

Facility Condition Assessment Report

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

COMET4 Facility Report

Avondale Elementary Facility Executive Summary ReportReport Date: 28 Jun 2011

Facility: \Elementary Schools\Avondale Elementary**Address:** 10 Lakeshore Drive, Avondale Estates, GA 30002**Attributes:**

Facility Code	5050
Super Cluster	5

General Information:

Function:	Elementary School
Gross Area:	71,576 S.F.

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

The Avondale Elementary School campus consists of two buildings located at 10 Lakeshore Drive in Avondale Estates, Georgia. The original campus was constructed in 1953, additions to the main school building were constructed in 1967, 1975, 1988, and 1994, and a gymnasium building was constructed in 2003. In addition to these buildings, the campus contains a storage building. 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 or other facility on the campus.

Current Repair Cost: \$10,226,565.99**Replacement Cost:** \$19,641,998.99**FCI:** 52.06%

03-Dec-2010

Avondale Elementary School

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Avondale Elementary Weighted FCI Report

Report Date: 28 Jun 2011

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
Avondale Elementary\Site		\$95.98	71,567	\$6,454,826	\$6,869,262	93.97%	\$0	\$0	\$6,454,826	\$0	\$0
Avondale Elementary\1953, 1967, 1975 Building	Jan 1975	\$187.05	44,882	\$3,470,891	\$8,395,071	38.35%	\$0	\$0	\$2,473,431	\$989,133	\$8,327
Avondale Elementary\2003 Gym		\$152.52	5,478	\$165,574	\$835,515	19.82%	\$0	\$0	\$165,574	\$0	\$0
Avondale Elementary\1988 Addition		\$162.32	9,450	\$135,274	\$1,533,949	6.61%	\$0	\$0	\$0	\$135,274	\$0
Avondale Elementary\Storage Building		\$71.43	100	\$0	\$7,143	0.00%	\$0	\$0	\$0	\$0	\$0
Avondale Elementary\1994 Addition		\$170.07	11,766	\$0	\$2,001,058	0.00%	\$0	\$0	\$0	\$0	\$0

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Avondale Elementary\Site		\$95.98	71,567	\$6,454,826	\$6,869,262	93.97%	\$0	\$0	\$6,454,826	\$0	\$0
Avondale Elementary\1953, 1967, 1975 Building	Jan 1975	\$187.05	44,882	\$3,470,891	\$8,395,071	38.35%	\$0	\$0	\$2,473,431	\$989,133	\$8,327
Avondale Elementary\2003 Gym		\$152.52	5,478	\$165,574	\$835,515	19.82%	\$0	\$0	\$165,574	\$0	\$0
Avondale Elementary\1988 Addition		\$162.32	9,450	\$135,274	\$1,533,949	6.61%	\$0	\$0	\$0	\$135,274	\$0
Avondale Elementary\Storage Building		\$71.43	100	\$0	\$7,143	0.00%	\$0	\$0	\$0	\$0	\$0
Avondale Elementary\1994 Addition		\$170.07	11,766	\$0	\$2,001,058	0.00%	\$0	\$0	\$0	\$0	\$0

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Facility: \Elementary Schools\Avondale Elementary\1953, 1967, 1975 Building

Address: 10 Lakeshore Drive, Avondale Estates, GA 30002

Attributes:

Building Codes 2010, 2011, 2012
Fire Sprinkler System Yes

General Information:

Function:	Elementary School	Year Built:	1953
Gross Area:	44,882 S.F.	Last Renovation:	1975

Facility Description:

The Avondale Elementary School main building is a one-story building located at 10 Lakeshore Drive in Avondale Estate, Georgia. Originally built in 1953, there have been four additions in 1967, 1975, 1988, and 1994, HVAC renovations in 2008, roof renovations in 2009, and lighting upgrades in 2008, 2009, and 2010. 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 exterior doors and windows; 2) Replacing the electrical service and distribution; 3) Replacing the exterior lighting; and 4) Replacing the plumbing fixtures in conjunction with domestic water distribution and sanitary sewer system upgrades.

Current Repair Cost: \$3,470,890.80

Replacement Cost: \$8,395,071.41

FCI: 41.34%



03-Dec-2010
West Elevation



03-Dec-2010
South Elevation



03-Dec-2010
Southeast Elevation



03-Dec-2010
East Elevation

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Facility: \Elementary Schools\Avondale Elementary\1953, 1967, 1975 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	\$187.05	S.F.	44,882	108	\$9,062,452	39	1973	1961	2015		\$3,470,889	\$8,395,071	41
Substructure	\$13.21	S.F.	44,882	100	\$592,739	100	1953					\$592,739	
Foundations	\$13.21	S.F.	44,882	100	\$592,739	100	1953					\$592,739	
Standard Foundations	\$6.49	S.F.	44,882	100	\$291,105	100	1953					\$291,105	
Special Foundations	\$4.14	S.F.	0	100		100	1953						
Slab on Grade	\$6.72	S.F.	44,882	100	\$301,634	100	1953					\$301,634	
Basement Construction			0			0	0						
Basement Excavation		S.F.	0	100		100	1953						
Basement Walls		S.F.	0	100		100	1953						
Shell	\$32.20	S.F.	44,882	104	\$1,504,700	69	1962	1963			\$382,895	\$1,444,992	26
Superstructure	\$4.43	S.F.	44,882	100	\$198,818	100	1953					\$198,818	
Floor Construction		S.F.	0	100		100	1953						
Roof Construction	\$4.43	S.F.	44,882	100	\$198,818	100	1953					\$198,818	
Exterior Enclosure	\$21.65	S.F.	44,882	103	\$1,004,062	75	1953	1983			\$354,961	\$971,793	37
Exterior Walls	\$14.46	S.F.	44,882	100	\$649,101	100	1953					\$649,101	
Exterior Windows	\$6.32	S.F.	44,882	110	\$312,039	30	1953	1983			\$312,039	\$283,672	110
Exterior Doors	\$0.87	S.F.	44,882	110	\$42,922	30	1953	1983			\$42,922	\$39,020	110
Roofing	\$6.11	S.F.	44,882	110	\$301,820	25	1978	1963			\$27,934	\$274,381	10
Roof Coverings - Asphal Shingles		S.F.	0	110		10	1953	1963					
Roof Coverings - BUR	\$5.55	S.F.	44,882	110	\$273,886	25	2004	2029				\$248,987	
Roof Coverings - EPDM		S.F.	0	110		15	1953	1968					
Roof Coverings - Preformed Metal		S.F.	0	110		30	1953	1983					
Roof Coverings - Standing Seam Metal		S.F.	0	110		75	1953	2028					
Roof Openings	\$0.57	S.F.	44,882	110	\$27,934	30	1953	1983			\$27,934	\$25,394	110
Interiors	\$40.49	S.F.	44,882	108	\$1,971,022	41	1960	1961	2018		\$1,108,112	\$1,817,345	61
Interior Construction	\$11.04	S.F.	44,882	104	\$516,989	70	1953	1973			\$200,862	\$495,497	41
Partitions	\$6.40	S.F.	44,882	110	\$316,127	100	1953					\$287,388	
Interior Doors	\$2.08	S.F.	44,882	80	\$74,820	30	1953	1983			\$74,820	\$93,525	80
Fittings	\$2.55	S.F.	44,882	110	\$126,042	20	1953	1973			\$126,042	\$114,584	110
Stairs			0			0	0						
Stair Construction		S.F.	0	100		100	1953						
Interior Finishes	\$29.45	S.F.	44,882	110	\$1,454,033	31	1968	1961	2018		\$907,250	\$1,321,848	69
Wall Finishes - Ceramic & Glazed	\$9.58	S.F.	8,976	110	\$94,561	30	1953	1983			\$94,561	\$85,965	110
Wall Finishes - Paint	\$1.81	S.F.	35,906	110	\$71,402	10	2009	2019				\$64,911	
Wall Finishes - Wall Coverings		S.F.	0	110		10	1953	1963					
Floor Finishes - Carpet	\$7.87	S.F.	8,976	110	\$77,666	8	1953	1961			\$77,666	\$70,605	110
Floor Finishes - Ceramic & Quarry Tile	\$13.40	S.F.	4,489	110	\$66,167	50	1953	2003			\$66,167	\$60,152	110
Floor Finishes - Terrazzo	\$48.99	S.F.	8,976	110	\$483,708	50	1953	2003	2018	8	\$8,327	\$439,734	2
Floor Finishes - VCT	\$8.79	S.F.	22,441	110	\$216,997	20	1953	1973			\$216,997	\$197,270	110
Floor Finishes - Wood		S.F.	0	110		20	1953	1973					
Ceiling Finishes	\$8.98	S.F.	44,882	110	\$443,532	20	1953	1973			\$443,532	\$403,211	110
Services	\$87.73	S.F.	44,882	110	\$4,331,078	23	1987	1973	2015		\$1,771,402	\$3,937,346	45
Conveying			0			0	0						
Elevators and Lifts		S.F.	0	110		30	1953	1983					
Plumbing	\$24.01	S.F.	44,882	110	\$1,185,477	23	1968	1973	2015		\$1,122,796	\$1,077,707	104
Plumbing Fixtures	\$16.10	S.F.	44,882	110	\$795,087	20	1953	1973			\$795,087	\$722,807	110
Domestic Water Distribution	\$3.59	S.F.	44,882	110	\$177,140	30	1953	1983			\$177,140	\$161,037	110
Sanitary Waste	\$3.05	S.F.	44,882	110	\$150,569	30	1953	1983			\$150,569	\$136,881	110
Rain Water Drainage	\$0.88	S.F.	44,882	110	\$43,604	30	2004	2034				\$39,640	
Other Plumbing Systems - Natural Gas	\$0.39	S.F.	44,882	110	\$19,077	30	1975	2005	2015	5		\$17,342	
HVAC	\$34.73	S.F.	44,882	110	\$1,714,853	22	1999	1983			\$230,282	\$1,558,960	15
Heat Generating Systems	\$4.15	S.F.	44,882	110	\$205,074	30	2008	2038				\$186,431	
Cooling Generating Systems	\$4.22	S.F.	44,882	110	\$208,480	30	2008	2038				\$189,528	
Distribution & Exhaust Systems	\$4.66	S.F.	44,882	110	\$230,282	30	1953	1983			\$230,282	\$209,348	110
Terminal & Package Units	\$17.29	S.F.	44,882	110	\$853,680	15	2008	2023				\$776,073	
Controls & Instrumentation	\$3.23	S.F.	44,882	110	\$159,426	20	2008	2028				\$144,933	
Other HVAC Systems/Equip - Kitchen Hood	\$1.17	S.F.	44,882	110	\$57,911	30	2008	2038				\$52,647	
Fire Protection	\$4.25	S.F.	44,882	110	\$209,843	30	1980	2038				\$190,766	
Sprinklers	\$4.25	S.F.	44,882	110	\$209,843	30	2008	2038				\$190,766	
Standpipes		S.F.	44,882	110		30	1953						
Electrical	\$24.73	S.F.	44,882	110	\$1,220,905	24	1991	1983			\$418,324	\$1,109,913	38

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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.	44,882	110	\$96,065	30	1953	1983			\$96,065	\$87,331	110
Branch Wiring	\$6.53	S.F.	44,882	110	\$322,259	30	1953	1983			\$322,259	\$292,963	110
Lighting	\$8.58	S.F.	44,882	110	\$423,774	30	2008	2038				\$385,249	
Communications and Security - Clock & PA Systems	\$5.51	S.F.	44,882	110	\$271,842	10	2004	2014				\$247,129	
Communications and Security - Fire Alarm	\$1.20	S.F.	44,882	110	\$59,274	10	2004	2014				\$53,885	
Communications and Security - Security & CCTV	\$0.59	S.F.	44,882	110	\$29,296	10	2010	2020				\$26,633	
Other Electrical Systems - Emergency Generator	\$0.37	S.F.	44,882	110	\$18,395	20	2008	2028				\$16,723	
Equipment & Furnishings	\$13.43	S.F.	44,882	110	\$662,913	20	1953	1973	2015		\$208,480	\$602,649	35
Equipment	\$9.20	S.F.	44,882	110	\$454,433	20	1953	1973	2015			\$413,121	
Commercial Equipment		S.F.	44,882	110		20	1953	1973					
Institutional Equipment	\$0.40	S.F.	44,882	110	\$19,758	20	1953	1973	2015	5		\$17,962	
Other Equipment - Kitchen Equipment	\$8.80	S.F.	44,882	110	\$434,675	20	1953	1973	2018	8		\$395,159	
Furnishings	\$4.22	S.F.	44,882	110	\$208,480	20	1953	1973			\$208,480	\$189,528	110
Fixed Furnishings	\$4.22	S.F.	44,882	110	\$208,480	20	1953	1973			\$208,480	\$189,528	110
Special Construction		S.F.	44,882			0	1953	1978					
Special Construction		S.F.	44,882			0	1953	1978					
Special Structures - Canopies		S.F.	44,882	100		25	1953	1978					

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Facility: \Elementary Schools\Avondale Elementary\1953, 1967, 1975 Building (continued)**Renewal Schedule:**

Systems	2010-12	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$3,470,889		\$372,674	\$45,020			\$1,261,764	\$93,163	\$39,372		
Substructure											
Foundations											
Standard Foundations											
Special Foundations											
Slab on Grade											
Basement Construction											
Basement Excavation											
Basement Walls											
Shell	\$382,895										
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure	\$354,961										
Exterior Walls											
Exterior Windows	\$312,039										
Exterior Doors	\$42,922										
Roofing	\$27,934										
Roof Coverings - Asphal Shingles											
Roof Coverings - BUR											
Roof Coverings - EPDM											
Roof Coverings - Preformed Metal											
Roof Coverings - Standing Seam Metal											
Roof Openings	\$27,934										
Interiors	\$1,108,112						\$711,131	\$93,163			
Interior Construction	\$200,862										
Partitions											
Interior Doors	\$74,820										
Fittings	\$126,042										
Stairs											
Stair Construction											
Interior Finishes	\$907,250						\$711,131	\$93,163			
Wall Finishes - Ceramic & Glazed	\$94,561										
Wall Finishes - Paint								\$93,163			
Wall Finishes - Wall Coverings											
Floor Finishes - Carpet	\$77,666						\$98,385				
Floor Finishes - Ceramic & Quarry Tile	\$66,167										
Floor Finishes - Terrazzo	\$8,327						\$612,746				
Floor Finishes - VCT	\$216,997										
Floor Finishes - Wood											
Ceiling Finishes	\$443,532										
Services	\$1,771,402		\$372,674	\$22,115					\$39,372		
Conveying											
Elevators and Lifts											
Plumbing	\$1,122,796			\$22,115							
Plumbing Fixtures	\$795,087										
Domestic Water Distribution	\$177,140										
Sanitary Waste	\$150,569										
Rain Water Drainage											
Other Plumbing Systems - Natural Gas				\$22,115							
HVAC	\$230,282										
Heat Generating Systems											
Cooling Generating Systems											
Distribution & Exhaust Systems	\$230,282										
Terminal & Package Units											
Controls & Instrumentation											
Other HVAC Systems/Equip - Kitchen Hood											
Fire Protection											
Sprinklers											
Standpipes											
Electrical	\$418,324		\$372,674						\$39,372		

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Report Date: 28 Jun 2011

Facility: \Elementary Schools\Avondale Elementary\1953, 1967, 1975 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: Walter Williams
Priority: 3
Quantity: 1

Tue, 01-Feb-2011

**Estimates:**

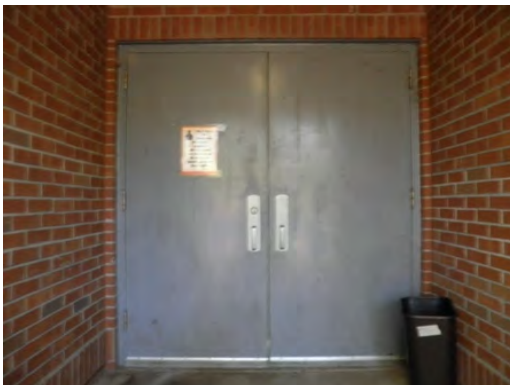
Raw Cost	\$226,115.52
Plus or (Minus) Additional Cost	\$85,923.90
Total Estimated Amount	\$312,039.42

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, rusted, and damaged, and should be replaced.**

Surveyor/Update: Walter Williams
Priority: 4
Quantity: 1

Tue, 01-Feb-2011

**Estimates:**

Raw Cost	\$31,103.23
Plus or (Minus) Additional Cost	\$11,819.23
Total Estimated Amount	\$42,922.46

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Facility: \Elementary Schools\Avondale Elementary\1953, 1967, 1975 Building (continued)**Deficiency:**

Assembly: **B3020**
System: **Roof Openings**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The roof opening does not follow OSHA guidelines and should be replaced.**

Surveyor/Update: Walter Williams
Priority: 4
Quantity: 1

Tue, 01-Feb-2011

**Estimates:**

Raw Cost	\$20,241.78
Plus or (Minus) Additional Cost	\$7,691.88
Total Estimated Amount	\$27,933.66

Deficiency:

Assembly: **C1020**
System: **Interior Doors**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The original interior wood doors are aged and worn and should be replaced.**

Surveyor/Update: Walter Williams
Priority: 4
Quantity: 1

Fri, 24-Jun-2011

**Estimates:**

Raw Cost	\$54,217.46
Plus or (Minus) Additional Cost	\$20,602.63
Total Estimated Amount	\$74,820.09

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Facility: \Elementary Schools\Avondale Elementary\1953, 1967, 1975 Building (continued)

Deficiency:

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

Surveyor/Update: Walter Williams
Priority: 3
Quantity: 1

Tue, 01-Feb-2011

Note: **Fittings, such as chalk and tack boards, toilet and bath accessories, toilet partitions, and shelving, are aged and damaged, and should be replaced.**



Estimates:

Raw Cost	\$91,334.87
Plus or (Minus) Additional Cost	\$34,707.25
Total Estimated Amount	\$126,042.12

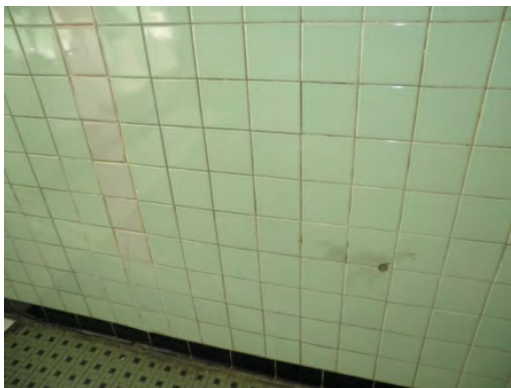
Deficiency:

Assembly: **C3010**
System: **Wall Finishes - Ceramic & Glazed**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**

Surveyor/Update: Walter Williams
Priority: 3
Quantity: 1

Sun, 26-Jun-2011

Note: **The ceramic tile wall covering is aged, damaged, and cracked, and should be replaced**



Estimates:

Raw Cost	\$68,522.78
Plus or (Minus) Additional Cost	\$26,038.66
Total Estimated Amount	\$94,561.44

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Facility: \Elementary Schools\Avondale Elementary\1953, 1967, 1975 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 and worn and should be replaced.**

Surveyor/Update: Walter Williams
Priority: 4
Quantity: 1

Fri, 24-Jun-2011

**Estimates:**

Raw Cost	\$56,279.52
Plus or (Minus) Additional Cost	\$21,386.22
Total Estimated Amount	\$77,665.74

Deficiency:

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

Surveyor/Update: Walter Williams
Priority: 3
Quantity: 1

Tue, 01-Feb-2011

**Estimates:**

Raw Cost	\$47,947.01
Plus or (Minus) Additional Cost	\$18,219.86
Total Estimated Amount	\$66,166.87

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Facility: \Elementary Schools\Avondale Elementary\1953, 1967, 1975 Building (continued)

Deficiency:

Assembly: **C3020**
System: **Floor Finishes - Terrazzo**
Material: **Terrazzo, Flooring**
Distress: **Damaged**
Category: **Deferred Maintenance**
Correction: **Repair Terrazzo**

Surveyor/Update: Kate McPhillips
Priority: 5
Quantity: 700

Fri, 01-Apr-2011

Note: **The terrazo is stained with water damage and is showing signs of possible seepage. It is suggested that the water barrier be replaced.**



Estimates:

Raw Cost	\$6,034.00
Plus or (Minus) Additional Cost	\$2,292.92
Total Estimated Amount	\$8,326.92

Deficiency:

Assembly: **C3020**
System: **Floor Finishes - VCT**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**

Surveyor/Update: Walter Williams
Priority: 3
Quantity: 1

Tue, 01-Feb-2011

Note: **The VCT flooring is stained, cracked, chipped, and patched, and should be replaced. In some areas of the building, the floor is still covered with the original 9x9 tile.**



Estimates:

Raw Cost	\$157,244.09
Plus or (Minus) Additional Cost	\$59,752.75
Total Estimated Amount	\$216,996.84

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Report Date: 28 Jun 2011

Facility: \Elementary Schools\Avondale Elementary\1953, 1967, 1975 Building (continued)

Deficiency:

Assembly: **C3030**
System: **Ceiling Finishes**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The acoustical ceiling tile and grid system is aged, rusted, and damaged, and should be replaced.**

Surveyor/Update: Walter Williams
Priority: 4
Quantity: 1

Tue, 21-Jun-2011



Estimates:

Raw Cost	\$321,400.00
Plus or (Minus) Additional Cost	\$122,132.00
Total Estimated Amount	\$443,532.00

Deficiency:

Assembly: **D2010**
System: **Plumbing Fixtures**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The original plumbing fixtures are chipped, stained, and showing signs of excessive wear, and should be replaced.**

Surveyor/Update: Walter Williams
Priority: 3
Quantity: 1

Fri, 24-Jun-2011



Estimates:

Raw Cost	\$576,150.23
Plus or (Minus) Additional Cost	\$218,937.09
Total Estimated Amount	\$795,087.32

DeKalb County School System

1701 Mountain Industrial Blvd
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COMET4 Facility Report

Avondale Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Avondale Elementary\1953, 1967, 1975 Building (continued)

Deficiency:

Assembly: **D2020**
System: **Domestic Water Distribution System**
Material: **Beyond Service Life**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The domestic water laterals are aged, corroded, have periodic outages, and should be replaced.**

Surveyor/Update: Walter Williams
Priority: 3
Quantity: 1

Tue, 01-Feb-2011



Estimates:

Raw Cost	\$128,362.52
Plus or (Minus) Additional Cost	\$48,777.76
Total Estimated Amount	\$177,140.28

Deficiency:

Assembly: **D2030**
System: **Sanitary Waste System**
Material: **Beyond Service Life**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The original cast iron sanitary waste system is aged, has reported odors, multiple stoppages, and should be replaced.**

Surveyor/Update: Walter Williams
Priority: 3
Quantity: 1

Tue, 01-Feb-2011



Estimates:

Raw Cost	\$109,108.14
Plus or (Minus) Additional Cost	\$41,461.09
Total Estimated Amount	\$150,569.23

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Avondale Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Avondale Elementary\1953, 1967, 1975 Building (continued)

Deficiency:

Assembly: **D3040**
System: **Distribution & Exhaust Systems**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**

Surveyor/Update: Walter Williams
Priority: 3
Quantity: 1

Fri, 24-Jun-2011

Note: **The exhaust system is aged and inefficient and should be replaced.**



Estimates:

Raw Cost	\$166,871.28
Plus or (Minus) Additional Cost	\$63,411.08
Total Estimated Amount	\$230,282.36

Deficiency:

Assembly: **D5010**
System: **Electrical Service/Distribution**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The main electrical switchboard is aged, becoming logistically unsupportable, and should be replaced.**

Surveyor/Update: Walter Williams
Priority: 3
Quantity: 1

Tue, 01-Feb-2011



Estimates:

Raw Cost	\$69,611.98
Plus or (Minus) Additional Cost	\$26,452.55
Total Estimated Amount	\$96,064.53

DeKalb County School System

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COMET4 Facility Report

Avondale Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Avondale Elementary\1953, 1967, 1975 Building (continued)

Deficiency:

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

Surveyor/Update: Walter Williams
Priority: 4
Quantity: 1

Tue, 01-Feb-2011

Note: **The original branch wiring system is operational, but is aged, nearing capacity, in poor condition, and should be replaced.**



Estimates:

Raw Cost	\$233,521.05
Plus or (Minus) Additional Cost	\$88,738.00
Total Estimated Amount	\$322,259.05

Deficiency:

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

Surveyor/Update: Walter Williams
Priority: 3
Quantity: 1

Tue, 01-Feb-2011

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



Estimates:

Raw Cost	\$151,072.81
Plus or (Minus) Additional Cost	\$57,407.67
Total Estimated Amount	\$208,480.48

DeKalb County School System

1701 Mountain Industrial Blvd
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COMET4 Facility Report

Avondale Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Avondale Elementary\1988 Addition

Address: 10 Lakeshore Drive, Avondale Estates, GA 30002

Attributes:

Building Codes	2013
Fire Sprinkler System	Yes

General Information:

Function:	Elementary School
Gross Area:	9,450 S.F.

Year Built:	1988
Last Renovation:	

Facility Description:

The 1988 Classroom Addition at Avondale Elementary School is one-story building located at 10 Lakeshore Drive in Avondale Estate, Georgia. There have been HVAC renovations in 2008, roof renovations in 2009, and lighting upgrades in 2008, 2009, and 2010. 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.

There are no energy conservation opportunities for this building at this time.

Current Repair Cost: \$135,274.29

Replacement Cost: \$1,533,949.49

FCI: 8.82%



03-Dec-2010
Southwest Elevation



03-Dec-2010
West Elevation



03-Dec-2010
Northwest Elevation



03-Dec-2010
East Elevation

DeKalb County School System1701 Mountain Industrial Blvd
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COMET4 Facility Report

Avondale Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Avondale Elementary\1988 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	\$162.32	S.F.	9,450	108	\$1,649,982	40	1994	1996	2015		\$135,274	\$1,533,952	9
Substructure	\$13.21	S.F.	9,450	100	\$124,803	100	1988					\$124,803	
Foundations	\$13.21	S.F.	9,450	100	\$124,803	100	1988					\$124,803	
Standard Foundations	\$6.49	S.F.	9,450	100	\$61,293	100	1988					\$61,293	
Special Foundations	\$4.14	S.F.	0	100		100	1988						
Slab on Grade	\$6.72	S.F.	9,450	100	\$63,510	100	1988					\$63,510	
Basement Construction			0			0	0						
Basement Excavation		S.F.	0	100		100	1988						
Basement Walls		S.F.	0	100		100	1988						
Shell	\$32.20	S.F.	9,450	104	\$316,818	69	1991	1998				\$304,248	
Superstructure	\$4.43	S.F.	9,450	100	\$41,862	100	1988					\$41,862	
Floor Construction		S.F.	9,450	100		100	1988						
Roof Construction	\$4.43	S.F.	9,450	100	\$41,862	100	1988					\$41,862	
Exterior Enclosure	\$21.65	S.F.	9,450	103	\$211,408	75	1988	2018				\$204,614	
Exterior Walls	\$14.46	S.F.	9,450	100	\$136,670	100	1988					\$136,670	
Exterior Windows	\$6.32	S.F.	9,450	110	\$65,701	30	1988	2018				\$59,728	
Exterior Doors	\$0.87	S.F.	9,450	110	\$9,037	30	1988	2018				\$8,216	
Roofing	\$6.11	S.F.	9,450	110	\$63,548	25	1998	1998				\$57,772	
Roof Coverings - Asphal Shingles		S.F.	0	110		10	1988	1998					
Roof Coverings - BUR	\$5.55	S.F.	9,450	110	\$57,667	25	2009	2034				\$52,425	
Roof Coverings - EPDM		S.F.	0	110		15	1988	2003					
Roof Coverings - Preformed Metal		S.F.	0	110		30	1988	2018					
Roof Coverings - Standing Seam Metal		S.F.	0	110		75	1988	2063					
Roof Openings	\$0.57	S.F.	9,450	110	\$5,881	30	1988	2018				\$5,347	
Interiors	\$33.76	S.F.	9,450	108	\$345,047	38	1994	1996	2015		\$91,378	\$319,050	29
Interior Construction	\$11.04	S.F.	9,450	104	\$108,853	70	1995	2018				\$104,328	
Partitions	\$6.40	S.F.	9,450	110	\$66,561	100	1988					\$60,510	
Interior Doors	\$2.08	S.F.	9,450	80	\$15,754	30	1988	2018				\$19,692	
Fittings	\$2.55	S.F.	9,450	110	\$26,538	20	2008	2028				\$24,126	
Stairs			0			0	0						
Stair Construction		S.F.	0	100		100	1988						
Interior Finishes	\$22.72	S.F.	9,450	110	\$236,194	23	1993	1996	2015		\$91,378	\$214,722	43
Wall Finishes - Ceramic & Glazed	\$9.58	S.F.	1,440	110	\$15,170	30	1988	2018				\$13,791	
Wall Finishes - Paint	\$1.81	S.F.	7,560	110	\$15,034	10	2008	2018				\$13,667	
Wall Finishes - Wall Coverings		S.F.	0	110		10	1988	1998					
Floor Finishes - Carpet		S.F.	0	110		8	1988	1996					
Floor Finishes - Ceramic & Quarry Tile	\$13.40	S.F.	1,440	110	\$21,225	50	1988	2038				\$19,296	
Floor Finishes - Terrazzo	\$48.99	S.F.	0	110		50	1988	2038					
Floor Finishes - VCT	\$8.79	S.F.	9,450	110	\$91,378	20	1988	2008			\$91,378	\$83,071	110
Floor Finishes - Wood		S.F.	0	110		20	1988	2008					
Ceiling Finishes	\$8.98	S.F.	9,450	110	\$93,387	20	1988	2008	2015	5		\$84,897	
Services	\$77.75	S.F.	9,450	110	\$808,203	22	1997	2008	2015			\$734,731	
Conveying			0			0	0						
Elevators and Lifts		S.F.	0	110		30	1988	2018					
Plumbing	\$24.01	S.F.	9,450	110	\$249,605	23	1988	2008	2015			\$226,913	
Plumbing Fixtures	\$16.10	S.F.	9,450	110	\$167,407	20	1988	2008	2015	5		\$152,188	
Domestic Water Distribution	\$3.59	S.F.	9,450	110	\$37,297	30	1988	2018				\$33,907	
Sanitary Waste	\$3.05	S.F.	9,450	110	\$31,703	30	1988	2018				\$28,821	
Rain Water Drainage	\$0.88	S.F.	9,450	110	\$9,181	30	1988	2018				\$8,346	
Other Plumbing Systems - Natural Gas	\$0.39	S.F.	9,450	110	\$4,017	30	1988	2018				\$3,651	
HVAC	\$24.32	S.F.	9,450	110	\$252,761	18	2003	2018				\$229,783	
Heat Generating Systems	\$4.15	S.F.	0	110		30	2008	2038					
Cooling Generating Systems	\$4.22	S.F.	0	110		30	2008	2038					
Distribution & Exhaust Systems	\$3.80	S.F.	9,450	110	\$39,449	30	2008	2038				\$35,863	
Terminal & Package Units	\$17.29	S.F.	9,450	110	\$179,744	15	2008	2023				\$163,404	
Controls & Instrumentation	\$3.23	S.F.	9,450	110	\$33,568	20	2008	2028				\$30,516	
Other HVAC Systems/Equip - Kitchen Hood		S.F.	9,450	110		30	1988	2018					
Fire Protection	\$4.69	S.F.	9,450	110	\$48,773	30	1988	2018				\$44,339	
Sprinklers	\$4.25	S.F.	9,450	110	\$44,183	30	1988	2018				\$40,166	
Standpipes	\$0.44	S.F.	9,450	110	\$4,590	30	1988					\$4,173	
Electrical	\$24.73	S.F.	9,450	110	\$257,064	24	2003	2018				\$233,696	

DeKalb County School System1701 Mountain Industrial Blvd
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COMET4 Facility Report

Avondale Elementary Facility Executive Summary Report

Report Date: 28 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.	9,450	110	\$20,227	30	1988	2018				\$18,388	
Branch Wiring	\$6.53	S.F.	9,450	110	\$67,852	30	1988	2018				\$61,684	
Lighting	\$8.58	S.F.	9,450	110	\$89,227	30	2008	2038				\$81,115	
Communications and Security - Clock & PA Systems	\$5.51	S.F.	9,450	110	\$57,237	10	2008	2018				\$52,034	
Communications and Security - Fire Alarm	\$1.20	S.F.	9,450	110	\$12,480	10	2010	2020				\$11,346	
Communications and Security - Security & CCTV	\$0.59	S.F.	9,450	110	\$6,168	10	2010	2020				\$5,608	
Other Electrical Systems - Emergency Generator	\$0.37	S.F.	9,450	110	\$3,873	15	2008	2023				\$3,521	
Equipment & Furnishings	\$4.22	S.F.	9,450	110	\$43,896	20	1988	2008			\$43,896	\$39,905	110
Equipment		S.F.	9,450			0	1988	2008					
Commercial Equipment		S.F.	9,450	110		20	1988	2008					
Institutional Equipment		S.F.	9,450	110		20	1988	2008					
Other Equipment		S.F.	9,450	110		20	1988	2008					
Furnishings	\$4.22	S.F.	9,450	110	\$43,896	20	1988	2008			\$43,896	\$39,905	110
Fixed Furnishings	\$4.22	S.F.	9,450	110	\$43,896	20	1988	2008			\$43,896	\$39,905	110
Special Construction	\$1.19	S.F.	9,450	100	\$11,215	25	1988	2013				\$11,215	
Special Construction	\$1.19	S.F.	9,450	100	\$11,215	25	1988	2013				\$11,215	
Special Structures - Canopies	\$1.19	S.F.	9,450	100	\$11,215	25	1988	2013				\$11,215	

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COMET4 Facility Report

Avondale Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Avondale Elementary\1988 Addition (continued)**Renewal Schedule:**

Systems	2010-12	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$135,274	\$12,255		\$302,332			\$504,519		\$25,062		
Substructure											
Foundations											
Standard Foundations											
Special Foundations											
Slab on Grade											
Basement Construction											
Basement Excavation											
Basement Walls											
Shell							\$102,126				
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure							\$94,676				
Exterior Walls											
Exterior Windows							\$83,228				
Exterior Doors							\$11,448				
Roofing							\$7,450				
Roof Coverings - Asphal Shingles											
Roof Coverings - BUR											
Roof Coverings - EPDM											
Roof Coverings - Preformed Metal											
Roof Coverings - Standing Seam											
Metal											
Roof Openings							\$7,450				
Interiors	\$91,378			\$108,261			\$58,217				
Interior Construction							\$19,956				
Partitions											
Interior Doors							\$19,956				
Fittings											
Stairs											
Stair Construction											
Interior Finishes	\$91,378			\$108,261			\$38,261				
Wall Finishes - Ceramic & Glazed							\$19,217				
Wall Finishes - Paint							\$19,044				
Wall Finishes - Wall Coverings											
Floor Finishes - Carpet											
Floor Finishes - Ceramic & Quarry											
Tile											
Floor Finishes - Terrazzo											
Floor Finishes - VCT	\$91,378										
Floor Finishes - Wood											
Ceiling Finishes				\$108,261							
Services				\$194,071			\$344,176		\$25,062		
Conveying											
Elevators and Lifts											
Plumbing				\$194,071			\$104,125				
Plumbing Fixtures				\$194,071							
Domestic Water Distribution							\$47,247				
Sanitary Waste							\$40,160				
Rain Water Drainage							\$11,630				
Other Plumbing Systems - Natural							\$5,088				
Gas											
HVAC											
Heat Generating Systems											
Cooling Generating Systems											
Distribution & Exhaust Systems											
Terminal & Package Units											
Controls & Instrumentation											
Other HVAC Systems/Equip -											
Kitchen Hood											
Fire Protection							\$55,970				
Sprinklers							\$55,970				
Standpipes											
Electrical							\$184,081		\$25,062		

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Stone Mountain, GA 30083

Avondale Elementary Facility Executive Summary Report

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DeKalb County School System1701 Mountain Industrial Blvd
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COMET4 Facility Report

Avondale Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Avondale Elementary\1988 Addition (continued)**Deficiency Sheet:****Deficiency:**

Assembly: **C3020**
System: **Floor Finishes - VCT**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The VCT flooring is stained, cracked, chipped, and patched, and should be replaced.**

Surveyor/Update: Walter Williams
Priority: 4
Quantity: 1

Tue, 01-Feb-2011

**Estimates:**

Raw Cost	\$66,216.15
Plus or (Minus) Additional Cost	\$25,162.14
Total Estimated Amount	\$91,378.29

Deficiency:

Assembly: **E2010**
System: **Fixed Furnishings**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **Fixed furnishings, such as the base/wall cabinets, counter tops, window shades, and fixed seating, are worn, beyond service life, and should be replaced.**

Surveyor/Update: Walter Williams
Priority: 4
Quantity: 1

Tue, 01-Feb-2011

**Estimates:**

Raw Cost	\$31,808.70
Plus or (Minus) Additional Cost	\$12,087.31
Total Estimated Amount	\$43,896.01

DeKalb County School System

1701 Mountain Industrial Blvd
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COMET4 Facility Report

Avondale Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Avondale Elementary\1994 Addition

Address: 10 Lakeshore Drive, Avondale Estates, GA 30002

Attributes:

Building Codes	2014
Fire Sprinkler System	Yes

General Information:

Function:	Elementary School	Year Built:	1994
Gross Area:	11,766 S.F.	Last Renovation:	

Facility Description:

The 1994 Classroom Addition at Avondale Elementary School is a one-story building located at Lakeshore Drive in Avondale Estates, Georgia. There have been HVAC renovations in 2008 and lighting upgrades in 2008, 2009, and 2010. 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.

There are no energy conservation opportunities for this building at this time.

Current Repair Cost: \$0.00

Replacement Cost: \$2,001,057.74

FCI: 0.00%



03-Dec-2010
East Elevation



03-Dec-2010
North Elevation



03-Dec-2010
Northwest Elevation



03-Dec-2010
West Elevation

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COMET4 Facility Report

Avondale Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Avondale Elementary\1994 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	\$170.07	S.F.	11,766	108	\$2,154,644	41	1997	2002			0	\$2,001,056	
Substructure	\$13.21	S.F.	11,766	100	\$155,389	100	1994					\$155,389	
Foundations	\$13.21	S.F.	11,766	100	\$155,389	100	1994					\$155,389	
Standard Foundations	\$6.49	S.F.	11,766	100	\$76,314	100	1994					\$76,314	
Special Foundations		S.F.	11,766	100		100	1994						
Slab on Grade	\$6.72	S.F.	11,766	100	\$79,075	100	1994					\$79,075	
Basement Construction		S.F.	11,766			0	1994						
Basement Excavation		S.F.	11,766	100		100	1994						
Basement Walls		S.F.	11,766	100		100	1994						
Shell	\$32.20	S.F.	11,766	104	\$394,463	69	1994	2004				\$378,811	
Superstructure	\$4.43	S.F.	11,766	100	\$52,121	100	1994					\$52,121	
Floor Construction		S.F.	11,766	100		100	1994						
Roof Construction	\$4.43	S.F.	11,766	100	\$52,121	100	1994					\$52,121	
Exterior Enclosure	\$21.65	S.F.	11,766	103	\$263,219	75	1994	2024				\$254,760	
Exterior Walls	\$14.46	S.F.	11,766	100	\$170,165	100	1994					\$170,165	
Exterior Windows	\$6.32	S.F.	11,766	110	\$81,802	30	1994	2024				\$74,366	
Exterior Doors	\$0.87	S.F.	11,766	110	\$11,252	30	1994	2024				\$10,229	
Roofing	\$6.11	S.F.	11,766	110	\$79,123	25	1994	2004				\$71,930	
Roof Coverings - Asphal Shingles		S.F.	11,766	110		10	1994	2004					
Roof Coverings - BUR	\$5.55	S.F.	11,766	110	\$71,800	25	1994	2019				\$65,273	
Roof Coverings - EPDM		S.F.	11,766	110		15	1994	2009					
Roof Coverings - Preformed Metal		S.F.	11,766	110		30	1994	2024					
Roof Coverings - Standing Seam Metal		S.F.	11,766	110		75	1994	2069					
Roof Openings	\$0.57	S.F.	11,766	110	\$7,323	30	1994	2024				\$6,657	
Interiors	\$37.65	S.F.	11,766	108	\$479,887	36	1996	2002				\$442,947	
Interior Construction	\$8.49	S.F.	11,766	103	\$102,488	87	1994	2014				\$99,858	
Partitions	\$6.40	S.F.	11,766	110	\$82,874	100	1994					\$75,340	
Interior Doors	\$2.08	S.F.	11,766	80	\$19,614	30	1994	2024				\$24,518	
Fittings		S.F.	11,766	110		20	1994	2014					
Stairs		S.F.	11,766			0	1994						
Stair Construction		S.F.	11,766	100		100	1994						
Interior Finishes	\$29.16	S.F.	11,766	110	\$377,399	23	1998	2002				\$343,089	
Wall Finishes - Ceramic & Glazed	\$9.58	S.F.	11,766	110	\$123,954	30	1994	2024				\$112,685	
Wall Finishes - Paint	\$1.81	S.F.	11,766	110	\$23,398	10	2009	2019				\$21,271	
Wall Finishes - Wall Coverings		S.F.	0	110		10	1994	2004					
Floor Finishes - Carpet		S.F.	0	110		8	1994	2002					
Floor Finishes - Ceramic & Quarry Tile	\$13.40	S.F.	0	110		50	1994	2044					
Floor Finishes - Terrazzo	\$48.99	S.F.	0	110		50	1994	2044					
Floor Finishes - VCT	\$8.79	S.F.	11,766	110	\$113,773	20	1994	2014				\$103,430	
Floor Finishes - Wood		S.F.	0	110		20	1994	2014					
Ceiling Finishes	\$8.98	S.F.	11,766	110	\$116,274	20	1994	2014				\$105,703	
Services	\$81.61	S.F.	11,766	110	\$1,056,287	25	2000	2014				\$960,260	
Conveying		S.F.	11,766			0	1994	2024					
Elevators and Lifts		S.F.	11,766	110		30	1994	2024					
Plumbing	\$7.91	S.F.	11,766	110	\$102,342	30	1994	2014				\$93,038	
Plumbing Fixtures		S.F.	11,766	110		20	1994	2014					
Domestic Water Distribution	\$3.59	S.F.	11,766	110	\$46,438	30	1994	2024				\$42,216	
Sanitary Waste	\$3.05	S.F.	11,766	110	\$39,472	30	1994	2024				\$35,884	
Rain Water Drainage	\$0.88	S.F.	11,766	110	\$11,431	30	1994	2024				\$10,392	
Other Plumbing Systems - Natural Gas	\$0.39	S.F.	11,766	110	\$5,001	30	1994	2024				\$4,546	
HVAC	\$44.73	S.F.	11,766	110	\$578,868	23	2006	2023				\$526,244	
Heat Generating Systems	\$4.15	S.F.	11,766	110	\$53,761	30	2008	2038				\$48,874	
Cooling Generating Systems	\$4.22	S.F.	11,766	110	\$54,654	30	2008	2038				\$49,685	
Distribution & Exhaust Systems	\$3.80	S.F.	11,766	110	\$49,117	30	2008	2038				\$44,652	
Terminal & Package Units	\$17.29	S.F.	11,766	110	\$223,796	15	2008	2023				\$203,451	
Controls & Instrumentation	\$3.23	S.F.	11,766	110	\$41,794	20	2008	2028				\$37,995	
Other HVAC Systems/Equip - Kitchen Hood	\$12.03	S.F.	11,766	110	\$155,746	30	1994	2024				\$141,587	
Fire Protection	\$4.25	S.F.	11,766	110	\$55,011	30	1994	2024				\$50,010	
Sprinklers	\$4.25	S.F.	11,766	110	\$55,011	30	1994	2024				\$50,010	
Standpipes		S.F.	11,766	110		30	1994						
Electrical	\$24.73	S.F.	11,766	110	\$320,066	24	2003	2014				\$290,968	

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.	11,766	110	\$25,184	30	1994	2024				\$22,894	
Branch Wiring	\$6.53	S.F.	11,766	110	\$84,482	30	1994	2024				\$76,801	
Lighting	\$8.58	S.F.	11,766	110	\$111,094	30	2008	2038				\$100,995	
Communications and Security - Clock & PA Systems	\$5.51	S.F.	11,766	110	\$71,265	10	2004	2014				\$64,786	
Communications and Security - Fire Alarm	\$1.20	S.F.	11,766	110	\$15,539	10	2004	2014				\$14,126	
Communications and Security - Security & CCTV	\$0.59	S.F.	11,766	110	\$7,680	10	2010	2020				\$6,982	
Other Electrical Systems - Emergency Generator	\$0.37	S.F.	11,766	110	\$4,822	15	2008	2023				\$4,384	
Equipment & Furnishings	\$4.22	S.F.	11,766	110	\$54,654	20	1994	2014				\$49,685	
Equipment		S.F.	11,766			0	1994	2014					
Commercial Equipment		S.F.	11,766	110		20	1994	2014					
Institutional Equipment		S.F.	11,766	110		20	1994	2014					
Other Equipment		S.F.	11,766	110		20	1994	2014					
Furnishings	\$4.22	S.F.	11,766	110	\$54,654	20	1994	2014				\$49,685	
Fixed Furnishings	\$4.22	S.F.	11,766	110	\$54,654	20	1994	2014				\$49,685	
Special Construction	\$1.19	S.F.	11,766	100	\$13,964	25	1994	2019				\$13,964	
Special Construction	\$1.19	S.F.	11,766	100	\$13,964	25	1994	2019				\$13,964	
Special Structures - Canopies	\$1.19	S.F.	11,766	100	\$13,964	25	1994	2019				\$13,964	

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COMET4 Facility Report

Avondale Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Avondale Elementary\1994 Addition (continued)**Renewal Schedule:**

Systems	2010-12	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total			\$418,132					\$142,432	\$10,321		
Substructure											
Foundations											
Standard Foundations											
Special Foundations											
Slab on Grade											
Basement Construction											
Basement Excavation											
Basement Walls											
Shell								\$93,683			
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure											
Exterior Walls											
Exterior Windows											
Exterior Doors											
Roofing								\$93,683			
Roof Coverings - Asphal Shingles											
Roof Coverings - BUR								\$93,683			
Roof Coverings - EPDM											
Roof Coverings - Preformed Metal											
Roof Coverings - Standing Seam											
Metal											
Roof Openings											
Interiors			\$258,920					\$30,529			
Interior Construction											
Partitions											
Interior Doors											
Fittings											
Stairs											
Stair Construction											
Interior Finishes			\$258,920					\$30,529			
Wall Finishes - Ceramic & Glazed											
Wall Finishes - Paint								\$30,529			
Wall Finishes - Wall Coverings											
Floor Finishes - Carpet											
Floor Finishes - Ceramic & Quarry											
Tile											
Floor Finishes - Terrazzo											
Floor Finishes - VCT			\$128,053								
Floor Finishes - Wood											
Ceiling Finishes			\$130,867								
Services			\$97,698						\$10,321		
Conveying											
Elevators and Lifts											
Plumbing											
Plumbing Fixtures											
Domestic Water Distribution											
Sanitary Waste											
Rain Water Drainage											
Other Plumbing Systems - Natural											
Gas											
HVAC											
Heat Generating Systems											
Cooling Generating Systems											
Distribution & Exhaust Systems											
Terminal & Package Units											
Controls & Instrumentation											
Other HVAC Systems/Equip -											
Kitchen Hood											
Fire Protection											
Sprinklers											
Standpipes											
Electrical			\$97,698						\$10,321		

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COMET4 Facility Report

Avondale Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Systems	2010-12	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Electrical Service/Distribution											
Branch Wiring											
Lighting											
Communications and Security - Clock & PA Systems			\$80,209								
Communications and Security - Fire Alarm			\$17,489								
Communications and Security - Security & CCTV									\$10,321		
Other Electrical Systems - Emergency Generator											
Equipment & Furnishings			\$61,514								
Equipment											
Commercial Equipment											
Institutional Equipment											
Other Equipment											
Furnishings			\$61,514								
Fixed Furnishings			\$61,514								
Special Construction								\$18,220			
Special Construction								\$18,220			
Special Structures - Canopies								\$18,220			

DeKalb County School System

1701 Mountain Industrial Blvd
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COMET4 Facility Report

Avondale Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Avondale Elementary\1994 Addition (continued)

Deficiency Sheet:

*** No Deficiencies Found ***

DeKalb County School System

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COMET4 Facility Report

Avondale Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Avondale Elementary\2003 Gym

Address: 10 Lakeshore Drive, Avondale Estates, GA 30002

Attributes:

Building Codes	2020
Fire Sprinkler System	No

General Information:

Function:	Elementary School	Year Built:	2003
Gross Area:	5,478 S.F.	Last Renovation:	

Facility Description:

The 2003 Gymnasium Addition at Avondale Elementary School is a one-story building located at 10 Lakeshore Drive in Avondale Estates, 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: \$165,574.42

Replacement Cost: \$835,515.31

FCI: 19.82%



03-Dec-2010
West Elevation



03-Dec-2010
South Elevation



03-Dec-2010
East Elevation



03-Dec-2010
North Elevation

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COMET4 Facility Report

Avondale Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Avondale Elementary\2003 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	\$152.52	S.F.	5,478	106	\$885,808	61	2003	2011	2010		\$109,420	\$835,518	13
Substructure	\$17.07	S.F.	5,478	100	\$93,513	100	2003					\$93,513	
Foundations	\$17.07	S.F.	5,478	100	\$93,513	100	2003					\$93,513	
Standard Foundations	\$10.57	S.F.	5,478	100	\$57,907	100	2003					\$57,907	
Slab on Grade	\$6.50	S.F.	5,478	100	\$35,606	100	2003					\$35,606	
Shell	\$45.06	S.F.	5,478	103	\$254,585	89	2003	2033				\$246,822	
Superstructure	\$14.21	S.F.	5,478	100	\$77,864	100	2003					\$77,864	
Roof Construction	\$14.21	S.F.	5,478	100	\$77,864	100	2003					\$77,864	
Exterior Enclosure	\$18.96	S.F.	5,478	101	\$105,124	91	2003	2033				\$103,869	
Exterior Walls	\$16.67	S.F.	5,478	100	\$91,320	100	2003					\$91,320	
Exterior Doors	\$2.29	S.F.	5,478	110	\$13,804	30	2003	2033				\$12,549	
Roofing	\$11.88	S.F.	5,478	110	\$71,597	75	2003	2078				\$65,089	
Roof Coverings - Standing Seam Metal	\$11.88	S.F.	5,478	110	\$71,597	75	2003	2078				\$65,089	
Interiors	\$45.28	S.F.	5,478	107	\$265,876	57	2003	2011	2010		\$103,350	\$248,056	42
Interior Construction	\$21.51	S.F.	5,478	104	\$122,655	76	2003	2023				\$117,855	
Partitions	\$13.57	S.F.	5,478	110	\$81,742	100	2003					\$74,311	
Interior Doors	\$4.25	S.F.	5,478	80	\$18,627	40	2003	2043				\$23,284	
Fittings	\$3.70	S.F.	5,478	110	\$22,286	20	2003	2023				\$20,260	
Interior Finishes	\$23.77	S.F.	5,478	110	\$143,221	41	2003	2011	2010		\$103,350	\$130,201	79
Wall Finishes - Ceramic	\$7.19	S.F.	0	110		30	2003	2033					
Wall Finishes - Paint	\$1.52	S.F.	5,478	110	\$9,147	10	2003	2013				\$8,316	
Floor Finishes - Ceramic Tile	\$7.16	S.F.	274	110	\$2,159	8	2003	2011	2014	4		\$1,962	
Floor Finishes - Neoprene	\$19.06	S.F.	4,930	110	\$103,350	50	2003	2053	2010		\$103,350	\$93,955	110
Floor Finishes - VCT	\$5.38	S.F.	274	110	\$1,622	15	2003	2018				\$1,475	
Ceiling Finishes	\$4.47	S.F.	5,478	110	\$26,943	20	2003	2023				\$24,493	
Services	\$45.11	S.F.	5,478	110	\$271,834	26	2003	2013	2010		\$6,070	\$247,127	2
Plumbing	\$14.59	S.F.	5,478	110	\$87,895	30	2003	2033				\$79,906	
Plumbing Fixtures	\$7.20	S.F.	5,478	110	\$43,407	30	2003	2033				\$39,461	
Domestic Water Distribution	\$5.96	S.F.	5,478	110	\$35,923	30	2003	2033				\$32,658	
Sanitary Waste	\$0.87	S.F.	5,478	110	\$5,239	30	2003	2033				\$4,763	
Rain Water Drainage	\$0.22	S.F.	5,478	110	\$1,330	30	2003	2033				\$1,210	
Other Plumbing Systems - Natural Gas	\$0.33	S.F.	5,478	110	\$1,996	30	2003	2033				\$1,814	
HVAC	\$12.79	S.F.	5,478	110	\$77,085	28	2003	2018				\$70,078	
Distribution Systems & Exhaust Systems	\$10.39	S.F.	5,478	110	\$62,616	30	2003	2033				\$56,924	
Terminal & Package Units	\$0.81	S.F.	5,478	110	\$4,906	15	2003	2018				\$4,460	
Controls & Instrumentation	\$1.59	S.F.	5,478	110	\$9,563	20	2003	2023				\$8,694	
Fire Protection			0			0	0						
Sprinklers	\$3.91	S.F.	0	110		30	2003	2033					
Electrical	\$17.73	S.F.	5,478	110	\$106,854	22	2003	2013	2010		\$6,070	\$97,143	6
Electrical Service/Distribution	\$1.34	S.F.	5,478	110	\$8,066	30	2003	2033				\$7,333	
Branch Wiring	\$5.96	S.F.	5,478	110	\$35,923	30	2003	2033				\$32,658	
Lighting	\$5.96	S.F.	5,478	110	\$35,923	20	2003	2023				\$32,658	
Communications and Security - Fire Alarm	\$2.46	S.F.	5,478	110	\$14,802	10	2003	2013				\$13,456	
Communications and Security - Public Address & Clock System	\$1.01	S.F.	5,478	110	\$6,070	20	2003	2023				\$5,519	
Communications and Security - Security & CCTV	\$1.01	S.F.	5,478	110	\$6,070	10	2003	2013	2010		\$6,070	\$5,519	110

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Avondale Elementary Facility Executive Summary Report

Facility: \Elementary Schools\Avondale Elementary\2003 Gym (continued)

Systems	2010-12	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$109,420	\$26,169	\$2,430				\$8,270		\$8,158		\$3,078
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Shell											
Superstructure											
Roof Construction											
Exterior Enclosure											
Exterior Walls											
Exterior Doors											
Roofing											
Roof Coverings - Standing Seam Metal											
Interiors	\$103,350	\$9,995	\$2,430				\$2,055				\$3,078
Interior Construction											
Partitions											
Interior Doors											
Fittings											
Interior Finishes	\$103,350	\$9,995	\$2,430				\$2,055				\$3,078
Wall Finishes - Ceramic											
Wall Finishes - Paint		\$9,995									
Floor Finishes - Ceramic Tile			\$2,430								\$3,078
Floor Finishes - Neoprene	\$103,350										
Floor Finishes - VCT							\$2,055				
Ceiling Finishes											
Services	\$6,070	\$16,174					\$6,215		\$8,158		
Plumbing											
Plumbing Fixtures											
Domestic Water Distribution											
Sanitary Waste											
Rain Water Drainage											
Other Plumbing Systems - Natural Gas											
HVAC							\$6,215				
Distribution Systems & Exhaust Systems											
Terminal & Package Units							\$6,215				
Controls & Instrumentation											
Fire Protection											
Sprinklers											
Electrical	\$6,070	\$16,174							\$8,158		
Electrical Service/Distribution											
Branch Wiring											
Lighting											
Communications and Security - Fire Alarm		\$16,174									
Communications and Security - Public Address & Clock System											
Communications and Security - Security & CCTV	\$6,070								\$8,158		

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COMET4 Facility Report

Avondale Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Avondale Elementary\2003 Gym (continued)**Deficiency Sheet:****Deficiency:**

Assembly: **C3020**
System: **Floor Finishes - Neoprene**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The Neoprene flooring in the gym is bubbling and a tripping hazard, and should be replaced.**

Surveyor/Update: Kate McPhillips
Priority: 3
Quantity: 1

Tue, 01-Feb-2011

**Estimates:**

Raw Cost	\$74,891.63
Plus or (Minus) Additional Cost	\$28,458.82
Total Estimated Amount	\$103,350.45

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

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COMET4 Facility Report

Avondale Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Avondale Elementary\2003 Gym (continued)

Deficiency:

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

Material: **System**
Distress: **Damaged**
Category: **Safety**
Correction: **Renew System**

Note: **The security alarm in the gym is damaged and currently not working. The alarm should be repaired or replaced.**

Surveyor/Update: Kate McPhillips
Priority: 3
Quantity: 1

Tue, 01-Feb-2011



Estimates:

Raw Cost	\$4,398.83
Plus or (Minus) Additional Cost	\$1,671.56
Total Estimated Amount	\$6,070.39

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COMET4 Facility Report

Avondale Elementary Facility Executive Summary ReportReport Date: 28 Jun 2011

Facility: \Elementary Schools\Avondale Elementary\Site
Address: 10 Lakeshore Drive, Avondale Estates, GA 30002**Attributes:**
Site Code 1040**General Information:****Function:** Elementary School
Gross Area: 71,567 S.F.**Year Built:** 1953
Last Renovation:**Facility Description:**

The Avondale Elementary School site was originally constructed in 1953, has a total area of 6.7 acres, and is occupied by approximately 71,576 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: \$6,454,826.48**Replacement Cost:** \$6,869,262.15**FCI:** 93.97%

04-Nov-2010
Aerial Image of Avondale Elementary
School

DeKalb County School System

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COMET4 Facility Report

Avondale Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Avondale 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	\$95.98	S.F.	71,567	109	\$7,498,455	35	1953	1963			\$6,454,827	\$6,869,261	94
Building Sitework	\$95.98	S.F.	71,567	109	\$7,498,455	35	1953	1963			\$6,454,827	\$6,869,261	94
Site Improvements	\$48.40	S.F.	71,567	108	\$3,752,721	22	1953	1963			\$2,709,093	\$3,464,049	78
Roadways	\$3.25	S.F.	291,852	110	\$1,043,628	25	1953	1978			\$1,043,628	\$948,752	110
Parking Lots	\$1.47	S.F.	291,852	110	\$473,273	25	1953	1978			\$473,273	\$430,248	110
Pedestrian Paving	\$1.65	S.F.	291,852	110	\$529,904	30	1953	1983			\$529,904	\$481,731	110
Site Development	\$0.26	S.F.	291,852	110	\$84,946	10	1953	1963			\$84,946	\$77,224	110
Site Development 2	\$8.07	S.F.	71,567	100	\$577,342	30	1953	1983			\$577,342	\$577,342	100
Fence & Guardrails	\$1.98	S.F.	291,852	100	\$577,342	30	1953	1983			\$577,342	\$577,342	100
Landscaping	\$3.25	S.F.	291,852	110	\$1,043,628	10	1953					\$948,752	
Site Mechanical Utilities	\$42.65	S.F.	71,567	110	\$3,357,407	50	1953	1983			\$3,357,407	\$3,052,188	110
Water Supply	\$2.38	S.F.	291,852	110	\$764,518	50	1953	2003			\$764,518	\$695,016	110
Sanitary Sewer	\$2.36	S.F.	291,852	110	\$756,428	50	1953	2003			\$756,428	\$687,662	110
Storm Sewer	\$5.51	S.F.	291,852	110	\$1,767,695	50	1953	2003			\$1,767,695	\$1,606,995	110
Fuel Distribution - Gas	\$0.21	S.F.	291,852	110	\$68,766	30	1953	1983			\$68,766	\$62,515	110
Site Electrical Utilities	\$4.93	S.F.	71,567	110	\$388,327	30	1953	1983			\$388,327	\$353,024	110
Electrical Distribution	\$0.52	S.F.	291,852	110	\$165,848	30	1953	1983			\$165,848	\$150,771	110
Site Lighting	\$0.69	S.F.	291,852	110	\$222,479	30	1953	1983			\$222,479	\$202,253	110

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Avondale Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

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

Renewal Schedule:[illegible]

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COMET4 Facility Report

Avondale Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Avondale 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 cracked and have pot holes, and should be resurfaced.**

Surveyor/Update: Walter Williams
Priority: 3
Quantity: 1

Fri, 24-Jun-2011

**Estimates:**

Raw Cost	\$828,275.98
Plus or (Minus) Additional Cost	\$215,351.75
Total Estimated Amount	\$1,043,627.73

Deficiency:

Assembly: **G2020**
System: **Parking Lots**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The asphaltic parking lots are aged, have cuts and repairs, and should be resurfaced and restriped, including the side gravel parking lot.**

Surveyor/Update: Walter Williams
Priority: 3
Quantity: 1

Fri, 24-Jun-2011

**Estimates:**

Raw Cost	\$375,613.52
Plus or (Minus) Additional Cost	\$97,659.52
Total Estimated Amount	\$473,273.04

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COMET4 Facility Report

Avondale Elementary Facility Executive Summary ReportReport Date: 28 Jun 2011

Facility: \Elementary Schools\Avondale Elementary\Site (continued)**Deficiency:**

Assembly: **G2030**
System: **Pedestrian Paving**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The pedestrian paving is aged beyond its service life and should be replaced.**

Surveyor/Update: Walter Williams
Priority: 3
Quantity: 1

Tue, 01-Feb-2011

**Estimates:**

Raw Cost	\$420,558.73
Plus or (Minus) Additional Cost	\$109,345.27
Total Estimated Amount	\$529,904.00

Deficiency:

Assembly: **G2040**
System: **Site Development**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The grass is damaged and should be reseeded.**

Surveyor/Update: Walter Williams
Priority: 3
Quantity: 1

Thu, 30-Dec-2010

**Estimates:**

Raw Cost	\$67,417.81
Plus or (Minus) Additional Cost	\$17,528.63
Total Estimated Amount	\$84,946.44

DeKalb County School System

1701 Mountain Industrial Blvd
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COMET4 Facility Report

Avondale Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Avondale 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: Walter Williams
Priority: 3
Quantity: 1

Tue, 01-Feb-2011



Estimates:

Raw Cost	\$458,207.64
Plus or (Minus) Additional Cost	\$119,133.99
Total Estimated Amount	\$577,341.63

Deficiency:

Assembly: **G3010**
System: **Water Supply**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The original water distribution system is beyond its service life and should be replaced.**

Surveyor/Update: Walter Williams
Priority: 3
Quantity: 1

Tue, 01-Feb-2011



Estimates:

Raw Cost	\$606,760.31
Plus or (Minus) Additional Cost	\$157,757.68
Total Estimated Amount	\$764,517.99

DeKalb County School System

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COMET4 Facility Report

Avondale Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

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

Deficiency:

Assembly: **G3020**
System: **Sanitary Sewer**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The original sanitary sewer laterals are aged, have periodic outages, and should be replaced.**

Surveyor/Update: Walter Williams
Priority: 3
Quantity: 1

Tue, 01-Feb-2011



Estimates:

Raw Cost	\$600,339.56
Plus or (Minus) Additional Cost	\$156,088.29
Total Estimated Amount	\$756,427.85

Deficiency:

Assembly: **G3030**
System: **Storm Sewer**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The storm sewer system is aged, has reported drainage problems, and should be replaced.**

Surveyor/Update: Walter Williams
Priority: 3
Quantity: 1

Tue, 01-Feb-2011



Estimates:

Raw Cost	\$1,402,932.56
Plus or (Minus) Additional Cost	\$364,762.47
Total Estimated Amount	\$1,767,695.03

DeKalb County School System

1701 Mountain Industrial Blvd
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COMET4 Facility Report

Avondale Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

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

Deficiency:

Assembly: **G3060**
System: **Fuel Distribution - Gas**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**

Surveyor/Update: Walter Williams
Priority: 3
Quantity: 1

Tue, 01-Feb-2011

Note: **Fuel distribution system is beyond its service life and should be sheduled for replacement.**



Estimates:

Raw Cost	\$54,576.32
Plus or (Minus) Additional Cost	\$14,189.84
Total Estimated Amount	\$68,766.16

Deficiency:

Assembly: **G4010**
System: **Electrical Distribution**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**

Surveyor/Update: Walter Williams
Priority: 3
Quantity: 1

Tue, 01-Feb-2011

Note: **The electrical distribution system is aged, becoming logistically unsupportable, and should be replaced.**



Estimates:

Raw Cost	\$131,625.25
Plus or (Minus) Additional Cost	\$34,222.57
Total Estimated Amount	\$165,847.82

DeKalb County School System

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COMET4 Facility Report

Avondale Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

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

Deficiency:

Assembly: **G4020**
System: **Site Lighting**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The original site lighting system is aged, partially inoperable, and should be replaced.**

Surveyor/Update: Walter Williams
Priority: 3
Quantity: 1

Tue, 01-Feb-2011



Estimates:

Raw Cost	\$176,570.46
Plus or (Minus) Additional Cost	\$45,908.32
Total Estimated Amount	\$222,478.78

DeKalb County School System

1701 Mountain Industrial Blvd
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COMET4 Facility Report

Avondale Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Avondale Elementary\Storage Building

Address: 10 Lakeshore Drive, Avondale Estates, GA 30002

Attributes:

None

General Information:

Function: Storage Building

Year Built: 1994

Gross Area: 100 S.F.

Last Renovation:

Facility Description:

The Storage Building at Shadow Rock Elementary School is a one-story building located at 10 Lakeshore Drive in Avondale Estates, Georgia. There have been no additions and no 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: \$0.00

Replacement Cost: \$7,142.88

FCI: 0.00%



03-Dec-2010
East Elevation



03-Dec-2010
North Elevation



03-Dec-2010
West Elevation



03-Dec-2010
South Elevation

DeKalb County School System1701 Mountain Industrial Blvd
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COMET4 Facility Report

Avondale Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Avondale Elementary\Storage 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	\$71.43	S.F.	100	102	\$7,293	82	1994	2014			0	\$7,143	
Substructure	\$7.89	S.F.	100	100	\$789	100	1994					\$789	
Foundations	\$7.89	S.F.	100	100	\$789	100	1994					\$789	
Standard Foundations	\$4.49	S.F.	100	100	\$448	100	1994					\$448	
Slab on Grade	\$3.41	S.F.	100	100	\$341	100	1994					\$341	
Basement Construction		S.F.	100			0	1994						
Basement Excavation		S.F.	100	100		100	1994						
Basement Walls		S.F.	100	100		100	1994						
Shell	\$63.54	S.F.	100	102	\$6,504	80	1994	2014				\$6,354	
Superstructure	\$13.57	S.F.	100	100	\$1,357	100	1994					\$1,357	
Roof Construction	\$13.57	S.F.	100	100	\$1,357	100	1994					\$1,357	
Exterior Enclosure	\$35.60	S.F.	100	100	\$3,567	98	1994	2024				\$3,560	
Exterior Walls	\$34.87	S.F.	100	100	\$3,487	100	1994					\$3,487	
Exterior Windows		S.F.	100	110		30	1994	2024					
Exterior Doors	\$0.73	S.F.	100	110	\$80	30	1994	2024				\$73	
Roofing	\$14.37	S.F.	100	110	\$1,580	20	1994	2014				\$1,437	
Roof Coverings	\$14.37	S.F.	100	110	\$1,580	20	1994	2014				\$1,437	
Interiors		S.F.	100			0	1994	2014					
Interior Construction		S.F.	100			0	1994	2014					
Partitions		S.F.	100	110		40	1994						
Interior Doors		S.F.	100	80		30	1994	2024					
Fittings		S.F.	100	110		20	1994	2014					
Interior Finishes		S.F.	100			0	1994	2014					
Wall Finishes		S.F.	100	110		20	1994	2014					
Floor Finishes		S.F.	100	110		20	1994	2014					
Ceiling Finishes		S.F.	100	110		20	1994	2014					
Services		S.F.	100			0	1994	2024					
Plumbing		S.F.	100			0	1994	2024					
Rain Water Drainage		S.F.	100	110		30	1994	2024					
Electrical		S.F.	100			0	1994	2024					
Electrical Service/Distribution		S.F.	100	110		30	1994	2024					
Lighting and Branch Wiring		S.F.	100	110		30	1994	2024					

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Avondale Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Avondale Elementary\Storage Building (continued)

Renewal Schedule:[illegible]

DeKalb County School System

1701 Mountain Industrial Blvd
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COMET4 Facility Report

Avondale Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Avondale Elementary**Storage Building** (continued)

Deficiency Sheet:

*** No Deficiencies Found ***

Educational Adequacy Report



Suitability Report - Full

Project #: 4469	County: DeKalb	Site #: 5050
Project: Assessments 2010	Region: 1	Site: Avondale 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	Fair	0.54	0.81	67.00
Playground	Good	2.34	2.34	100.00
Safety and Security				
Fencing	Good	0.75	0.75	100.00
Signage & Way Finding	Unsat	0.00	1.00	0.00
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	Unsat	0.00	0.50	0.00
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.	G/F	0.75	0.75	100.00
Library				
Size	Fair	1.71	3.41	50.00
Adjacencies	G/F	0.73	0.73	100.00
Storage\Fixed Equip.	G/F	0.73	0.73	100.00
P.E.				
Size	Good	6.72	6.72	100.00
Adjacencies	G/F	1.44	1.44	100.00
Storage\Fixed Equip.	P/U	0.00	1.44	0.00
Music				
Size	Good	2.59	2.59	100.00
Adjacencies	G/F	0.56	0.56	100.00
Storage\Fixed Equip.	G/F	0.56	0.56	100.00

Project #: 4469

County: DeKalb

Site #: 5050

Project: Assessments 2010

Region: 1

Site: Avondale ES

Grade Config: PK-5

Site Type: Elementary

Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
Art				
Size	Good	1.64	1.64	100.00
Adjacencies	G/F	0.35	0.35	100.00
Storage\Fixed Equip.	G/F	0.35	0.35	100.00
Performing Arts\Auditorium				
Size	Good	2.12	2.12	100.00
Adjacencies	Good	0.45	0.45	100.00
Storage\Fixed Equip.	Good	0.45	0.45	100.00
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	Good	2.86	2.86	100.00
Adjacencies	G/F	0.61	0.61	100.00
Storage\Fixed Equip.	G/F	0.61	0.61	100.00
Administration				
Size	Good	2.49	2.49	100.00
Adjacencies	G/F	0.53	0.53	100.00
Storage\Fixed Equip.	G/F	0.53	0.53	100.00
Restrooms (Student)	Good	0.89	0.89	100.00
Teacher Lounge and Work Room(s)	Fair	0.63	1.27	50.00
Cafeteria	Fair	3.35	5.00	67.00
Food Prep	Fair	4.16	6.20	67.00
Counseling	Good	0.29	0.29	100.00
Clinic	P/U	0.00	0.58	0.00
Custodial & Maintenance	G/F	0.50	0.50	100.00
Total For Site:		83.48	100.00	83.48

Comments

Suitability - Elementary

Avondale Elementary school serves students, grades PK-5. Many of their students are from outside its neighborhood due to the International Baccalaureate program. The original building was constructed in 1968 and the PK/kindergarten wing was added approximately 1980. The gym was constructed in 2002. There are two pods that were constructed as open-concept rooms. This is a Title 1 school for approximately 465 students.

Suitability - Elementary->Site-->Traffic

Buses load on a one-way street which conflicts with public usage. The parent circle is located behind the building.

Suitability - Elementary->Site-->Parking

There is some parking on the traffic circle and there is some on a gravel area adjacent to the parking lot. There is no visitor parking in front of the building.

Suitability - Elementary->Safety and Security-->Signage & Way Finding

There is no large signage or wayfinding signs.

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

There are no sprinklers at this site.

Project #: 4469

County: DeKalb

Site #: 5050

Project: Assessments 2010

Region: 1

Site: Avondale ES

Grade Config: PK-5

Site Type: Elementary

Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - Elementary->School Climate-->Learning Style Variety There is extra space in this facility that allows opportunities to provide different learning experiences.				
Suitability - Elementary->School Climate-->School Environment Overall it is an appealing learning environment.				
Suitability - Elementary->General Classrooms-->Size There are a few rooms that are too small, mostly in the open concept classrooms.				
Suitability - Elementary->General Classrooms-->Storage\Fixed Equip. In some classrooms most of the cabinets do not have doors.				
Suitability - Elementary->Library-->Size The library is approximately 3,500 square feet in size, 2,400 square feet of which is available for student use. This is below district guidelines for size.				
Suitability - Elementary->P.E.-->Storage\Fixed Equip. There is a lack of adequate storage space for the program being provided.				
Suitability - Elementary->Music-->Size There is a music classroom, but no music program at this time.				
Suitability - Elementary->Computer Labs-->Size The computer lab is in a regular size classroom, which is below district guidelines for size.				
Suitability - Elementary->Kindergarten-->Storage\Fixed Equip. One kindergarten room does not have a sink or restrooms.				
Suitability - Elementary->Administration-->Size A classroom adjacent to the office has been converted to the principal's office. This allows enough space to have a conference table in her office. The old office also provides a small conference area.				
Suitability - Elementary->Teacher Lounge and Work Room(s) The teachers' lounge does not have water or restrooms.				
Suitability - Elementary->Cafeteria The cafeteria is 3,200 square feet in size, which is below district size guidelines.				
Suitability - Elementary->Food Prep Delivery is not convenient. Deliveries vehicles cross through the staff parking area or items are hand-trucked from the street in front of the building.				
Suitability - Elementary->Clinic There is no restroom in the clinic.				

Technology Readiness Report



Technology Readiness Report - Full

Project #: 4469	County: DeKalb	Site #: 5050
Project: Assessments 2010	Region: 1	Site: Avondale ES

Technology Readiness	Rating	Score	Possible Score	Percent Score
Technology Readiness				
MDF/IT Equipment Environment	Good	15.00	15.00	100.00
Electrical Power	Good	10.00	10.00	100.00
Cooling	Good	10.00	10.00	100.00
Drops	Fair	6.70	10.00	67.00
Wireless	Unsat	0.00	5.00	0.00
WAN Backbone	Good	10.00	10.00	100.00
LAN-WAN Performance	Good	10.00	10.00	100.00
Video Distribution	Good	5.00	5.00	100.00
Voice Distribution	Unsat	0.00	5.00	0.00
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:		81.70	100.00	81.70

Comments

Technology Readiness->Drops
Most classrooms have 2-3 computers and enough drops for more.

Technology Readiness->Wireless
None of this building is wireless.

Technology Readiness->Video Distribution
90 percent of the classrooms have smartboards.

Technology Readiness->Voice Distribution
This building does not have VOIP service.

Technology Readiness->Projectors
There are no ceiling-mounted projectors in this building.