1955, 1960, 1963, 1965 Building (continued)

Deficiency:

Assembly: **C3010**
System: **Wall Finishes - Paint**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The wall paint is aged and scuffed and should be repainted.**

Surveyor/Update: Somnath Das
Priority: 5
Quantity: 1

Sun, 26-Jun-2011



Estimates:

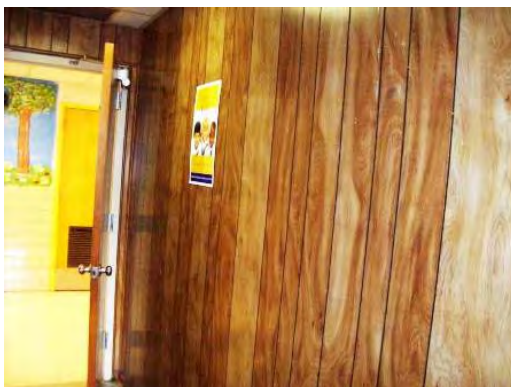
Raw Cost	\$30,673.13
Plus or (Minus) Additional Cost	\$11,655.79
Total Estimated Amount	\$42,328.92

Deficiency:

Assembly: **C3010**
System: **Wall Finishes - Wall Paneling**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The wood wall covering is aged and should be replaced.**

Surveyor/Update: Somnath Das
Priority: 5
Quantity: 1

Thu, 10-Mar-2011



Estimates:

Raw Cost	\$1,405.01
Plus or (Minus) Additional Cost	\$533.90
Total Estimated Amount	\$1,938.91

DeKalb County School System1701 Mountain Industrial Blvd
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COMET4 Facility Report

Allgood Elementary Facility Executive Summary ReportReport Date: 27 Jun 2011

Facility: \Elementary Schools\Allgood Elementary\1955, 1960, 1963, 1965 Building (continued)**Deficiency:**

Assembly: **C3020**
System: **Floor Finishes - Carpet**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The carpet is aged, worn, and stained, and should be replaced.**

Surveyor/Update: Somnath Das
Priority: 5
Quantity: 1

Fri, 24-Jun-2011

**Estimates:**

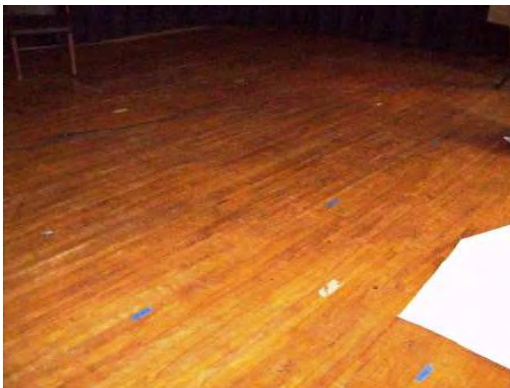
Raw Cost	\$13,900.59
Plus or (Minus) Additional Cost	\$5,282.22
Total Estimated Amount	\$19,182.81

Deficiency:

Assembly: **C3020**
System: **Floor Finishes - Wood**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The wood flooring is aged and worn and should be replaced.**

Surveyor/Update: Somnath Das
Priority: 4
Quantity: 1

Fri, 24-Jun-2011

**Estimates:**

Raw Cost	\$9,600.89
Plus or (Minus) Additional Cost	\$3,648.34
Total Estimated Amount	\$13,249.23

DeKalb County School System

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COMET4 Facility Report

Allgood Elementary Facility Executive Summary Report

Report Date: 27 Jun 2011

Facility: \Elementary Schools\Allgood Elementary\1955, 1960, 1963, 1965 Building (continued)

Deficiency:

Assembly: **D2010**
System: **Plumbing Fixtures**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **Plumbing fixtures are aged and inefficient and should be replaced.**

Surveyor/Update: Somnath Das
Priority: 3
Quantity: 1

Fri, 24-Jun-2011



Estimates:

Raw Cost	\$569,269.60
Plus or (Minus) Additional Cost	\$216,322.45
Total Estimated Amount	\$785,592.05

Deficiency:

Assembly: **D2020**
System: **Domestic Water Distribution**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **Domestic water supply is aged and should be replaced.**

Surveyor/Update: Somnath Das
Priority: 3
Quantity: 1

Thu, 17-Feb-2011



Estimates:

Raw Cost	\$126,829.56
Plus or (Minus) Additional Cost	\$48,195.23
Total Estimated Amount	\$175,024.79

DeKalb County School System

1701 Mountain Industrial Blvd
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COMET4 Facility Report

Allgood Elementary Facility Executive Summary Report

Report Date: 27 Jun 2011

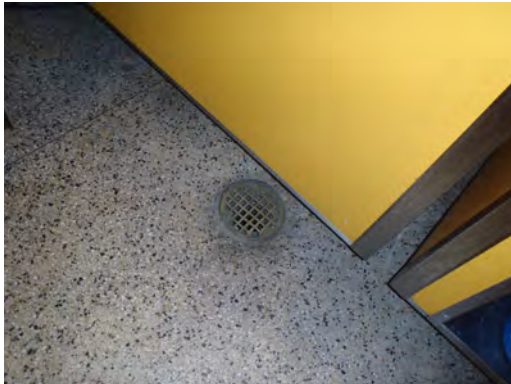
Facility: \Elementary Schools\Allgood Elementary\1955, 1960, 1963, 1965 Building (continued)

Deficiency:

Assembly: **D2030**
System: **Sanitary Waste System**
Material: **Beyond Service Life**
Distress: **Deferred Maintenance**
Category: **Renew System**
Correction: **Sanitary sewer is aged and should be replaced.**
Note:

Surveyor/Update: Somnath Das
Priority: 3
Quantity: 1

Thu, 10-Mar-2011



Estimates:

Raw Cost	\$107,805.13
Plus or (Minus) Additional Cost	\$40,965.95
Total Estimated Amount	\$148,771.08

Deficiency:

Assembly: **D2090**
System: **Other Plumbing Systems - Natural Gas System**
Material: **Beyond Service Life**
Distress: **Deferred Maintenance**
Category: **Renew System**
Correction: **Natural gas service is aged and should be replaced.**
Note:

Surveyor/Update: Somnath Das
Priority: 3
Quantity: 1

Thu, 17-Feb-2011



Estimates:

Raw Cost	\$13,658.57
Plus or (Minus) Additional Cost	\$5,190.26
Total Estimated Amount	\$18,848.83

DeKalb County School System

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COMET4 Facility Report

Allgood Elementary Facility Executive Summary Report

Report Date: 27 Jun 2011

Facility: \Elementary Schools\Allgood Elementary\1955, 1960, 1963, 1965 Building (continued)

Deficiency:

Assembly: **D3020**
System: **Heat Generating Systems**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **Boiler is aged and inefficient and should be replaced.**

Surveyor/Update: Somnath Das
Priority: 3
Quantity: 1

Fri, 24-Jun-2011



Estimates:

Raw Cost	\$146,829.61
Plus or (Minus) Additional Cost	\$55,795.25
Total Estimated Amount	\$202,624.86

Deficiency:

Assembly: **D3030**
System: **Cooling Generating Systems**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The cooling tower is aged and should be replaced and a heat exchanger added.**

Surveyor/Update: Somnath Das
Priority: 3
Quantity: 1

Wed, 09-Mar-2011



Estimates:

Raw Cost	\$149,268.64
Plus or (Minus) Additional Cost	\$56,722.08
Total Estimated Amount	\$205,990.72

DeKalb County School System

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COMET4 Facility Report

Allgood Elementary Facility Executive Summary Report

Report Date: 27 Jun 2011

Facility: \Elementary Schools\Allgood Elementary\1955, 1960, 1963, 1965 Building (continued)

Deficiency:

Assembly: **D3040**
System: **Distribution & Exhaust Systems**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **Exhaust and ventilation are inadequate and should be replaced.**

Surveyor/Update: Somnath Das
Priority: 3
Quantity: 1

Thu, 17-Feb-2011



Estimates:

Raw Cost	\$134,146.65
Plus or (Minus) Additional Cost	\$50,975.73
Total Estimated Amount	\$185,122.38

Deficiency:

Assembly: **D3050**
System: **Terminal & Package Units**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **Terminal units are aged and inefficient and should be replaced.**

Surveyor/Update: Somnath Das
Priority: 3
Quantity: 1

Sun, 26-Jun-2011



Estimates:

Raw Cost	\$611,220.92
Plus or (Minus) Additional Cost	\$232,263.95
Total Estimated Amount	\$843,484.87

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Allgood Elementary Facility Executive Summary Report

Report Date: 27 Jun 2011

Facility: \Elementary Schools\Allgood Elementary\1955, 1960, 1963, 1965 Building (continued)

Deficiency:

Assembly: **D3060**
System: **Controls & Instrumentation**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **HVAC controls are antiquated and should be replaced.**

Surveyor/Update: Somnath Das
Priority: 3
Quantity: 1

Wed, 16-Feb-2011



Estimates:

Raw Cost	\$114,146.60
Plus or (Minus) Additional Cost	\$43,375.71
Total Estimated Amount	\$157,522.31

Deficiency:

Assembly: **D3090**
System: **Other HVAC Systems/Equip - Kitchen Hood**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **Kitchen hood is aged and inadequate and should be replaced.**

Surveyor/Update: Somnath Das
Priority: 3
Quantity: 1

Fri, 24-Jun-2011



Estimates:

Raw Cost	\$41,463.51
Plus or (Minus) Additional Cost	\$15,756.13
Total Estimated Amount	\$57,219.64

DeKalb County School System1701 Mountain Industrial Blvd
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COMET4 Facility Report

Allgood Elementary Facility Executive Summary Report

Report Date: 27 Jun 2011

Facility: \Elementary Schools\Allgood Elementary\1955, 1960, 1963, 1965 Building (continued)**Deficiency:**

Assembly: **D5010**
System: **Electrical Service/Distribution System**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **Electrical service is aged and unserviceable and should be replaced.**

Surveyor/Update: Somnath Das
Priority: 3
Quantity: 1

Fri, 24-Jun-2011

**Estimates:**

Raw Cost	\$68,780.65
Plus or (Minus) Additional Cost	\$26,136.65
Total Estimated Amount	\$94,917.30

Deficiency:

Assembly: **D5020**
System: **Branch Wiring System**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **Branch wiring is aged and inadequate and should be replaced.**

Surveyor/Update: Somnath Das
Priority: 3
Quantity: 1

Tue, 21-Jun-2011

**Estimates:**

Raw Cost	\$230,732.24
Plus or (Minus) Additional Cost	\$87,678.25
Total Estimated Amount	\$318,410.49

DeKalb County School System

1701 Mountain Industrial Blvd
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COMET4 Facility Report

Allgood Elementary Facility Executive Summary Report

Report Date: 27 Jun 2011

Facility: \Elementary Schools\Allgood Elementary\1955, 1960, 1963, 1965 Building (continued)

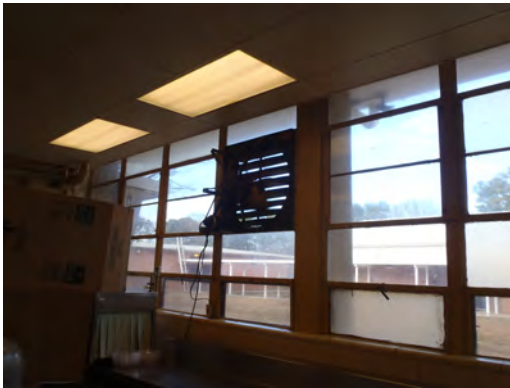
Deficiency:

Assembly: **D5020**
System: **Lighting**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**

Surveyor/Update: Paul Hufford
Priority: 3
Quantity: 1

Thu, 10-Mar-2011

Note: **Some lamps have been replaced, but all of the fixtures and most of the lamps are aged, inefficient, and should be replaced.**



Estimates:

Raw Cost	\$303,415.33
Plus or (Minus) Additional Cost	\$115,297.83
Total Estimated Amount	\$418,713.16

Deficiency:

Assembly: **D5030**
System: **Communications and Security - Clock & PA Systems**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **Clock and PA systems are aged and should be replaced.**

Surveyor/Update: Somnath Das
Priority: 4
Quantity: 1

Thu, 10-Mar-2011



Estimates:

Raw Cost	\$194,634.59
Plus or (Minus) Additional Cost	\$73,961.15
Total Estimated Amount	\$268,595.74

DeKalb County School System

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COMET4 Facility Report

Allgood Elementary Facility Executive Summary Report

Report Date: 27 Jun 2011

Facility: \Elementary Schools\Allgood Elementary\1955, 1960, 1963, 1965 Building (continued)

Deficiency:

Assembly: **D5030**
System: **Communications and Security - Security & CCTV System**

Material: **Beyond Service Life**
Distress: **Deferred Maintenance**
Category: **Renew System**

Correction: **Security system is functional, but beyond its service life and should be replaced.**

Surveyor/Update: Somnath Das
Priority: 4
Quantity: 1

Thu, 10-Mar-2011



Estimates:

Raw Cost	\$20,975.66
Plus or (Minus) Additional Cost	\$7,970.75
Total Estimated Amount	\$28,946.41

Deficiency:

Assembly: **E1090**
System: **Other Equipment - Kitchen Equipment System**

Material: **Beyond Service Life**
Distress: **Deferred Maintenance**
Category: **Renew System**

Correction: **General kitchen equipment is aged and should be replaced.**

Surveyor/Update: Somnath Das
Priority: 4
Quantity: 1

Wed, 09-Mar-2011



Estimates:

Raw Cost	\$318,537.32
Plus or (Minus) Additional Cost	\$121,044.18
Total Estimated Amount	\$439,581.50

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Allgood Elementary Facility Executive Summary Report

Report Date: 27 Jun 2011

Facility: \Elementary Schools\Allgood Elementary\1955, 1960, 1963, 1965 Building (continued)

Deficiency:

Assembly: **E2010**
System: **Fixed Furnishings**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**

Surveyor/Update: Somnath Das
Priority: 5
Quantity: 1

Thu, 10-Mar-2011

Note: **Fixed furnishings, such as the base/wall cabinets, counter tops, window shades, and fixed seating, are worn, beyond expected life, and should be replaced.**



Estimates:

Raw Cost	\$149,268.64
Plus or (Minus) Additional Cost	\$56,722.08
Total Estimated Amount	\$205,990.72

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Allgood Elementary Facility Executive Summary Report

Report Date: 27 Jun 2011

Facility: \Elementary Schools\Allgood Elementary\2000 Addition

Address: 659 Allgood Road, Stone Mountain, GA 30083

Attributes:

Building Codes	2014
Fire Sprinkler System	Yes

General Information:

Function:	Elementary School	Year Built:	2000
Gross Area:	14,165 S.F.	Last Renovation:	

Facility Description:

The 2000 Classroom Addition at Allgood Elementary School is a one-story building located at 659 Allgood Road in Stone Mountain, Georgia. There have no additions or major renovations. This report contains condition and adequacy data collected during the 2010/2011 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Energy conservation opportunities for this building include: 1) Incorporating the HVAC systems into a new building automation system for the school; and 2) Replacing the RTUs with HR units to improve indoor air quality.

Current Repair Cost: \$303,720.23

Replacement Cost: \$2,284,747.49

FCI: 13.29%



11-Feb-2011
Southwest Elevation



11-Feb-2011
Northwest Elevation



11-Feb-2011
Northeast Elevation



11-Feb-2011
Southeast Elevation

DeKalb County School System1701 Mountain Industrial Blvd
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COMET4 Facility Report

Allgood Elementary Facility Executive Summary Report

Report Date: 27 Jun 2011

Facility: \Elementary Schools\Allgood Elementary\2000 Addition (continued)**Building Condition:**

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$161.30	S.F.	14,165	108	\$2,458,900	41	2000	2008	2010		\$303,720	\$2,284,748	13
Substructure	\$13.21	S.F.	14,165	100	\$187,071	100	2000					\$187,071	
Foundations	\$13.21	S.F.	14,165	100	\$187,071	100	2000					\$187,071	
Standard Foundations	\$6.49	S.F.	14,165	100	\$91,874	100	2000					\$91,874	
Special Foundations	\$4.14	S.F.	0	100		100	2000						
Slab on Grade	\$6.72	S.F.	14,165	100	\$95,197	100	2000					\$95,197	
Basement Construction			0			0	0						
Basement Excavation	\$0.22	S.F.	0	100		100	2000						
Basement Walls	\$5.93	S.F.	0	100		100	2000						
Shell	\$31.63	S.F.	14,165	104	\$466,076	69	2000	2010				\$448,033	
Superstructure	\$4.43	S.F.	14,165	100	\$62,748	100	2000					\$62,748	
Floor Construction	\$14.14	S.F.	0	100		100	2000						
Roof Construction	\$4.43	S.F.	14,165	100	\$62,748	100	2000					\$62,748	
Exterior Enclosure	\$21.65	S.F.	14,165	103	\$316,888	75	2000	2030				\$306,703	
Exterior Walls	\$14.46	S.F.	14,165	100	\$204,860	100	2000					\$204,860	
Exterior Windows	\$6.32	S.F.	14,165	110	\$98,481	30	2000	2030				\$89,528	
Exterior Doors	\$0.87	S.F.	14,165	110	\$13,547	30	2000	2030				\$12,315	
Roofing	\$5.55	S.F.	14,165	110	\$86,440	25	2000	2010				\$78,582	
Roof Coverings - Asphalt Shingles	\$3.70	S.F.	0	110		10	2000	2010					
Roof Coverings - BUR	\$5.55	S.F.	14,165	110	\$86,440	25	2000	2025				\$78,582	
Roof Coverings - EPDM	\$2.84	S.F.	0	110		15	2000	2015					
Roof Coverings - Preformed Metal	\$4.28	S.F.	0	110		30	2000	2030					
Roof Coverings - Standing Seam Metal	\$23.47	S.F.	0	110		75	2000	2075					
Roof Openings	\$0.57	S.F.	0	110		30	2000	2030					
Interiors	\$31.04	S.F.	14,165	108	\$474,749	38	2000	2008			\$34,294	\$439,640	8
Interior Construction	\$11.04	S.F.	14,165	104	\$163,165	70	2000	2020				\$156,381	
Partitions	\$6.40	S.F.	14,165	110	\$99,771	100	2000					\$90,701	
Interior Doors	\$2.08	S.F.	14,165	80	\$23,614	30	2000	2030				\$29,517	
Fittings	\$2.55	S.F.	14,165	110	\$39,780	20	2000	2020				\$36,163	
Stairs		S.F.	14,165			0	2000						
Stair Construction		S.F.	14,165	100		100	2000						
Interior Finishes	\$20.00	S.F.	14,165	110	\$311,584	21	2000	2008			\$34,294	\$283,259	12
Wall Finishes - Ceramic & Glazed	\$9.58	S.F.	0	110		30	2000	2030					
Wall Finishes - Paint	\$1.81	S.F.	14,165	110	\$28,168	10	2000	2010			\$28,168	\$25,607	110
Wall Finishes - Wall Coverings	\$1.99	S.F.	0	110		10	2000	2010					
Floor Finishes - Carpet	\$7.87	S.F.	708	110	\$6,126	8	2000	2008			\$6,126	\$5,569	110
Floor Finishes - Ceramic & Quarry Tile	\$13.40	S.F.	1,417	110	\$20,886	50	2000	2050				\$18,988	
Floor Finishes - Terrazzo	\$48.99	S.F.	0	110		50	2000	2050					
Floor Finishes - VCT	\$8.79	S.F.	12,040	110	\$116,423	20	2000	2020				\$105,839	
Floor Finishes - Wood	\$13.58	S.F.	0	110		20	2000	2020					
Ceiling Finishes	\$8.98	S.F.	14,165	110	\$139,981	20	2000	2020				\$127,256	
Services	\$81.20	S.F.	14,165	110	\$1,265,206	24	2000	2010	2010		\$269,426	\$1,150,188	23
Conveying		S.F.	14,165			0	2000						
Elevators and Lifts		S.F.	14,165	110		30	2000						
Plumbing	\$24.01	S.F.	14,165	110	\$374,143	23	2000	2020				\$340,130	
Plumbing Fixtures	\$16.10	S.F.	14,165	110	\$250,934	20	2000	2020				\$228,122	
Domestic Water Distribution	\$3.59	S.F.	14,165	110	\$55,906	30	2000	2030				\$50,824	
Sanitary Waste	\$3.05	S.F.	14,165	110	\$47,520	30	2000	2030				\$43,200	
Rain Water Drainage	\$0.88	S.F.	14,165	110	\$13,762	30	2000	2030				\$12,511	
Other Plumbing Systems - Natural Gas	\$0.39	S.F.	14,165	110	\$6,021	30	2000	2030				\$5,473	
HVAC	\$33.87	S.F.	14,165	110	\$527,671	21	2000	2015	2010		\$269,426	\$479,702	56
Heat Generating Systems	\$4.15	S.F.	14,165	110	\$64,722	30	2000	2030				\$58,839	
Cooling Generating Systems	\$4.22	S.F.	14,165	110	\$65,798	30	2000	2030				\$59,816	
Distribution & Exhaust Systems	\$3.80	S.F.	14,165	110	\$59,132	30	2000	2030				\$53,756	
Terminal & Package Units	\$17.29	S.F.	14,165	110	\$269,426	15	2000	2015	2010		\$269,426	\$244,933	110
Controls & Instrumentation	\$3.23	S.F.	14,165	110	\$50,316	20	2000	2020				\$45,742	
Other HVAC Systems/Equip - Kitchen Hood	\$1.17	S.F.	14,165	110	\$18,277	30	2000	2030				\$16,616	
Fire Protection	\$4.69	S.F.	14,165	110	\$73,109	30	2000	2030				\$66,462	
Sprinklers	\$4.25	S.F.	14,165	110	\$66,228	30	2000	2030				\$60,207	
Standpipes	\$0.44	S.F.	14,165	110	\$6,881	30	2000	2030				\$6,255	
Electrical	\$18.63	S.F.	14,165	110	\$290,283	28	2002	2010				\$263,894	

DeKalb County School System

1701 Mountain Industrial Blvd
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COMET4 Facility Report

Allgood Elementary Facility Executive Summary Report

Report Date: 27 Jun 2011

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Electrical Service/Distribution	\$1.95	S.F.	14,165	110	\$30,318	30	2000	2030				\$27,562	
Branch Wiring	\$6.53	S.F.	14,165	110	\$101,707	30	2000	2030				\$92,461	
Lighting	\$8.58	S.F.	14,165	110	\$133,745	30	2000	2030				\$121,587	
Communications and Security - Clock & PA Systems	\$5.51	S.F.	0	110		10	2000	2010					
Communications and Security - Fire Alarm	\$1.20	S.F.	14,165	110	\$18,707	10	2009	2019				\$17,006	
Communications and Security - Security & CCTV	\$0.59	S.F.	0	110		10	2000	2010					
Other Electrical Systems - Emergency Generator	\$0.37	S.F.	14,165	110	\$5,806	15	2000	2015				\$5,278	
Equipment & Furnishings	\$4.22	S.F.	14,165	110	\$65,798	20	2000	2020				\$59,816	
Equipment			0			0	0						
Commercial Equipment	\$7.53	S.F.	0	110		20	2000	2020					
Institutional Equipment	\$0.40	S.F.	0	110		20	2000	2020					
Other Equipment	\$0.77	S.F.	0	110		20	2000	2020					
Furnishings	\$4.22	S.F.	14,165	110	\$65,798	20	2000	2020				\$59,816	
Fixed Furnishings	\$4.22	S.F.	14,165	110	\$65,798	20	2000	2020				\$59,816	
Special Construction			0			0	0						
Special Construction			0			0	0						
Special Structures - Canopies	\$1.19	S.F.	0	100		25	2000	2025					

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COMET4 Facility Report

Allgood Elementary Facility Executive Summary Report

Report Date: 27 Jun 2011

Facility: \Elementary Schools\Allgood Elementary\2000 Addition (continued)**Renewal Schedule:**

Systems	2010-12	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$303,720			\$6,730			\$7,760	\$24,409	\$929,181		
Substructure											
Foundations											
Standard Foundations											
Special Foundations											
Slab on Grade											
Basement Construction											
Basement Excavation											
Basement Walls											
Shell											
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure											
Exterior Walls											
Exterior Windows											
Exterior Doors											
Roofing											
Roof Coverings - Asphalt Shingles											
Roof Coverings - BUR											
Roof Coverings - EPDM											
Roof Coverings - Preformed Metal											
Roof Coverings - Standing Seam											
Metal											
Roof Openings											
Interiors	\$34,294						\$7,760		\$435,901		
Interior Construction									\$53,460		
Partitions											
Interior Doors											
Fittings									\$53,460		
Stairs											
Stair Construction											
Interior Finishes	\$34,294						\$7,760		\$382,441		
Wall Finishes - Ceramic & Glazed											
Wall Finishes - Paint	\$28,168								\$37,856		
Wall Finishes - Wall Coverings											
Floor Finishes - Carpet	\$6,126						\$7,760				
Floor Finishes - Ceramic & Quarry											
Tile											
Floor Finishes - Terrazzo											
Floor Finishes - VCT									\$156,462		
Floor Finishes - Wood											
Ceiling Finishes									\$188,123		
Services	\$269,426			\$6,730				\$24,409	\$404,854		
Conveying											
Elevators and Lifts											
Plumbing									\$337,234		
Plumbing Fixtures									\$337,234		
Domestic Water Distribution											
Sanitary Waste											
Rain Water Drainage											
Other Plumbing Systems - Natural											
Gas											
HVAC	\$269,426								\$67,620		
Heat Generating Systems											
Cooling Generating Systems											
Distribution & Exhaust Systems											
Terminal & Package Units	\$269,426										
Controls & Instrumentation									\$67,620		
Other HVAC Systems/Equip -											
Kitchen Hood											
Fire Protection											
Sprinklers											
Standpipes											
Electrical				\$6,730				\$24,409			

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Allgood Elementary Facility Executive Summary Report

Report Date: 27 Jun 2011

[illegible]

DeKalb County School System1701 Mountain Industrial Blvd
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COMET4 Facility Report

Allgood Elementary Facility Executive Summary Report

Report Date: 27 Jun 2011

Facility: \Elementary Schools\Allgood Elementary\2000 Addition (continued)**Deficiency Sheet:****Deficiency:**

Assembly: **C3010**
System: **Wall Finishes - Paint**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The wall paint is aged and scuffed and should be repainted.**

Surveyor/Update: Somnath Das
Priority: 5
Quantity: 1

Sun, 26-Jun-2011

**Estimates:**

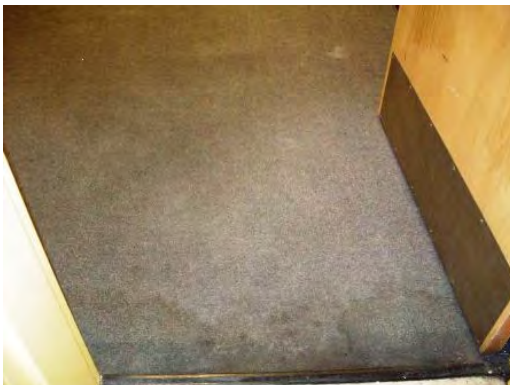
Raw Cost	\$20,411.77
Plus or (Minus) Additional Cost	\$7,756.47
Total Estimated Amount	\$28,168.24

Deficiency:

Assembly: **C3020**
System: **Floor Finishes - Carpet**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The carpet is aged, worn, and stained, and should be replaced.**

Surveyor/Update: Somnath Das
Priority: 4
Quantity: 1

Fri, 24-Jun-2011

**Estimates:**

Raw Cost	\$4,439.16
Plus or (Minus) Additional Cost	\$1,686.88
Total Estimated Amount	\$6,126.04

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COMET4 Facility Report

Allgood Elementary Facility Executive Summary Report

Report Date: 27 Jun 2011

Facility: \Elementary Schools\Allgood Elementary\2000 Addition (continued)

Deficiency:

Assembly: **D3050**
System: **Terminal & Package Units**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **RTUs are inefficient and should be replaced with units to control indoor air quality as well as condition.**

Surveyor/Update: Paul Hufford
Priority: 3
Quantity: 1

Sun, 26-Jun-2011



Estimates:

Raw Cost	\$195,236.20
Plus or (Minus) Additional Cost	\$74,189.75
Total Estimated Amount	\$269,425.95

DeKalb County School System

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COMET4 Facility Report

Allgood Elementary Facility Executive Summary Report

Report Date: 27 Jun 2011

Facility: \Elementary Schools\Allgood Elementary\2000 Gym

Address: 659 Allgood Road, Stone Mountain, GA 30083

Attributes:

Building Codes	2020
Fire Sprinkler System	No

General Information:

Function:	Elementary School	Year Built:	2000
Gross Area:	5,478 S.F.	Last Renovation:	

Facility Description:

The 2000 Gymnasium at Allgood Elementary School is a one-story building located at 659 Allgood Road in Stone Mountain, Georgia. There have been no additions and no major renovations. This report contains condition and adequacy data collected during the 2010/2011 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

An energy conservation opportunity for this building is to select and install an energy efficient cooling system.

Current Repair Cost: \$175,261.84

Replacement Cost: \$918,195.56

FCI: 19.09%



11-Feb-2011
Southeast Elevation



11-Feb-2011
Northeast Elevation



11-Feb-2011
Northwest Elevation



11-Feb-2011
Southwest Elevation

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COMET4 Facility Report

Allgood Elementary Facility Executive Summary Report

Report Date: 27 Jun 2011

Facility: \Elementary Schools\Allgood Elementary\2000 Gym (continued)**Building Condition:**

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$167.62	S.F.	5,478	106	\$976,758	57	2000	2008	2010		\$175,262	\$918,198	19
Substructure	\$17.07	S.F.	5,478	100	\$93,513	100	2000					\$93,513	
Foundations	\$17.07	S.F.	5,478	100	\$93,513	100	2000					\$93,513	
Standard Foundations	\$10.57	S.F.	5,478	100	\$57,907	100	2000					\$57,907	
Slab on Grade	\$6.50	S.F.	5,478	100	\$35,606	100	2000					\$35,606	
Shell	\$45.06	S.F.	5,478	103	\$254,585	89	2000	2030				\$246,822	
Superstructure	\$14.21	S.F.	5,478	100	\$77,864	100	2000					\$77,864	
Roof Construction	\$14.21	S.F.	5,478	100	\$77,864	100	2000					\$77,864	
Exterior Enclosure	\$18.96	S.F.	5,478	101	\$105,124	91	2000	2030				\$103,869	
Exterior Walls	\$16.67	S.F.	5,478	100	\$91,320	100	2000					\$91,320	
Exterior Doors	\$2.29	S.F.	5,478	110	\$13,804	30	2000	2030				\$12,549	
Roofing	\$11.88	S.F.	5,478	110	\$71,597	75	2000	2075				\$65,089	
Roof Coverings - Standing Seam Metal	\$11.88	S.F.	5,478	110	\$71,597	75	2000	2075				\$65,089	
Interiors	\$45.91	S.F.	5,478	107	\$269,677	57	2000	2008	2010		\$119,108	\$251,512	47
Interior Construction	\$21.51	S.F.	5,478	104	\$122,655	76	2000	2020				\$117,855	
Partitions	\$13.57	S.F.	5,478	110	\$81,742	100	2000					\$74,311	
Interior Doors	\$4.25	S.F.	5,478	80	\$18,627	40	2000	2040				\$23,284	
Fittings	\$3.70	S.F.	5,478	110	\$22,286	20	2000	2020				\$20,260	
Interior Finishes	\$24.40	S.F.	5,478	110	\$147,022	42	2000	2008	2010		\$119,108	\$133,657	89
Wall Finishes - Ceramic	\$7.19	S.F.	0	110		30	2000	2030					
Wall Finishes - Paint	\$1.52	S.F.	5,478	110	\$9,147	10	2000	2010			\$9,147	\$8,316	110
Floor Finishes - Ceramic Tile	\$7.16	S.F.	110	110	\$867	8	2000	2008			\$867	\$788	110
Floor Finishes - Neoprene	\$19.06	S.F.	5,204	110	\$109,094	50	2000	2050	2010		\$109,094	\$99,177	110
Floor Finishes - VCT	\$5.38	S.F.	164	110	\$971	15	2000	2015				\$883	
Ceiling Finishes	\$4.47	S.F.	5,478	110	\$26,943	20	2000	2020				\$24,493	
Services	\$59.57	S.F.	5,478	110	\$358,983	24	2001	2015			\$56,154	\$326,351	17
Plumbing	\$14.59	S.F.	5,478	110	\$87,895	30	2000	2030				\$79,906	
Plumbing Fixtures	\$7.20	S.F.	5,478	110	\$43,407	30	2000	2030				\$39,461	
Domestic Water Distribution	\$5.96	S.F.	5,478	110	\$35,923	30	2000	2030				\$32,658	
Sanitary Waste	\$0.87	S.F.	5,478	110	\$5,239	30	2000	2030				\$4,763	
Rain Water Drainage	\$0.22	S.F.	5,478	110	\$1,330	30	2000	2030				\$1,210	
Other Plumbing Systems - Natural Gas	\$0.33	S.F.	5,478	110	\$1,996	30	2000	2030				\$1,814	
HVAC	\$29.27	S.F.	5,478	110	\$176,374	21	2000	2015			\$56,154	\$160,340	35
Distribution Systems & Exhaust Systems	\$10.39	S.F.	5,478	110	\$62,616	30	2000	2030				\$56,924	
Terminal & Package Units	\$17.29	S.F.	5,478	110	\$104,195	15	2000	2015			\$56,154	\$94,722	59
Controls & Instrumentation	\$1.59	S.F.	5,478	110	\$9,563	20	2000	2020				\$8,694	
Fire Protection			0			0	0						
Sprinklers	\$3.91	S.F.	0	110		30	2000	2030					
Electrical	\$15.72	S.F.	5,478	110	\$94,714	23	2002	2019				\$86,105	
Electrical Service/Distribution	\$1.34	S.F.	5,478	110	\$8,066	30	2000	2030				\$7,333	
Branch Wiring	\$5.96	S.F.	5,478	110	\$35,923	30	2000	2030				\$32,658	
Lighting	\$5.96	S.F.	5,478	110	\$35,923	20	2000	2020				\$32,658	
Communications and Security - Fire Alarm	\$2.46	S.F.	5,478	110	\$14,802	10	2009	2019				\$13,456	
Communications and Security - Public Address & Clock System	\$1.01	S.F.	0	110		20	2000						
Communications and Security - Security & CCTV	\$1.01	S.F.	0	110		10	2000						

1701 Mountain Industrial Blvd
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Allgood Elementary Facility Executive Summary Report

Facility: \Elementary Schools\Allgood Elementary\2000 Gym (continued)

[illegible]

DeKalb County School System1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Allgood Elementary Facility Executive Summary Report

Report Date: 27 Jun 2011

Facility: \Elementary Schools\Allgood Elementary\2000 Gym (continued)**Deficiency Sheet:****Deficiency:**

Assembly: **C3010**
System: **Wall Finishes - Paint**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The wall paint is aged and scuffed and should be repainted.**

Surveyor/Update: Somnath Das
Priority: 5
Quantity: 1

Sun, 26-Jun-2011

**Estimates:**

Raw Cost	\$6,628.38
Plus or (Minus) Additional Cost	\$2,518.78
Total Estimated Amount	\$9,147.16

Deficiency:

Assembly: **C3020**
System: **Floor Finishes - Ceramic Tile**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The ceramic tile is aged and worn and should be replaced.**

Surveyor/Update: Somnath Das
Priority: 5
Quantity: 1

Fri, 24-Jun-2011

**Estimates:**

Raw Cost	\$627.99
Plus or (Minus) Additional Cost	\$238.64
Total Estimated Amount	\$866.63

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COMET4 Facility Report

Allgood Elementary Facility Executive Summary ReportReport Date: 27 Jun 2011

Facility: \Elementary Schools\Allgood Elementary\2000 Gym (continued)**Deficiency:**

Assembly: **C3020**
System: **Floor Finishes - Neoprene**
Material: **System**
Distress: **Needs Remediation**
Category: **Safety**
Correction: **Renew System**
Note: **The neoprene floor covering is aged and damaged and should be replaced.**

Surveyor/Update: Somnath Das
Priority: 3
Quantity: 1

Wed, 30-Mar-2011

**Estimates:**

Raw Cost	\$79,053.96
Plus or (Minus) Additional Cost	\$30,040.51
Total Estimated Amount	\$109,094.47

Deficiency:

Assembly: **D3050**
System: **Terminal & Package Units**
Material: **Packaged A/C, Elec. Ht., Const. Volume**
Distress: **Missing**
Category: **Capital Improvement**
Correction: **Install Package A/C - 20 ton**
Note: **An air conditioning system is missing in the gymnasium and should be installed.**

Surveyor/Update: Chuck Gulley
Priority: 3
Quantity: 1

Thu, 26-May-2011

**Estimates:**

Raw Cost	\$40,691.00
Plus or (Minus) Additional Cost	\$15,462.58
Total Estimated Amount	\$56,153.58

DeKalb County School System

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COMET4 Facility Report

Allgood Elementary Facility Executive Summary Report

Report Date: 27 Jun 2011

Facility: \Elementary Schools\Allgood Elementary\Covered Walkway

Address: 659 Allgood Road, Stone Mountain, GA 30083

Attributes:

None

General Information:

Function: Elementary School

Year Built: 2000

Gross Area: 565 S.F.

Last Renovation:

Facility Description:

An engineered metal covered walkway connects the classrooms with the gymnasium and provides some weather protection for the students.

Current Repair Cost: \$0.00

Replacement Cost: \$15,617.39

FCI: 0.00%



11-Feb-2011
Northeast Elevation



11-Feb-2011
Northwest Elevation



11-Feb-2011
Southwest Elevation



11-Feb-2011
West Elevation

Facility: \Elementary Schools\Allgood Elementary\Covered Walkway (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$27.64	S.F.	565	100	\$15,617	25	2000	2025			0	\$15,617	
Special Construction	\$27.64	S.F.	565	100	\$15,617	25	2000	2025				\$15,617	
Special Construction	\$27.64	S.F.	565	100	\$15,617	25	2000	2025				\$15,617	
Special Structures - Covered Walkways Metal	\$27.64	S.F.	565	100	\$15,617	25	2000	2025				\$15,617	

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Allgood Elementary Facility Executive Summary Report

Report Date: 27 Jun 2011

Facility: \Elementary Schools\Allgood Elementary\Covered Walkway (continued)

Renewal Schedule:[illegible]

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COMET4 Facility Report

Allgood Elementary Facility Executive Summary Report

Report Date: 27 Jun 2011

Facility: \Elementary Schools\Allgood Elementary**Covered Walkway** (continued)

Deficiency Sheet:

*** No Deficiencies Found ***

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COMET4 Facility Report

Allgood Elementary Facility Executive Summary ReportReport Date: 27 Jun 2011

Facility: \Elementary Schools\Allgood Elementary\Hard Surface Play Area**Address:** 659 Allgood Road, Stone Mountain, GA 30083**Attributes:**

None

General Information:**Function:** Elementary School**Year Built:** 1955**Gross Area:** 6,950 S.F.**Last Renovation:****Facility Description:**

The Hard Surface Play Area at Allgood Elementary School is located on the campus grounds and features basketball courts. There have been no renovations to the play area. This report contains condition and adequacy data collected during the 2010/2011 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report for the site features.

Current Repair Cost: \$99,082.52**Replacement Cost:** \$91,335.51**FCI:** 108.48%

11-Feb-2011

Hard Surface Play Area at Allgood
Elementary School

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COMET4 Facility Report

Allgood Elementary Facility Executive Summary Report

Report Date: 27 Jun 2011

Facility: \Elementary Schools\Allgood Elementary\Hard Surface Play Area (continued)**Building Condition:**

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$13.14	S.F.	6,950	109	\$99,121	20	1955	1955			\$99,083	\$91,336	108
Equipment & Furnishings	\$1.94	S.F.	6,950	100	\$13,486	0	1955	1955			\$13,448	\$13,486	100
Equipment	\$1.94	S.F.	6,950	100	\$13,486	0	1955	1955			\$13,448	\$13,486	100
Other Equipment	\$1.94	S.F.	6,950	0	\$13,486	0	1955	1955			\$13,448	\$13,486	100
Special Construction	\$11.20	S.F.	6,950	110	\$85,635	20	1955	1975			\$85,635	\$77,850	110
Special Construction	\$11.20	S.F.	6,950	110	\$85,635	20	1955	1975			\$85,635	\$77,850	110
Special Facilities - Basketball Court Hard Surface	\$11.20	S.F.	6,950	110	\$85,635	20	1955	1975			\$85,635	\$77,850	110
Building Sitework			0			0	0						
Site Preparation			0			0	0						
Site Earthwork	\$0.11	S.F.	0	100		100	1955						
Site Improvements			0			0	0						
Site Development - Fencing	\$0.84	S.F.	0	100		30	1955	1985					
Site Electrical Utilities			0			0	0						
Site Lighting	\$0.69	S.F.	0	110		30	1955	1985					

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Allgood Elementary Facility Executive Summary Report

Facility: \Elementary Schools\Allgood Elementary\Hard Surface Play Area (continued)

[illegible]

DeKalb County School System1701 Mountain Industrial Blvd
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COMET4 Facility Report

Allgood Elementary Facility Executive Summary Report

Report Date: 27 Jun 2011

Facility: \Elementary Schools\Allgood Elementary\Hard Surface Play Area (continued)**Deficiency Sheet:****Deficiency:**

Assembly: **E1090**
System: **Other Equipment**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The athletic equipment is in poor condition and should be replaced.**

Surveyor/Update: Somnath Das
Priority: 5
Quantity: 1

Tue, 15-Feb-2011

**Estimates:**

Raw Cost	\$10,672.87
Plus or (Minus) Additional Cost	\$2,774.95
Total Estimated Amount	\$13,447.82

Deficiency:

Assembly: **F1040**
System: **Special Facilities - Basketball Court Hard Surface**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The hard surface play area is damaged and should be replaced.**

Surveyor/Update: Somnath Das
Priority: 3
Quantity: 1

Thu, 10-Mar-2011

**Estimates:**

Raw Cost	\$67,964.05
Plus or (Minus) Additional Cost	\$17,670.65
Total Estimated Amount	\$85,634.70

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COMET4 Facility Report

Allgood Elementary Facility Executive Summary ReportReport Date: 27 Jun 2011

Facility: \Elementary Schools\Allgood Elementary\Playfield**Address:** 659 Allgood Road, Stone Mountain, GA 30083**Attributes:**

None

General Information:**Function:** Elementary School**Year Built:** 1955**Gross Area:** 34,000 S.F.**Last Renovation:****Facility Description:**

The Playfield at Allgood Elementary School is located on the campus grounds. There have been no additions and no major renovations. This report contains condition and adequacy data collected during the 2010/2011 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Current Repair Cost: \$4,712.40**Replacement Cost:** \$160,221.60**FCI:** 2.94%

11-Feb-2011

Playfield at Allgood Elementary School

DeKalb County School System1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Allgood Elementary Facility Executive Summary Report

Report Date: 27 Jun 2011

Facility: \Elementary Schools\Allgood Elementary\Playfield (continued)**Building Condition:**

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$4.71	S.F.	34,000	100	\$160,650	97	1955	1965			\$4,712	\$160,222	3
Special Construction	\$0.13	S.F.	34,000	110	\$4,712	10	1955	1965			\$4,712	\$4,284	110
Special Construction	\$0.13	S.F.	34,000	110	\$4,712	10	1955	1965			\$4,712	\$4,284	110
Special Facilities - Football Field - Natural Turf	\$0.13	S.F.	34,000	110	\$4,712	10	1955	1965			\$4,712	\$4,284	110
Building Sitework	\$4.59	S.F.	34,000	100	\$155,938	100	1955	1975				\$155,938	
Site Preparation	\$4.59	S.F.	34,000	100	\$155,938	100	1955					\$155,938	
Site Earthwork	\$4.59	S.F.	34,000	100	\$155,938	100	1955					\$155,938	
Site Improvements			0			0	0						
Site Development - Fencing; Goal Post; Scoreboard	\$1.64	S.F.	0	110		20	1955	1975					
Landscaping - Irrigation	\$0.09	S.F.	0	110		20	1955	1975					
Site Mechanical Utilities			0			0	0						
Water Supply - Water Service	\$0.34	S.F.	0	110		30	1955	1985					
Site Electrical Utilities			0			0	0						
Site Lighting	\$1.69	S.F.	0	110		30	1955	1985					

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

Allgood Elementary Facility Executive Summary Report

Report Date: 27 Jun 2011

Facility: \Elementary Schools\Allgood Elementary\Playfield (continued)

Renewal Schedule:[illegible]

DeKalb County School System1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Allgood Elementary Facility Executive Summary ReportReport Date: 27 Jun 2011

Facility: \Elementary Schools\Allgood Elementary\Playfield (continued)**Deficiency Sheet:**

Deficiency:

Assembly: **F1040**
System: **Special Facilities - Football Field - Natural Turf**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The grass is damaged and should be reseeded.**

Surveyor/Update: Somnath Das
Priority: 5
Quantity: 1

Tue, 15-Feb-2011

**Estimates:**

Raw Cost	\$3,740.00
Plus or (Minus) Additional Cost	\$972.40
Total Estimated Amount	\$4,712.40

DeKalb County School System1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Allgood Elementary Facility Executive Summary ReportReport Date: 27 Jun 2011

Facility: \Elementary Schools\Allgood Elementary\Site
Address: 659 Allgood Road, Stone Mountain, GA 30083**Attributes:****Site Code** 1015**General Information:****Function:** Elementary School**Year Built:** 1955**Gross Area:** 63,989 S.F.**Last Renovation:****Facility Description:**

The Allgood Elementary School site was originally constructed in 1955, has a total area of 10 acres, and is occupied by approximately 63,989 square feet of permanent building space. Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, and fencing. Site mechanical and electrical features include water, sewer, natural gas, and site lighting. This report contains condition and adequacy data collected during the 2010/2011 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report for the site features.

Current Repair Cost: \$593,972.77**Replacement Cost:** \$1,506,096.30**FCI:** 39.44%

11-Nov-2010

Aerial Image of Allgood Elementary
School

DeKalb County School System1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Allgood Elementary Facility Executive Summary Report

Report Date: 27 Jun 2011

Facility: \Elementary Schools\Allgood Elementary\Site (continued)**Building Condition:**

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$23.54	S.F.	63,989	109	\$1,644,048	35	1959	1965	2019		\$593,973	\$1,506,094	39
Building Sitework	\$23.54	S.F.	63,989	109	\$1,644,048	35	1959	1965	2019		\$593,973	\$1,506,094	39
Site Improvements	\$11.87	S.F.	63,989	108	\$822,790	22	1955	1965			\$593,973	\$759,497	78
Roadways	\$3.25	S.F.	63,989	110	\$228,817	25	1955	1980			\$228,817	\$208,015	110
Parking Lots	\$1.47	S.F.	63,989	110	\$103,766	25	1955	1980			\$103,766	\$94,333	110
Pedestrian Paving	\$1.65	S.F.	63,989	110	\$116,182	30	1955	1985			\$116,182	\$105,620	110
Site Development	\$0.26	S.F.	63,989	110	\$18,625	10	1955	1965			\$18,625	\$16,931	110
Site Development 2	\$1.98	S.F.	63,989	100	\$126,583	30	1955	1985			\$126,583	\$126,583	100
Fence & Guardrails	\$1.98	S.F.	63,989	100	\$126,583	30	1955	1985			\$126,583	\$126,583	100
Landscaping	\$3.25	S.F.	63,989	110	\$228,817	10	1955					\$208,015	
Site Mechanical Utilities	\$10.46	S.F.	63,989	110	\$736,117	50	1955	2005	2019			\$669,196	
Water Supply	\$2.38	S.F.	63,989	110	\$167,622	50	1955	2005	2019	9		\$152,383	
Sanitary Sewer	\$2.36	S.F.	63,989	110	\$165,848	50	1955	2005	2019	9		\$150,771	
Storm Sewer	\$5.51	S.F.	63,989	110	\$387,570	50	1955	2005	2019	9		\$352,336	
Fuel Distribution - Gas	\$0.21	S.F.	63,989	110	\$15,077	30	1955					\$13,706	
Site Electrical Utilities	\$1.21	S.F.	63,989	110	\$85,141	30	1978	2030				\$77,401	
Electrical Distribution	\$0.52	S.F.	63,989	110	\$36,362	30	1955					\$33,057	
Site Lighting	\$0.69	S.F.	63,989	110	\$48,779	30	2000	2030				\$44,344	

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

Allgood Elementary Facility Executive Summary Report

Report Date: 27 Jun 2011

Facility: \Elementary Schools\Allgood Elementary\Site (continued)

Renewal Schedule:[illegible]

DeKalb County School System1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Allgood Elementary Facility Executive Summary Report

Report Date: 27 Jun 2011

Facility: \Elementary Schools\Allgood Elementary\Site (continued)**Deficiency Sheet:****Deficiency:**

Assembly: **G2010**
System: **Roadways**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The asphaltic roadways are damaged with cracks and potholes, and should be resurfaced.**

Surveyor/Update: Somnath Das
Priority: 3
Quantity: 1

Fri, 24-Jun-2011

**Estimates:**

Raw Cost	\$181,600.78
Plus or (Minus) Additional Cost	\$47,216.20
Total Estimated Amount	\$228,816.98

Deficiency:

Assembly: **G2020**
System: **Parking Lots**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The asphaltic parking lots are damaged with cracks and potholes and should be resurfaced and restriped.**

Surveyor/Update: Somnath Das
Priority: 4
Quantity: 1

Fri, 24-Jun-2011

**Estimates:**

Raw Cost	\$82,353.84
Plus or (Minus) Additional Cost	\$21,412.00
Total Estimated Amount	\$103,765.84

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Allgood Elementary Facility Executive Summary Report

Report Date: 27 Jun 2011

Facility: \Elementary Schools\Allgood Elementary\Site (continued)

Deficiency:

Assembly: **G2030**
System: **Pedestrian Paving**
Material: **System**
Distress: **Needs Remediation**
Category: **Safety**
Correction: **Renew System**

Surveyor/Update: Somnath Das
Priority: 2
Quantity: 1

Thu, 10-Mar-2011

Note: **The sidewalks are aged, cracked, and damaged, and should be replaced.**



Estimates:

Raw Cost	\$92,208.15
Plus or (Minus) Additional Cost	\$23,974.12
Total Estimated Amount	\$116,182.27

Deficiency:

Assembly: **G2040**
System: **Site Development**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**

Surveyor/Update: Somnath Das
Priority: 5
Quantity: 1

Thu, 10-Mar-2011

Note: **Site development features, such as the flag pole, signage, and site furnishings, are beyond thier service life and should be replaced.**



Estimates:

Raw Cost	\$14,781.46
Plus or (Minus) Additional Cost	\$3,843.18
Total Estimated Amount	\$18,624.64

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Allgood Elementary Facility Executive Summary Report

Report Date: 27 Jun 2011

Facility: \Elementary Schools\Allgood Elementary\Site (continued)

Deficiency:

Assembly: **G2040105**
System: **Fence & Guardrails**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The fencing is aged, rusted, and damaged, and should be replaced.**

Surveyor/Update: Somnath Das
Priority: 4
Quantity: 1

Thu, 10-Mar-2011



Estimates:

Raw Cost	\$100,462.73
Plus or (Minus) Additional Cost	\$26,120.31
Total Estimated Amount	\$126,583.04

DeKalb County School System1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Allgood Elementary Facility Executive Summary ReportReport Date: 27 Jun 2011

Facility: \Elementary Schools\Allgood Elementary\Softball Field**Address:** 659 Allgood Road, Stone Mountain, GA 30083**Attributes:**

None

General Information:**Function:** Elementary School**Year Built:** 1955**Gross Area:** 21,100 S.F.**Last Renovation:****Facility Description:**

The Softball Field at Allgood Elementary School is located on the campus grounds. There have been no additions and no major renovations. This report contains condition and adequacy data collected during the 2010/2011 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Current Repair Cost: \$5,848.92**Replacement Cost:** \$102,090.24**FCI:** 5.73%

11-Feb-2011

Softball Field at Allgood Elementary
School

DeKalb County School System1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Allgood Elementary Facility Executive Summary Report

Report Date: 27 Jun 2011

Facility: \Elementary Schools\Allgood Elementary\Softball Field (continued)**Building Condition:**

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$4.84	S.F.	21,100	101	\$102,622	95	1955	1965			\$5,849	\$102,090	6
Special Construction	\$0.25	S.F.	21,100	110	\$5,849	10	1955	1965			\$5,849	\$5,317	110
Special Construction	\$0.25	S.F.	21,100	110	\$5,849	10	1955	1965			\$5,849	\$5,317	110
Special Facilities - Sports Field - Natural Turf	\$0.25	S.F.	21,100	110	\$5,849	10	1955	1965			\$5,849	\$5,317	110
Building Sitework	\$4.59	S.F.	21,100	100	\$96,773	100	1955	1975				\$96,773	
Site Preparation	\$4.59	S.F.	21,100	100	\$96,773	100	1955					\$96,773	
Site Earthwork	\$4.59	S.F.	21,100	100	\$96,773	100	1955					\$96,773	
Site Improvements			0			0	0						
Site Development - Fencing; Scoreboard; Dug Outs	\$1.64	S.F.	0	110		20	1955	1975					
Landscaping - Irrigation	\$0.09	S.F.	0	110		20	1955	1975					
Site Mechanical Utilities			0			0	0						
Water Supply - Water Service	\$0.34	S.F.	0	110		30	1955	1985					
Site Electrical Utilities			0			0	0						
Site Lighting	\$1.69	S.F.	0	110		30	1955	1985					

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

Allgood Elementary Facility Executive Summary Report

Report Date: 27 Jun 2011

Facility: \Elementary Schools\Allgood Elementary\Softball Field (continued)

Renewal Schedule:[illegible]

DeKalb County School System1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Allgood Elementary Facility Executive Summary ReportReport Date: 27 Jun 2011

Facility: \Elementary Schools\Allgood Elementary\Softball Field (continued)**Deficiency Sheet:**

Deficiency:

Assembly: **F1040**
System: **Special Facilities - Sports Field - Natural Turf**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The grass is damaged and should be reseeded.**

Surveyor/Update: Somnath Das
Priority: 5
Quantity: 1

Tue, 15-Feb-2011

**Estimates:**

Raw Cost	\$4,642.00
Plus or (Minus) Additional Cost	\$1,206.92
Total Estimated Amount	\$5,848.92

Educational Adequacy Report

Educational Adequacy Report



Suitability Report - Full

Project #: 4469	County: DeKalb	Site #: 2050
Project: Assessments 2010	Region: 1	Site: Allgood ES
Grade Config: PK-5	Site Type: Elementary	Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - Elementary				
Site				
Traffic	Fair	1.34	2.00	67.00
Pedestrian Traffic	Good	0.97	0.97	100.00
Parking	Good	0.81	0.81	100.00
Playground	Good	2.34	2.34	100.00
Safety and Security				
Fencing	Good	0.75	0.75	100.00
Signage & Way Finding	Good	1.00	1.00	100.00
Ease of Supervision	G/F	3.50	3.50	100.00
Limited Entrances	G/F	0.50	0.50	100.00
Interior Circulation	G/F	0.50	0.50	100.00
Sprinkler System	Poor	0.25	0.50	50.00
School Climate				
Learning Style Variety	G/F	5.00	5.00	100.00
School Environment	G/F	5.00	5.00	100.00
Landscaping	G/F	1.00	1.00	100.00
General Classrooms				
Size	Fair	11.02	16.45	67.00
Adjacencies	Good	3.53	3.53	100.00
Storage\Fixed Equip.	Good	3.53	3.53	100.00
Remedial - Special Needs				
Size	Good	3.50	3.50	100.00
Adjacencies	G/F	0.75	0.75	100.00
Storage\Fixed Equip.	P/U	0.00	0.75	0.00
Library				
Size	Fair	1.71	3.41	50.00
Adjacencies	G/F	0.73	0.73	100.00
Storage\Fixed Equip.	P/U	0.00	0.73	0.00
P.E.				
Size	Good	6.72	6.72	100.00
Adjacencies	G/F	1.44	1.44	100.00
Storage\Fixed Equip.	G/F	1.44	1.44	100.00
Music				
Size	Fair	1.30	2.59	50.00
Adjacencies	P/U	0.00	0.56	0.00
Storage\Fixed Equip.	P/U	0.00	0.56	0.00

Project #: 4469

County: DeKalb

Site #: 2050

Project: Assessments 2010

Region: 1

Site: Allgood ES

Grade Config: PK-5

Site Type: Elementary

Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
Art				
Size	P/U	0.00	1.64	0.00
Adjacencies	P/U	0.00	0.35	0.00
Storage\Fixed Equip.	P/U	0.00	0.35	0.00
Performing Arts\Auditorium				
Size	Fair	1.42	2.12	67.00
Adjacencies	Good	0.45	0.45	100.00
Storage\Fixed Equip.	Fair	0.23	0.45	50.00
Computer Labs				
Size	Fair	0.60	1.19	50.00
Adjacencies	G/F	0.26	0.26	100.00
Storage\Fixed Equip.	G/F	0.26	0.26	100.00
Kindergarten				
Size	Fair	1.43	2.86	50.00
Adjacencies	G/F	0.61	0.61	100.00
Storage\Fixed Equip.	G/F	0.61	0.61	100.00
Administration				
Size	Fair	1.25	2.49	50.00
Adjacencies	G/F	0.53	0.53	100.00
Storage\Fixed Equip.	G/F	0.53	0.53	100.00
Restrooms (Student)	Fair	0.44	0.89	50.00
Teacher Lounge and Work Room(s)	Good	1.27	1.27	100.00
Cafeteria	Good	5.00	5.00	100.00
Food Prep	Poor	2.05	6.20	33.00
Counseling	Fair	0.15	0.29	50.00
Clinic	G/F	0.58	0.58	100.00
Custodial & Maintenance	G/F	0.50	0.50	100.00
Total For Site:		76.78	100.00	76.78

Comments

Suitability - Elementary

Allgood Elementary school is a local neighborhood elementary school that feeds students to the local middle school. The school serves pre-k to fifth grade students and offers a traditional program together with classes in special education, discovery, and reading improvement. The county built the school in the 1950's and made building additions to the school in the 1960's and again in the 1990's.

Suitability - Elementary->Site-->Traffic

The school has a circulation conflict between buses and the parent pickup and drop-off zone.

Suitability - Elementary->Site-->Parking

The school lacks parking spaces for events.

Suitability - Elementary->Safety and Security-->Sprinkler System

Most of the school does not have a sprinkler system, but the new addition built around 2000 does have a sprinkler system.

Suitability - Elementary->General Classrooms-->Size

Some school general classrooms were smaller than they should be for the grade levels served and the number of students in them..

Project #: 4469

County: DeKalb

Site #: 2050

Project: Assessments 2010

Region: 1

Site: Allgood ES

Grade Config: PK-5

Site Type: Elementary

Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - Elementary->Remedial - Special Needs-->Storage\Fixed Equip. The special needs areas would benefit from a purpose-designed bathroom area and more storage space.				
Suitability - Elementary->Library-->Size The school library was smaller than it should be by approximately 50%.				
Suitability - Elementary->Library-->Storage\Fixed Equip. The school library has limited storage space.				
Suitability - Elementary->Music-->Size The school music room is located in a general classroom. It is too small, lacks a high ceiling, and has poor acoustics.				
Suitability - Elementary->Music-->Adjacencies The music room is located close to teaching areas in the school, and is not acoustically isolated.				
Suitability - Elementary->Music-->Storage\Fixed Equip. The school music room has very limited storage space for instruments and other equipment.				
Suitability - Elementary->Art-->Size The school does not have an art room, but the educational program calls for an art room.				
Suitability - Elementary->Art-->Adjacencies The school does not have an art room, but the educational program calls for an art room.				
Suitability - Elementary->Art-->Storage\Fixed Equip. The school does not have an art room, but the educational program calls for an art room.				
Suitability - Elementary->Performing Arts\Auditorium-->Size The school auditorium is slightly smaller than it should be.				
Suitability - Elementary->Performing Arts\Auditorium-->Storage\Fixed Equip. The school auditorium space has limited storage and would benefit from modern lighting and sound equipment.				
Suitability - Elementary->Computer Labs-->Size The school computer lab is smaller than it should be, but makes excellent use of the space available.				
Suitability - Elementary->Kindergarten-->Size Some school kindergarten rooms are smaller than they should be for the number of students in the room.				
Suitability - Elementary->Administration-->Size The school administrative area is too small and lacks a dedicated parent waiting area.				
Suitability - Elementary->Restrooms (Student) The school has some bathrooms that are small and lack modern fixtures. Newer areas in the school have modern bathrooms that conform to a more modern design.				
Suitability - Elementary->Food Prep The school kitchen and food service area is not well laid out, is small, and lacks good storage space.				
Suitability - Elementary->Counseling The counseling area lacks a waiting room.				

Technology Readiness Report



Technology Readiness Report - Full

Project #: 4469	County: DeKalb	Site #: 2050
Project: Assessments 2010	Region: 1	Site: Allgood ES

Technology Readiness	Rating	Score	Possible Score	Percent Score
Technology Readiness				
MDFIT Equipment Environment	Fair	7.50	15.00	50.00
Electrical Power	Good	10.00	10.00	100.00
Cooling	Fair	5.00	10.00	50.00
Drops	Fair	6.70	10.00	67.00
Wireless	Fair	2.50	5.00	50.00
WAN Backbone	Good	10.00	10.00	100.00
LAN-WAN Performance	Fair	6.70	10.00	67.00
Video Distribution	Fair	2.50	5.00	50.00
Voice Distribution	Good	5.00	5.00	100.00
Faculty & Staff Technology	Good	10.00	10.00	100.00
Emergency Alert	Good	5.00	5.00	100.00
Projectors	Unsat	0.00	5.00	0.00
Total For Site:		70.90	100.00	70.90

Comments

Technology Readiness->MDFIT Equipment Environment

The school houses IT equipment in protective cases or in closet spaces.

Technology Readiness->Cooling

Some rooms in the school are too warm because of poor HVAC.

Technology Readiness->Drops

Most classrooms have sufficient computer drops, but lack four computers. Approximately 30% of classrooms lack sufficient computers.

Technology Readiness->Wireless

The school wireless network only covers the library and surrounding area. Most general classrooms and other rooms lack wireless coverage.

Technology Readiness->LAN-WAN Performance

The school's LAN has variable performance, but it reliable and fast enough for the majority of the time.

Technology Readiness->Video Distribution

The school has smartboards or projectors in most classrooms spaces, but still distributes video by analog in some rooms.

Technology Readiness->Projectors

20% of school classrooms lack smartboards or fixed projectors.