

Facility Condition Assessment Report

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

COMET4 Facility Report

Avondale Stadium Facility Executive Summary ReportReport Date: 24 Jun 2011

Facility: \Non School Sites\Avondale Stadium**Address:** 1192 Clarendon Road, Avondale Estates, GA 30002**Attributes:**

Facility Code	9008
Super Cluster	0

General Information:

Function:	Non School Sites
Gross Area:	7,935 S.F.

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

The Avondale Stadium campus is located at 1192 Clarendon Road in Avondale Estates, Georgia. The original campus was constructed in 1958 and consists of a stadium seating structure with concession stands and restrooms beneath the stadium seating. In addition to the stadium, the campus contains a football field, softball field, track, football storage building, general purpose storage buildings, and softball field dugouts. 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: \$2,371,195.81**Replacement Cost:** \$3,868,794.14**FCI:** 61.29%23-Feb-2011
Avondale Stadium

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Avondale Stadium Weighted FCI Report

Report Date: 24 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 Stadium\Track		\$14.73	36,888	\$479,058	\$543,338	88.17%	\$0	\$0	\$479,058	\$0	\$0
Avondale Stadium\Football Field		\$14.02	108,000	\$1,121,163	\$1,514,570	72.94%	\$0	\$0	\$1,080,747	\$14,969	\$25,447
Avondale Stadium\Site		\$34.60	7,935	\$187,254	\$274,548	66.67%	\$0	\$0	\$170,358	\$16,897	\$0
Avondale Stadium\1958 Football Storage		\$71.04	200	\$5,948	\$14,208	43.08%	\$0	\$1,725	\$4,223	\$0	\$0
Avondale Stadium\1958 Stadium & Walkway Building		\$160.15	7,935	\$521,332	\$1,270,779	35.62%	\$0	\$34,500	\$277,907	\$129,166	\$79,759
Avondale Stadium\1958 Softball Dugout 1		\$66.21	400	\$8,046	\$26,485	25.06%	\$0	\$1,725	\$0	\$6,321	\$0
Avondale Stadium\1958 Storage 3		\$71.04	700	\$15,805	\$49,730	23.84%	\$0	\$0	\$0	\$15,805	\$0
Avondale Stadium\1958 Storage 2		\$71.04	60	\$1,267	\$4,263	22.29%	\$0	\$0	\$0	\$1,267	\$0
Avondale Stadium\1958 Storage 1		\$71.04	80	\$1,689	\$5,683	22.29%	\$0	\$0	\$0	\$1,689	\$0
Avondale Stadium\1958 Storage 4		\$66.94	400	\$6,643	\$26,778	18.61%	\$0	\$0	\$0	\$6,643	\$0
Avondale Stadium\1958 Softball Dugout 2		\$66.21	400	\$6,321	\$26,485	17.90%	\$0	\$0	\$0	\$6,321	\$0
Avondale Stadium\Softball Field		\$5.30	21,100	\$16,669	\$111,927	9.86%	\$0	\$0	\$0	\$10,821	\$5,849

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COMET4 Survey Report Avondale Stadium Detailed Facility Needs Assessment Report

Report Date: 24 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								\$1,842,767	\$528,428	\$2,371,196			
Non School Sites								\$1,842,767	\$528,428	\$2,371,196			
Avondale Stadium								\$1,842,767	\$528,428	\$2,371,196			
1958 Football Storage								\$4,310	\$1,638	\$5,948			
Building Systems								\$4,310	\$1,638	\$5,948			
B2030	Exterior Doors	System		Beyond Service Life	Renew System	1	Ea.	\$770	\$293	\$1,063	Necess ary	Deferred Maintena nce	The original metal exterior doors are aged, rusted, and damaged, and should be replaced.
B3010	Roof Coverings	System		Beyond Service Life	Renew System	1	Ea.	\$2,290	\$870	\$3,160	Necess ary	Deferred Maintena nce	The built-up roofing is aged, worn, and has heavy vegetation on it, and should be replaced.
B2010	Exterior Walls	Engineering Study for Exterior Walls		Needs Remediation	Study analyze and develop solution	1	Ea.	\$1,250	\$475	\$1,725	Potentia lly Critical	Safety	The exterior walls have observable cracks that should be studied by a professional engineer. Pricing does not include remediation measures.
1958 Softball Dugout 1								\$5,830	\$2,216	\$8,046			
Building Systems								\$5,830	\$2,216	\$8,046			
B3010	Roof Coverings	System		Beyond Service Life	Renew System	1	Ea.	\$4,580	\$1,741	\$6,321	Recom mended	Deferred Maintena nce	The built-up roofing is aged and worn and should be replaced.
A1030	Slab on Grade	Engineering Study for Foundations		Needs Remediation	Study analyze and develop solution	1	Ea.	\$1,250	\$475	\$1,725	Potentia lly Critical	Safety	Differential settlement was observed throughout the dugout and an engineering study is recommended to determine the cause. Pricing does not include remediation measures.
1958 Softball Dugout 2								\$4,580	\$1,741	\$6,321			
Building Systems								\$4,580	\$1,741	\$6,321			
B3010	Roof Coverings	System		Beyond Service Life	Renew System	1	Ea.	\$4,580	\$1,741	\$6,321	Recom mended	Deferred Maintena nce	The built-up roofing is aged and worn and should be replaced.

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COMET4 Survey Report Avondale Stadium Detailed Facility Needs Assessment Report

Report Date: 24 Jun 2011

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Location / Note
1958 Stadium & Walkway Building								\$377,777	\$143,555	\$521,332			
Building Systems								\$377,777	\$143,555	\$521,332			
B2020	Exterior Windows	System		Beyond Service Life	Renew System	1	Ea.	\$28,717	\$10,912	\$39,629	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.	\$4,626	\$1,758	\$6,384	Recommended	Deferred Maintenance	The original exterior doors are aged and rusted and should be replaced.
C1020	Interior Doors	System		Beyond Service Life	Renew System	1	Ea.	\$13,013	\$4,945	\$17,958	Recommended	Deferred Maintenance	The original interior laminate doors are aged and worn and should be replaced.
C1030	Fittings	System		Beyond Service Life	Renew System	1	Ea.	\$17,632	\$6,700	\$24,332	Discretionary	Deferred Maintenance	Fittings, such as lockers, toilet partitions, and shelving, are beyond their service life and should be replaced.
C3010	Wall Finishes - Ceramic Glazed Tile	System		Beyond Service Life	Renew System	1	Ea.	\$30,292	\$11,511	\$41,803	Recommended	Deferred Maintenance	The glazed wall tile covering is aged and cracked and should be replaced.
C3020	Floor Finishes - Carpet	System		Beyond Service Life	Renew System	1	Ea.	\$4,978	\$1,892	\$6,870	Necessary	Deferred Maintenance	The carpet is aged, worn, stained, and frayed, and should be replaced.
C3030	Ceiling Finishes	System		Beyond Service Life	Renew System	1	Ea.	\$34,390	\$13,068	\$47,459	Discretionary	Deferred Maintenance	The original plaster ceiling finish is aged and should be replaced.
D2010	Plumbing Fixtures	System		Beyond Service Life	Renew System	1	Ea.	\$8,030	\$3,051	\$11,082	Necessary	Deferred Maintenance	Plumbing fixtures are aged and should be replaced.
D2020	Domestic Water Distribution	System		Beyond Service Life	Renew System	1	Ea.	\$19,726	\$7,496	\$27,222	Necessary	Deferred Maintenance	Domestic water heating and piping are aged and should be replaced.
D2030	Sanitary Waste	System		Beyond Service Life	Renew System	1	Ea.	\$24,789	\$9,420	\$34,209	Necessary	Deferred Maintenance	Sanitary sewer is aged and should be replaced.
D5010	Electrical Service/Distribution	System		Beyond Service Life	Renew System	1	Ea.	\$20,861	\$7,927	\$28,788	Necessary	Deferred Maintenance	Electrical service is aged and should be replaced.
C3010	Wall Finishes - Wood Paneling	System		Beyond Service Life	Renew System	1	Ea.	\$629	\$239	\$868	Discretionary	Deferred Maintenance	The wood paneling is aged and should be replaced.
C3010	Wall Finishes - Paint	System		Beyond Service Life	Renew System	1	Ea.	\$5,146	\$1,955	\$7,101	Discretionary	Deferred Maintenance	The wall paint is aged and scuffed and should be re-painted.
C3020	Floor Finishes - Ceramic Tiles	System		Beyond Service Life	Renew System	1	Ea.	\$16,951	\$6,441	\$23,392	Recommended	Deferred Maintenance	The ceramic tile is aged and worn and should be replaced.
C3020	Floor Finishes - VCT	System		Beyond Service Life	Renew System	1	Ea.	\$16,684	\$6,340	\$23,023	Necessary	Deferred Maintenance	The VCT flooring is aged and stained and should be replaced.
B2010	Exterior Walls	Engineering Study for Exterior Walls		Needs Remediation	Study analyze and develop solution	1	Ea.	\$25,000	\$9,500	\$34,500	Potentially Critical	Safety	The exterior walls have observable cracks that should be studied by a professional engineer. Pricing does not include remediation measures.
D3020106	Boilers, Hot Water & Steam	System		Beyond Service Life	Renew System	1	Ea.	\$106,313	\$40,399	\$146,712	Necessary	Deferred Maintenance	The boiler is aged 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
1958 Storage 1 Building Systems B2030								\$1,224	\$465	\$1,689			
		Exterior Doors	System	Beyond Service Life	Renew System	1	Ea.	\$1,224	\$465	\$1,689			
								\$308	\$117	\$425	Recommended	Deferred Maintenance	The original exterior door is aged and should be replaced.
	B3010	Roof Coverings	System	Beyond Service Life	Renew System	1	Ea.	\$916	\$348	\$1,264	Recommended	Deferred Maintenance	The built-up roofing is aged and worn and should be replaced.
1958 Storage 2 Building Systems B2030								\$918	\$349	\$1,267			
		Exterior Doors	System	Beyond Service Life	Renew System	1	Ea.	\$918	\$349	\$1,267			
								\$231	\$88	\$319	Recommended	Deferred Maintenance	The original metal exterior door is aged and should be replaced.
	B3010	Roof Coverings	System	Beyond Service Life	Renew System	1	Ea.	\$687	\$261	\$948	Recommended	Deferred Maintenance	The built-up roofing is aged and worn and should be replaced.
1958 Storage 3 Building Systems B2030								\$11,453	\$4,352	\$15,805			
		Exterior Doors	System	Beyond Service Life	Renew System	1	Ea.	\$11,453	\$4,352	\$15,805			
								\$2,695	\$1,024	\$3,719	Recommended	Deferred Maintenance	The original metal exterior doors are aged and rusted and should be replaced.
	B3010	Roof Coverings	System	Beyond Service Life	Renew System	1	Ea.	\$8,016	\$3,046	\$11,062	Recommended	Deferred Maintenance	The built-up roofing is aged and worn and should be replaced.
	B2010	Exterior Walls	Paint & Covering	Beyond Service Life	Exterior Wall Paint	700	S.F.	\$742	\$282	\$1,024	Recommended	Deferred Maintenance	The exterior wall paint is aged, has graffiti on it, and should be re-painted.
1958 Storage 4 Building Systems B2030								\$4,814	\$1,829	\$6,643			
		Exterior Doors	System	Beyond Service Life	Renew System	1	Ea.	\$4,814	\$1,829	\$6,643			
								\$233	\$89	\$322	Recommended	Deferred Maintenance	The original metal exterior doors are aged and should be replaced.
	B3010	Roof Coverings	System	Beyond Service Life	Renew System	1	Ea.	\$4,580	\$1,741	\$6,321	Recommended	Deferred Maintenance	The built-up roofing is aged and worn and should be replaced.
Football Field Building Systems F1040								\$889,812	\$231,351	\$1,121,163			
		Special Facilities - Football Field - Natural Turf	System	Beyond Service Life	Renew System	1	Ea.	\$889,812	\$231,351	\$1,121,163			
								\$11,880	\$3,089	\$14,969	Recommended	Deferred Maintenance	The grass is damaged and should be reseeded.
	G2040	Site Development - Fencing; Goal Post; Scoreboard	System	Beyond Service Life	Renew System	1	Ea.	\$20,196	\$5,251	\$25,447	Discretionary	Deferred Maintenance	The goal posts, scoreboard, and fencing are beyond their service life and should be replaced.
	G4020	Site Lighting	System	Beyond Service Life	Renew System	1	Ea.	\$857,736	\$223,011	\$1,080,747	Necessary	Deferred Maintenance	Stadium lighting is aged and should be replaced.

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Avondale Stadium Detailed Facility Needs Assessment Report

Report Date: 24 Jun 2011

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Location / Note
Site								\$148,615	\$38,640	\$187,254			
Building Systems								\$148,615	\$38,640	\$187,254			
G2030	Pedestrian Paving	System		Beyond Service Life	Renew System	1	Ea.	\$13,093	\$3,404	\$16,497	Necessary	Deferred Maintenance	The pedestrian paving and walkways are aged and damaged and should be replaced.
G2040105	Fence & Guardrails	System		Beyond Service Life	Renew System	1	Ea.	\$13,410	\$3,487	\$16,897	Recommended	Deferred Maintenance	The fencing is aged and rusted and should be replaced.
G4010	Electrical Distribution	System		Beyond Service Life	Renew System	1	Ea.	\$122,112	\$31,749	\$153,861	Necessary	Deferred Maintenance	Electrical distribution is aged and should be replaced.
Softball Field								\$13,230	\$3,440	\$16,669			
Building Systems								\$13,230	\$3,440	\$16,669			
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.
G2040	Site Development - Fencing; Scoreboard	System		Beyond Service Life	Renew System	1	Ea.	\$8,588	\$2,233	\$10,821	Recommended	Deferred Maintenance	The fencing and the scoreboard are beyond thier service life and should be replaced.
Track								\$380,205	\$98,853	\$479,058			
Building Systems								\$380,205	\$98,853	\$479,058			
F1040	Special Facilities - Running Track Surface & Curbing	System		Beyond Service Life	Renew System	1	Ea.	\$380,205	\$98,853	\$479,058	Necessary	Deferred Maintenance	The running track surface is peeling in spots and should be replaced.

DeKalb County School System

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COMET4 Facility Report

Avondale Stadium Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School Sites\Avondale Stadium\1958 Football Storage

Address: 1192 Clarendon Road, Avondale Estates, GA 30002

Attributes:

Fire Sprinkler System No

General Information:

Function: Non School Sites

Year Built: 1958

Gross Area: 200 S.F.

Last Renovation:

Facility Description:

The Football Storage Building at Avondale Stadium is located at 1192 Clarendon Road in Avondale Estates, Georgia. There have been 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.

Current Repair Cost: \$5,948.08

Replacement Cost: \$14,208.48

FCI: 41.86%



23-Feb-2011
East Elevation



23-Feb-2011
North Elevation



23-Feb-2011
South Elevation



23-Feb-2011
Northeast Elevation

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Avondale Stadium Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School Sites\Avondale Stadium\1958 Football Storage (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	\$71.04	S.F.	200	103	\$14,593	78	1958	1978			\$4,223	\$14,209	30
Substructure	\$3.41	S.F.	200	100	\$682	100	1958					\$682	
Foundations	\$3.41	S.F.	200	100	\$682	100	1958					\$682	
Standard Foundations	\$4.49	S.F.	0	100		100	1958						
Slab on Grade	\$3.41	S.F.	200	100	\$682	100	1958					\$682	
Basement Construction			0			0	0						
Basement Excavation	\$0.21	S.F.	0	100		100	1958						
Basement Walls	\$3.41	S.F.	0	100		100	1958						
Shell	\$67.64	S.F.	200	103	\$13,911	76	1958	1978			\$4,223	\$13,527	31
Superstructure	\$13.56	S.F.	200	100	\$2,713	100	1958					\$2,713	
Roof Construction	\$13.57	S.F.	200	100	\$2,713	100	1958					\$2,713	
Exterior Enclosure	\$39.70	S.F.	200	101	\$8,038	91	1958	1988			\$1,063	\$7,941	13
Exterior Walls	\$34.87	S.F.	200	100	\$6,975	100	1958					\$6,975	
Exterior Windows	\$4.54	S.F.	0	110		30	1958						
Exterior Doors	\$4.83	S.F.	200	110	\$1,063	30	1958	1988			\$1,063	\$966	110
Roofing	\$14.36	S.F.	200	110	\$3,160	20	1958	1978			\$3,160	\$2,873	110
Roof Coverings	\$14.37	S.F.	200	110	\$3,160	20	1958	1978			\$3,160	\$2,873	110
Interiors			0			0	0						
Interior Construction			0			0	0						
Partitions	\$11.92	S.F.	0	110		40	1958						
Interior Doors	\$2.26	S.F.	0	80		30	1958						
Fittings	\$2.79	S.F.	0	110		20	1958						
Interior Finishes			0			0	0						
Wall Finishes	\$1.50	S.F.	0	110		20	1958						
Floor Finishes	\$6.07	S.F.	0	110		20	1958						
Ceiling Finishes	\$5.44	S.F.	0	110		20	1958						
Services			0			0	0						
Plumbing			0			0	0						
Rain Water Drainage	\$1.38	S.F.	0	110		30	1958						
Electrical			0			0	0						
Electrical Service/Distribution	\$3.30	S.F.	0	110		30	1958						
Lighting and Branch Wiring	\$12.12	S.F.	0	110		30	1958						

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Report Date: 24 Jun 2011

Facility: \Non School Sites\Avondale Stadium\1958 Football Storage (continued)

Renewal Schedule:[illegible]

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COMET4 Facility Report

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Report Date: 24 Jun 2011

Facility: \Non School Sites\Avondale Stadium\1958 Football Storage (continued)**Deficiency Sheet:****Deficiency:**

Assembly: **B2010**
System: **Exterior Walls**
Material: **Engineering Study for Exterior Walls**
Distress: **Needs Remediation**
Category: **Safety**
Correction: **Study analyze and develop solution**
Note: **The exterior walls have observable cracks that should be studied by a professional engineer. Pricing does not include remediation measures.**

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

Fri, 01-Apr-2011

**Estimates:**

Raw Cost	\$1,250.00
Plus or (Minus) Additional Cost	\$475.00
Total Estimated Amount	\$1,725.00

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: Somnath Das
Priority: 3
Quantity: 1

Fri, 25-Mar-2011

**Estimates:**

Raw Cost	\$770.00
Plus or (Minus) Additional Cost	\$292.60
Total Estimated Amount	\$1,062.60

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Facility: \Non School Sites\Avondale Stadium\1958 Football Storage (continued)

Deficiency:

Assembly: **B3010**
System: **Roof Coverings**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The built-up roofing is aged, worn, and has heavy vegetation on it, and should be replaced.**

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

Fri, 25-Mar-2011



Estimates:

Raw Cost	\$2,290.20
Plus or (Minus) Additional Cost	\$870.28
Total Estimated Amount	\$3,160.48

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COMET4 Facility Report

Avondale Stadium Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School Sites\Avondale Stadium\1958 Softball Dugout 1

Address: 1192 Clarendon Road, Avondale Estates, GA 30002

Attributes:

Fire Sprinkler System No

General Information:

Function: Non School Sites

Year Built: 1958

Gross Area: 400 S.F.

Last Renovation:

Facility Description:

Softball Dugout 1 at Avondale Stadium is located at 1192 Clarendon Road in Avondale Estates, Georgia. There have been 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.

Current Repair Cost: \$8,045.95

Replacement Cost: \$26,484.96

FCI: 30.38%



23-Feb-2011
North Elevation



23-Feb-2011
West Elevation



23-Feb-2011
South Elevation



23-Feb-2011
East Elevation

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Report Date: 24 Jun 2011

Facility: \Non School Sites\Avondale Stadium\1958 Softball Dugout 1 (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	\$66.21	S.F.	400	102	\$27,059	81	1958	1978			\$8,046	\$26,484	30
Substructure	\$3.41	S.F.	400	100	\$1,363	100	1958				\$1,725	\$1,363	127
Foundations	\$3.41	S.F.	400	100	\$1,363	100	1958				\$1,725	\$1,363	127
Slab on Grade	\$3.41	S.F.	400	100	\$1,363	100	1958				\$1,725	\$1,363	127
Shell	\$62.80	S.F.	400	102	\$25,696	80	1958	1978			\$6,321	\$25,121	25
Superstructure	\$13.56	S.F.	400	100	\$5,426	100	1958					\$5,426	
Roof Construction	\$13.57	S.F.	400	100	\$5,426	100	1958					\$5,426	
Exterior Enclosure	\$34.87	S.F.	400	100	\$13,949	100	1958					\$13,949	
Exterior Walls	\$34.87	S.F.	400	100	\$13,949	100	1958					\$13,949	
Roofing	\$14.36	S.F.	400	110	\$6,321	20	1958	1978			\$6,321	\$5,746	110
Roof Coverings	\$14.37	S.F.	400	110	\$6,321	20	1958	1978			\$6,321	\$5,746	110

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Avondale Stadium Facility Executive Summary Report

Facility: \Non School Sites\Avondale Stadium\1958 Softball Dugout 1 (continued)

[illegible]

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Report Date: 24 Jun 2011

Facility: \Non School Sites\Avondale Stadium\1958 Softball Dugout 1 (continued)**Deficiency Sheet:****Deficiency:**

Assembly: **A1030**
System: **Slab on Grade**
Material: **Engineering Study for Foundations**
Distress: **Needs Remediation**
Category: **Safety**
Correction: **Study analyze and develop solution**
Note: **Differential settlement was observed throughout the dugout and an engineering study is recommended to determine the cause. Pricing does not include remediation measures.**

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

Fri, 01-Apr-2011

**Estimates:**

Raw Cost	\$1,250.00
Plus or (Minus) Additional Cost	\$475.00
Total Estimated Amount	\$1,725.00

Deficiency:

Assembly: **B3010**
System: **Roof Coverings**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The built-up roofing is aged and worn and should be replaced.**

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

Fri, 25-Mar-2011

**Estimates:**

Raw Cost	\$4,580.40
Plus or (Minus) Additional Cost	\$1,740.55
Total Estimated Amount	\$6,320.95

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Avondale Stadium Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School Sites\Avondale Stadium\1958 Softball Dugout 2

Address: 1192 Clarendon Road, Avondale Estates, GA 30002

Attributes:

Fire Sprinkler System No

General Information:

Function: Non School Sites

Year Built: 1958

Gross Area: 400 S.F.

Last Renovation:

Facility Description:

Softball Dugout 2 at Avondale Stadium is located at 1192 Clarendon Road in Avondale Estates, Georgia. There have been 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.

Current Repair Cost: \$6,320.95

Replacement Cost: \$26,484.96

FCI: 23.87%



23-Feb-2011
West Elevation



23-Feb-2011
South Elevation



23-Feb-2011
East Elevation



23-Feb-2011
North Elevation

Facility: \Non School Sites\Avondale Stadium\1958 Softball Dugout 2 (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	\$66.21	S.F.	400	102	\$27,059	81	1958	1978			\$6,321	\$26,484	24
Substructure	\$3.41	S.F.	400	100	\$1,363	100	1958					\$1,363	
Foundations	\$3.41	S.F.	400	100	\$1,363	100	1958					\$1,363	
Slab on Grade	\$3.41	S.F.	400	100	\$1,363	100	1958					\$1,363	
Shell	\$62.80	S.F.	400	102	\$25,696	80	1958	1978			\$6,321	\$25,121	25
Superstructure	\$13.56	S.F.	400	100	\$5,426	100	1958					\$5,426	
Roof Construction	\$13.57	S.F.	400	100	\$5,426	100	1958					\$5,426	
Exterior Enclosure	\$34.87	S.F.	400	100	\$13,949	100	1958					\$13,949	
Exterior Walls	\$34.87	S.F.	400	100	\$13,949	100	1958					\$13,949	
Roofing	\$14.36	S.F.	400	110	\$6,321	20	1958	1978			\$6,321	\$5,746	110
Roof Coverings	\$14.37	S.F.	400	110	\$6,321	20	1958	1978			\$6,321	\$5,746	110

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

Avondale Stadium Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School Sites\Avondale Stadium\1958 Softball Dugout 2 (continued)

Renewal Schedule:[illegible]

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

COMET4 Facility Report

Avondale Stadium Facility Executive Summary ReportReport Date: 24 Jun 2011

Facility: \Non School Sites\Avondale Stadium\1958 Softball Dugout 2 (continued)**Deficiency Sheet:**

Deficiency:

Assembly: **B3010**
System: **Roof Coverings**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The built-up roofing is aged and worn and should be replaced.**

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

Fri, 25-Mar-2011

**Estimates:**

Raw Cost	\$4,580.40
Plus or (Minus) Additional Cost	\$1,740.55
Total Estimated Amount	\$6,320.95

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Avondale Stadium Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School Sites\Avondale Stadium\1958 Stadium & Walkway Building

Address: 1192 Clarendon Road, Avondale Estates, GA 30002

Attributes:

Building Codes	6010
Fire Sprinkler System	No

General Information:

Function:	Non School Sites	Year Built:	1958
Gross Area:	7,935 S.F.	Last Renovation:	

Facility Description:

The Avondale Stadium and Walkway Building is a one-story building located at 1192 Clarendon Road in Avondale Estates, Georgia. Originally built in 1958, there have been 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) Replacing the original single pane windows to energy efficient windows; 2) Replacing the original doors with energy efficient doors; 3) Replace lighting with energy efficient lamps and fixtures; 4) Replacing secondary water heating with high efficiency, direct-fired water heater; 5) Replacing boiler with high efficiency unit(s); and 6) Replacing plumbing fixtures with more efficient units.

Current Repair Cost: \$521,332.41

Replacement Cost: \$1,270,779.21

FCI: 41.02%



23-Feb-2011
East Elevation



23-Feb-2011
South Elevation



23-Feb-2011
West Elevation



23-Feb-2011
North Elevation

DeKalb County School System1701 Mountain Industrial Blvd
Stone Mountain, GA 30083COMET4 Facility Report
Avondale Stadium Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School Sites\Avondale Stadium\1958 Stadium & Walkway 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	\$160.15	S.F.	7,935	105	\$1,338,604	66	1962	1966	2015		\$521,332	\$1,270,778	41
Substructure	\$7.89	S.F.	7,935	100	\$62,635	100	1958					\$62,635	
Foundations	\$7.89	S.F.	7,935	100	\$62,635	100	1958					\$62,635	
Standard Foundations	\$4.49	S.F.	7,935	100	\$35,588	100	1958					\$35,588	
Slab on Grade	\$3.41	S.F.	7,935	100	\$27,047	100	1958					\$27,047	
Basement Construction			0			0	0						
Basement Excavation	\$0.21	S.F.	0	100		100	1958						
Basement Walls	\$3.41	S.F.	0	100		100	1958						
Shell	\$69.21	S.F.	7,935	101	\$554,461	92	1958	1978	2015		\$80,513	\$549,200	15
Superstructure	\$27.71	S.F.	7,935	100	\$219,882	100	1958					\$219,882	
Floor Construction	\$14.14	S.F.	7,935	100	\$112,241	100	1958					\$112,241	
Roof Construction	\$13.57	S.F.	7,935	100	\$107,641	100	1958					\$107,641	
Exterior Enclosure	\$40.14	S.F.	7,935	101	\$322,727	90	1958	1988			\$80,513	\$318,544	25
Exterior Walls	\$34.87	S.F.	7,935	100	\$276,714	100	1958				\$34,500	\$276,714	12
Exterior Windows	\$4.54	S.F.	7,935	110	\$39,629	30	1958	1988			\$39,629	\$36,026	110
Exterior Doors	\$0.73	S.F.	7,935	110	\$6,384	30	1958	1988			\$6,384	\$5,804	110
Roofing	\$1.36	S.F.	7,935	110	\$11,852	20	1958	1978	2015			\$10,774	
Roof Coverings	\$14.37	S.F.	750	110	\$11,852	20	1958	1978	2015	5		\$10,774	
Interiors	\$38.58	S.F.	7,935	109	\$333,408	54	1958	1966	2020		\$192,806	\$306,124	63
Interior Construction	\$16.97	S.F.	7,935	109	\$146,362	78	1958	1978			\$42,290	\$134,689	31
Partitions	\$11.92	S.F.	7,935	110	\$104,072	100	1958					\$94,611	
Interior Doors	\$2.26	S.F.	7,935	100	\$17,958	30	1958	1988			\$17,958	\$17,958	100
Fittings	\$2.79	S.F.	7,935	110	\$24,332	20	1958	1978			\$24,332	\$22,120	110
Stairs	\$1.93	S.F.	7,935	100	\$15,330	100	1958					\$15,330	
Stair Construction	\$1.93	S.F.	7,935	100	\$15,330	100	1958					\$15,330	
Interior Finishes	\$19.67	S.F.	7,935	110	\$171,716	29	1958	1966	2020		\$150,516	\$156,105	96
Wall Finishes - Ceramic Glazed Tile	\$9.58	S.F.	3,968	110	\$41,803	30	1958	1988			\$41,803	\$38,002	110
Wall Finishes - Paint	\$1.81	S.F.	3,571	110	\$7,101	10	1958	1968			\$7,101	\$6,456	110
Wall Finishes - Wood Paneling	\$1.99	S.F.	397	110	\$868	10	1958	1968			\$868	\$789	110
Floor Finishes - Carpet	\$7.87	S.F.	794	110	\$6,870	8	1958	1966			\$6,870	\$6,246	110
Floor Finishes - Ceramic Tiles	\$13.40	S.F.	1,587	110	\$23,392	50	1958	2008			\$23,392	\$21,265	110
Floor Finishes - Finished Concrete	\$6.07	S.F.	3,174	110	\$21,200	50	1958	2008	2020	10		\$19,273	
Floor Finishes - VCT	\$8.79	S.F.	2,381	110	\$23,023	20	1958	1978			\$23,023	\$20,930	110
Ceiling Finishes	\$5.44	S.F.	7,935	110	\$47,459	20	1958	1978			\$47,459	\$43,144	110
Services	\$44.46	S.F.	7,935	110	\$388,100	32	1970	1978			\$248,013	\$352,819	70
Conveying	\$3.93	S.F.	7,935	110	\$34,329	30	2006	2036				\$31,208	
Chair Lift	\$3.93	S.F.	7,935	110	\$34,329	30	2006	2036				\$31,208	
Plumbing	\$8.31	S.F.	7,935	110	\$72,513	28	1958	1978			\$72,513	\$65,921	110
Plumbing Fixtures	\$1.27	S.F.	7,935	110	\$11,082	20	1958	1978			\$11,082	\$10,074	110
Domestic Water Distribution	\$3.12	S.F.	7,935	110	\$27,222	30	1958	1988			\$27,222	\$24,748	110
Sanitary Waste	\$3.92	S.F.	7,935	110	\$34,209	30	1958	1988			\$34,209	\$31,099	110
Rain Water Drainage	\$1.38	S.F.	0	110		30	1958						
HVAC	\$16.81	S.F.	7,935	110	\$146,712	35	1958	1993			\$146,712	\$133,375	110
Heat Generating Systems	\$16.81	S.F.	7,935	110	\$146,712	35	1958	1993			\$146,712	\$133,375	110
Boilers, Hot Water & Steam	\$16.81	S.F.	7,935	110	\$146,712	35	1958	1993			\$146,712	\$133,375	110
Electrical	\$15.41	S.F.	7,935	110	\$134,546	30	1976	1988			\$28,788	\$122,315	24
Electrical Service/Distribution	\$3.30	S.F.	7,935	110	\$28,788	30	1958	1988			\$28,788	\$26,171	110
Lighting and Branch Wiring	\$12.12	S.F.	7,935	110	\$105,758	30	1995	2025				\$96,144	
Communications and Security	\$5.33	S.F.	0	110		10	1958						

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

Report Date: 24 Jun 2011

Renewal Schedule:

[illegible]

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

COMET4 Facility Report

Avondale Stadium Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School Sites\Avondale Stadium\1958 Stadium & Walkway Building (continued)**Deficiency Sheet:****Deficiency:**

Assembly: **B2010**
System: **Exterior Walls**
Material: **Engineering Study for Exterior Walls**
Distress: **Needs Remediation**
Category: **Safety**
Correction: **Study analyze and develop solution**
Note: **The exterior walls have observable cracks that should be studied by a professional engineer. Pricing does not include remediation measures.**

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

Fri, 01-Apr-2011

**Estimates:**

Raw Cost	\$25,000.00
Plus or (Minus) Additional Cost	\$9,500.00
Total Estimated Amount	\$34,500.00

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, 25-Mar-2011

**Estimates:**

Raw Cost	\$28,716.77
Plus or (Minus) Additional Cost	\$10,912.37
Total Estimated Amount	\$39,629.14

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Avondale Stadium Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School Sites\Avondale Stadium\1958 Stadium & Walkway Building (continued)

Deficiency:

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

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

Fri, 25-Mar-2011



Estimates:

Raw Cost	\$4,626.11
Plus or (Minus) Additional Cost	\$1,757.92
Total Estimated Amount	\$6,384.03

Deficiency:

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

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

Fri, 25-Mar-2011



Estimates:

Raw Cost	\$13,013.40
Plus or (Minus) Additional Cost	\$4,945.09
Total Estimated Amount	\$17,958.49

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Avondale Stadium Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School Sites\Avondale Stadium\1958 Stadium & Walkway Building (continued)

Deficiency:

Assembly: **C1030**

System: **Fittings**

Material: **System**

Distress: **Beyond Service Life**

Category: **Deferred Maintenance**

Correction: **Renew System**

Note: **Fittings, such as lockers, toilet and bath accessories, toilet partitions, and shelving, are beyond their service life and should be replaced.**

Surveyor/Update: Somnath Das

Fri, 25-Mar-2011

Priority: 5

Quantity: 1



Estimates:

Raw Cost	\$17,631.57
Plus or (Minus) Additional Cost	\$6,700.00
Total Estimated Amount	\$24,331.57

Deficiency:

Assembly: **C3010**

System: **Wall Finishes - Ceramic Glazed Tile**

Material: **System**

Distress: **Beyond Service Life**

Category: **Deferred Maintenance**

Correction: **Renew System**

Note: **The glazed wall tile covering is aged and cracked and should be replaced.**

Surveyor/Update: Somnath Das

Fri, 25-Mar-2011

Priority: 4

Quantity: 1



Estimates:

Raw Cost	\$30,291.71
Plus or (Minus) Additional Cost	\$11,510.85
Total Estimated Amount	\$41,802.56

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

COMET4 Facility Report

Avondale Stadium Facility Executive Summary ReportReport Date: 24 Jun 2011

Facility: \Non School Sites\Avondale Stadium\1958 Stadium & Walkway 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 re-painted.**

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

Fri, 25-Mar-2011

**Estimates:**

Raw Cost	\$5,145.81
Plus or (Minus) Additional Cost	\$1,955.41
Total Estimated Amount	\$7,101.22

Deficiency:

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

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

Fri, 25-Mar-2011

**Estimates:**

Raw Cost	\$628.85
Plus or (Minus) Additional Cost	\$238.96
Total Estimated Amount	\$867.81

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Avondale Stadium Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School Sites\Avondale Stadium\1958 Stadium & Walkway 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, stained, and frayed, and should be replaced.**

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

Fri, 25-Mar-2011



Estimates:

Raw Cost	\$4,978.38
Plus or (Minus) Additional Cost	\$1,891.78
Total Estimated Amount	\$6,870.16

Deficiency:

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

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

Fri, 25-Mar-2011



Estimates:

Raw Cost	\$16,683.67
Plus or (Minus) Additional Cost	\$6,339.79
Total Estimated Amount	\$23,023.46

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

COMET4 Facility Report

Avondale Stadium Facility Executive Summary ReportReport Date: 24 Jun 2011

Facility: \Non School Sites\Avondale Stadium\1958 Stadium & Walkway Building (continued)**Deficiency:**

Assembly: **C3020**
System: **Floor Finishes - Ceramic Tiles**
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: 4
Quantity: 1

Fri, 25-Mar-2011

**Estimates:**

Raw Cost	\$16,950.75
Plus or (Minus) Additional Cost	\$6,441.28
Total Estimated Amount	\$23,392.03

Deficiency:

Assembly: **C3030**
System: **Ceiling Finishes**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The original plaster ceiling finish is aged and should be replaced.**

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

Fri, 25-Mar-2011

**Estimates:**

Raw Cost	\$34,390.29
Plus or (Minus) Additional Cost	\$13,068.31
Total Estimated Amount	\$47,458.60

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Avondale Stadium Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School Sites\Avondale Stadium\1958 Stadium & Walkway 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 should be replaced.**

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

Fri, 25-Mar-2011



Estimates:

Raw Cost	\$8,030.22
Plus or (Minus) Additional Cost	\$3,051.48
Total Estimated Amount	\$11,081.70

Deficiency:

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

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

Fri, 25-Mar-2011



Estimates:

Raw Cost	\$19,726.41
Plus or (Minus) Additional Cost	\$7,496.04
Total Estimated Amount	\$27,222.45

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Avondale Stadium Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School Sites\Avondale Stadium\1958 Stadium & Walkway Building (continued)

Deficiency:

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

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

Fri, 25-Mar-2011



Estimates:

Raw Cost	\$24,788.94
Plus or (Minus) Additional Cost	\$9,419.80
Total Estimated Amount	\$34,208.74

Deficiency:

Assembly: **D3020106**
System: **Boilers, Hot Water & Steam**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The boiler is aged and should be replaced.**

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

Mon, 25-Apr-2011



Estimates:

Raw Cost	\$106,313.13
Plus or (Minus) Additional Cost	\$40,398.99
Total Estimated Amount	\$146,712.12

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Avondale Stadium Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School Sites\Avondale Stadium\1958 Stadium & Walkway Building (continued)

Deficiency:

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

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

Fri, 25-Mar-2011



Estimates:

Raw Cost	\$20,861.12
Plus or (Minus) Additional Cost	\$7,927.22
Total Estimated Amount	\$28,788.34

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Avondale Stadium Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School Sites\Avondale Stadium\1958 Storage 1

Address: 1192 Clarendon Road, Avondale Estates, GA 30002

Attributes:

Fire Sprinkler System No

General Information:

Function: Non School Sites

Year Built: 1958

Gross Area: 80 S.F.

Last Renovation:

Facility Description:

Storage Building 1 at Avondale Stadium is located at 1192 Clarendon Road in Avondale Estates, Georgia. There have been 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.

Current Repair Cost: \$1,689.23

Replacement Cost: \$5,683.39

FCI: 29.72%



23-Feb-2011
East Elevation



23-Feb-2011
North Elevation



23-Feb-2011
West Elevation



23-Feb-2011
South Elevation

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

COMET4 Facility Report

Avondale Stadium Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School Sites\Avondale Stadium\1958 Storage 1 (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	\$71.04	S.F.	80	103	\$5,837	78	1958	1978			\$1,689	\$5,683	30
Substructure	\$3.41	S.F.	80	100	\$273	100	1958					\$273	
Foundations	\$3.41	S.F.	80	100	\$273	100	1958					\$273	
Standard Foundations	\$4.49	S.F.	0	100		100	1958						
Slab on Grade	\$3.41	S.F.	80	100	\$273	100	1958					\$273	
Basement Construction			0			0	0						
Basement Excavation	\$0.21	S.F.	0	100		100	1958						
Basement Walls	\$3.41	S.F.	0	100		100	1958						
Shell	\$67.62	S.F.	80	103	\$5,564	76	1958	1978			\$1,689	\$5,410	31
Superstructure	\$13.56	S.F.	80	100	\$1,085	100	1958					\$1,085	
Roof Construction	\$13.57	S.F.	80	100	\$1,085	100	1958					\$1,085	
Exterior Enclosure	\$39.70	S.F.	80	101	\$3,215	91	1958	1988			\$425	\$3,176	13
Exterior Walls	\$34.87	S.F.	80	100	\$2,790	100	1958					\$2,790	
Exterior Windows	\$4.54	S.F.	0	110		30	1958						
Exterior Doors	\$4.83	S.F.	80	110	\$425	30	1958	1988			\$425	\$386	110
Roofing	\$14.36	S.F.	80	110	\$1,264	20	1958	1978			\$1,264	\$1,149	110
Roof Coverings	\$14.37	S.F.	80	110	\$1,264	20	1958	1978			\$1,264	\$1,149	110
Interiors			0			0	0						
Interior Construction			0			0	0						
Partitions	\$11.92	S.F.	0	110		40	1958						
Interior Doors	\$2.26	S.F.	0	80		30	1958						
Fittings	\$2.79	S.F.	0	110		20	1958						
Interior Finishes			0			0	0						
Wall Finishes	\$1.50	S.F.	0	110		20	1958						
Floor Finishes	\$6.07	S.F.	0	110		20	1958						
Ceiling Finishes	\$5.44	S.F.	0	110		20	1958						
Services			0			0	0						
Plumbing			0			0	0						
Rain Water Drainage	\$1.38	S.F.	0	110		30	1958						
Electrical			0			0	0						
Electrical Service/Distribution	\$3.30	S.F.	0	110		30	1958						
Lighting and Branch Wiring	\$12.12	S.F.	0	110		30	1958						

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

Avondale Stadium Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School Sites\Avondale Stadium\1958 Storage 1 (continued)

Renewal Schedule:[illegible]

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Avondale Stadium Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School Sites\Avondale Stadium\1958 Storage 1 (continued)

Deficiency Sheet:

Deficiency:

Assembly: **B2030**
System: **Exterior Doors**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The original exterior door is aged and should be replaced.**

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

Fri, 25-Mar-2011



Estimates:

Raw Cost	\$308.00
Plus or (Minus) Additional Cost	\$117.04
Total Estimated Amount	\$425.04

Deficiency:

Assembly: **B3010**
System: **Roof Coverings**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The built-up roofing is aged and worn and should be replaced.**

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

Fri, 25-Mar-2011



Estimates:

Raw Cost	\$916.08
Plus or (Minus) Additional Cost	\$348.11
Total Estimated Amount	\$1,264.19

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Avondale Stadium Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School Sites\Avondale Stadium\1958 Storage 2

Address: 1192 Clarendon Road, Avondale Estates, GA 30002

Attributes:

Fire Sprinkler System No

General Information:

Function: Non School Sites

Year Built: 1958

Gross Area: 60 S.F.

Last Renovation:

Facility Description:

Storage Building 2 at Avondale Stadium is located at 1192 Clarendon Road in Avondale Estates, Georgia. There have been 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.

Current Repair Cost: \$1,266.92

Replacement Cost: \$4,262.54

FCI: 29.72%



23-Feb-2011
East Elevation



23-Feb-2011
North Elevation



23-Feb-2011
West Elevation



23-Feb-2011
South Elevation

DeKalb County School System1701 Mountain Industrial Blvd
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Avondale Stadium Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School Sites\Avondale Stadium\1958 Storage 2 (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	\$71.05	S.F.	60	103	\$4,378	78	1958	1978			\$1,267	\$4,263	30
Substructure	\$3.42	S.F.	60	100	\$205	100	1958					\$205	
Foundations	\$3.42	S.F.	60	100	\$205	100	1958					\$205	
Standard Foundations	\$4.49	S.F.	0	100		100	1958						
Slab on Grade	\$3.41	S.F.	60	100	\$205	100	1958					\$205	
Basement Construction			0			0	0						
Basement Excavation	\$0.21	S.F.	0	100		100	1958						
Basement Walls	\$3.41	S.F.	0	100		100	1958						
Shell	\$67.63	S.F.	60	103	\$4,173	76	1958	1978			\$1,267	\$4,058	31
Superstructure	\$13.57	S.F.	60	100	\$814	100	1958					\$814	
Roof Construction	\$13.57	S.F.	60	100	\$814	100	1958					\$814	
Exterior Enclosure	\$39.70	S.F.	60	101	\$2,411	91	1958	1988			\$319	\$2,382	13
Exterior Walls	\$34.87	S.F.	60	100	\$2,092	100	1958					\$2,092	
Exterior Windows	\$4.54	S.F.	0	110		30	1958	1988					
Exterior Doors	\$4.83	S.F.	60	110	\$319	30	1958	1988			\$319	\$290	110
Roofing	\$14.37	S.F.	60	110	\$948	20	1958	1978			\$948	\$862	110
Roof Coverings	\$14.37	S.F.	60	110	\$948	20	1958	1978			\$948	\$862	110
Interiors			0			0	0						
Interior Construction			0			0	0						
Partitions	\$11.92	S.F.	0	110		40	1958						
Interior Doors	\$2.26	S.F.	0	80		30	1958	1988					
Fittings	\$2.79	S.F.	0	110		20	1958	1978					
Interior Finishes			0			0	0						
Wall Finishes	\$1.50	S.F.	0	110		20	1958	1978					
Floor Finishes	\$6.07	S.F.	0	110		20	1958	1978					
Ceiling Finishes	\$5.44	S.F.	0	110		20	1958	1978					
Services			0			0	0						
Plumbing			0			0	0						
Rain Water Drainage	\$1.38	S.F.	0	110		30	1958	1988					
Electrical			0			0	0						
Electrical Service/Distribution	\$3.30	S.F.	0	110		30	1958						
Lighting and Branch Wiring	\$12.12	S.F.	0	110		30	1958						

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

Avondale Stadium Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School Sites\Avondale Stadium\1958 Storage 2 (continued)

Renewal Schedule:[illegible]

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

COMET4 Facility Report

Avondale Stadium Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School Sites\Avondale Stadium\1958 Storage 2 (continued)**Deficiency Sheet:****Deficiency:**

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

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

Fri, 25-Mar-2011

**Estimates:**

Raw Cost	\$231.00
Plus or (Minus) Additional Cost	\$87.78
Total Estimated Amount	\$318.78

Deficiency:

Assembly: **B3010**
System: **Roof Coverings**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The built-up roofing is aged and worn and should be replaced.**

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

Fri, 25-Mar-2011

**Estimates:**

Raw Cost	\$687.06
Plus or (Minus) Additional Cost	\$261.08
Total Estimated Amount	\$948.14

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Avondale Stadium Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School Sites\Avondale Stadium\1958 Storage 3

Address: 1192 Clarendon Road, Avondale Estates, GA 30002

Attributes:

Fire Sprinkler System No

General Information:

Function: Non School Sites

Year Built: 1958

Gross Area: 700 S.F.

Last Renovation:

Facility Description:

Storage Building 3 at Avondale Stadium is located at 1192 Clarendon Road in Avondale Estates, Georgia. There have been 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.

Current Repair Cost: \$15,804.73

Replacement Cost: \$49,729.68

FCI: 31.78%



23-Feb-2011
East Elevation



23-Feb-2011
North Elevation



23-Feb-2011
South Elevation



23-Feb-2011
Southeast Elevation

DeKalb County School System1701 Mountain Industrial Blvd
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Avondale Stadium Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School Sites\Avondale Stadium\1958 Storage 3 (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	\$71.04	S.F.	700	103	\$51,074	78	1958	1978			\$15,805	\$49,730	32
Substructure	\$3.41	S.F.	700	100	\$2,386	100	1958					\$2,386	
Foundations	\$3.41	S.F.	700	100	\$2,386	100	1958					\$2,386	
Standard Foundations	\$4.49	S.F.	0	100		100	1958						
Slab on Grade	\$3.41	S.F.	700	100	\$2,386	100	1958					\$2,386	
Basement Construction			0			0	0						
Basement Excavation	\$0.21	S.F.	0	100		100	1958						
Basement Walls	\$3.41	S.F.	0	100		100	1958						
Shell	\$67.63	S.F.	700	103	\$48,688	76	1958	1978			\$15,805	\$47,344	33
Superstructure	\$13.57	S.F.	700	100	\$9,496	100	1958					\$9,496	
Roof Construction	\$13.57	S.F.	700	100	\$9,496	100	1958					\$9,496	
Exterior Enclosure	\$39.70	S.F.	700	101	\$28,130	91	1958	1988			\$4,743	\$27,792	17
Exterior Walls	\$34.87	S.F.	700	100	\$24,411	100	1958				\$1,024	\$24,411	4
Exterior Windows	\$4.54	S.F.	0	110		30	1958						
Exterior Doors	\$4.83	S.F.	700	110	\$3,719	30	1958	1988			\$3,719	\$3,381	110
Roofing	\$14.37	S.F.	700	110	\$11,062	20	1958	1978			\$11,062	\$10,056	110
Roof Coverings	\$14.37	S.F.	700	110	\$11,062	20	1958	1978			\$11,062	\$10,056	110
Interiors			0			0	0						
Interior Construction			0			0	0						
Partitions	\$11.92	S.F.	0	110		40	1958						
Interior Doors	\$2.26	S.F.	0	80		30	1958						
Fittings	\$2.79	S.F.	0	110		20	1958						
Interior Finishes			0			0	0						
Wall Finishes	\$1.50	S.F.	0	110		20	1958						
Floor Finishes	\$6.07	S.F.	0	110		20	1958						
Ceiling Finishes	\$5.44	S.F.	0	110		20	1958						
Services			0			0	0						
Plumbing			0			0	0						
Rain Water Drainage	\$1.38	S.F.	0	110		30	1958						
Electrical			0			0	0						
Electrical Service/Distribution	\$3.30	S.F.	0	110		30	1958						
Lighting and Branch Wiring	\$12.12	S.F.	0	110		30	1958						

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

Avondale Stadium Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School Sites\Avondale Stadium\1958 Storage 3 (continued)

Renewal Schedule:[illegible]

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

COMET4 Facility Report

Avondale Stadium Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School Sites\Avondale Stadium\1958 Storage 3 (continued)**Deficiency Sheet:****Deficiency:**

Assembly: **B2010**
System: **Exterior Walls**
Material: **Paint & Covering**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Exterior Wall Paint**
Note: **The exterior wall paint is aged, has graffiti on it, and should be re-painted.**

Surveyor/Update: Somnath Das
Priority: 4
Quantity: 700

Fri, 01-Apr-2011

**Estimates:**

Raw Cost	\$742.00
Plus or (Minus) Additional Cost	\$281.96
Total Estimated Amount	\$1,023.96

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 rusted and should be replaced.**

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

Fri, 25-Mar-2011

**Estimates:**

Raw Cost	\$2,695.00
Plus or (Minus) Additional Cost	\$1,024.10
Total Estimated Amount	\$3,719.10

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Avondale Stadium Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School Sites\Avondale Stadium\1958 Storage 3 (continued)

Deficiency:

Assembly: **B3010**
System: **Roof Coverings**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The built-up roofing is aged and worn and should be replaced.**

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

Fri, 25-Mar-2011



Estimates:

Raw Cost	\$8,015.70
Plus or (Minus) Additional Cost	\$3,045.97
Total Estimated Amount	\$11,061.67

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Avondale Stadium Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School Sites\Avondale Stadium\1958 Storage 4

Address: 1192 Clarendon Road, Avondale Estates, GA 30002

Attributes:

Fire Sprinkler System No

General Information:

Function: Non School Sites

Year Built: 1958

Gross Area: 400 S.F.

Last Renovation:

Facility Description:

Storage Building 4 at Avondale Stadium is located at 1192 Clarendon Road in Avondale Estates, Georgia. There have been 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.

Current Repair Cost: \$6,642.77

Replacement Cost: \$26,777.52

FCI: 24.81%



23-Feb-2011
East Elevation



23-Feb-2011
North Elevation



23-Feb-2011
South Elevation



23-Feb-2011
Southeast Elevation

DeKalb County School System1701 Mountain Industrial Blvd
Stone Mountain, GA 30083COMET4 Facility Report
Avondale Stadium Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School Sites\Avondale Stadium\1958 Storage 4 (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	\$66.94	S.F.	400	102	\$27,381	81	1958	1978			\$6,643	\$26,777	25
Substructure	\$3.41	S.F.	400	100	\$1,363	100	1958					\$1,363	
Foundations	\$3.41	S.F.	400	100	\$1,363	100	1958					\$1,363	
Standard Foundations	\$4.49	S.F.	0	100		100	1958						
Slab on Grade	\$3.41	S.F.	400	100	\$1,363	100	1958					\$1,363	
Basement Construction			0			0	0						
Basement Excavation	\$0.21	S.F.	0	100		100	1958						
Basement Walls	\$3.41	S.F.	0	100		100	1958						
Shell	\$63.54	S.F.	400	102	\$26,018	80	1958	1978			\$6,643	\$25,414	26
Superstructure	\$13.56	S.F.	400	100	\$5,426	100	1958					\$5,426	
Roof Construction	\$13.57	S.F.	400	100	\$5,426	100	1958					\$5,426	
Exterior Enclosure	\$35.60	S.F.	400	100	\$14,271	98	1958	1988			\$322	\$14,242	2
Exterior Walls	\$34.87	S.F.	400	100	\$13,949	100	1958					\$13,949	
Exterior Windows	\$4.54	S.F.	0	110		30	1958	1988					
Exterior Doors	\$0.73	S.F.	400	110	\$322	30	1958	1988			\$322	\$293	110
Roofing	\$14.36	S.F.	400	110	\$6,321	20	1958	1978			\$6,321	\$5,746	110
Roof Coverings	\$14.37	S.F.	400	110	\$6,321	20	1958	1978			\$6,321	\$5,746	110
Interiors			0			0	0						
Interior Construction			0			0	0						
Partitions	\$11.92	S.F.	0	110		40	1958						
Interior Doors	\$2.26	S.F.	0	80		30	1958	1988					
Fittings	\$2.79	S.F.	0	110		20	1958	1978					
Interior Finishes			0			0	0						
Wall Finishes	\$1.50	S.F.	0	110		20	1958	1978					
Floor Finishes	\$6.07	S.F.	0	110		20	1958	1978					
Ceiling Finishes	\$5.44	S.F.	0	110		20	1958	1978					
Services			0			0	0						
Plumbing			0			0	0						
Rain Water Drainage	\$1.38	S.F.	0	110		30	1958	1988					
Electrical			0			0	0						
Electrical Service/Distribution	\$3.30	S.F.	0	110		30	1958						
Lighting and Branch Wiring	\$12.12	S.F.	0	110		30	1958						

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

Avondale Stadium Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School Sites\Avondale Stadium\1958 Storage 4 (continued)

Renewal Schedule:[illegible]

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Avondale Stadium Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School Sites\Avondale Stadium\1958 Storage 4 (continued)

Deficiency Sheet:

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.**

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

Fri, 25-Mar-2011



Estimates:

Raw Cost	\$233.20
Plus or (Minus) Additional Cost	\$88.62
Total Estimated Amount	\$321.82

Deficiency:

Assembly: **B3010**
System: **Roof Coverings**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The built-up roofing is aged and worn and should be replaced.**

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

Fri, 25-Mar-2011



Estimates:

Raw Cost	\$4,580.40
Plus or (Minus) Additional Cost	\$1,740.55
Total Estimated Amount	\$6,320.95

DeKalb County School System1701 Mountain Industrial Blvd
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COMET4 Facility Report

Avondale Stadium Facility Executive Summary ReportReport Date: 24 Jun 2011

Facility: \Non School Sites\Avondale Stadium\Football Field**Address:** 1192 Clarendon Road, Avondale Estates, GA 30002**Attributes:**

None

General Information:**Function:** Non School Sites**Year Built:** 1958**Gross Area:** 108,000 S.F.**Last Renovation:****Facility Description:**

The Football Field at Avondale Stadium is located on the campus grounds. There have been 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.

Current Repair Cost: \$1,121,163.12**Replacement Cost:** \$1,514,570.40**FCI:** 74.03%

23-Feb-2011

Football Field at Avondale Stadium

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

COMET4 Facility Report

Avondale Stadium Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School Sites\Avondale Stadium\Football 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	\$14.02	S.F.	108,000	107	\$1,616,494	51	1958	1968			\$1,121,163	\$1,514,571	74
Special Construction	\$0.13	S.F.	108,000	110	\$14,969	10	1958	1968			\$14,969	\$13,608	110
Special Construction	\$0.13	S.F.	108,000	110	\$14,969	10	1958	1968			\$14,969	\$13,608	110
Special Facilities - Footbal Field - Natural Turf	\$0.13	S.F.	108,000	110	\$14,969	10	1958	1968			\$14,969	\$13,608	110
Building Sitework	\$13.90	S.F.	108,000	107	\$1,601,525	51	1958	1978			\$1,106,194	\$1,500,963	74
Site Preparation	\$4.59	S.F.	108,000	100	\$495,331	100	1958					\$495,331	
Site Earthwork	\$4.59	S.F.	108,000	100	\$495,331	100	1958					\$495,331	
Site Improvements	\$0.21	S.F.	108,000	110	\$25,447	20	1958	1978			\$25,447	\$23,134	110
Site Development - Fencing; Goal Post; Scoreboard	\$0.21	S.F.	108,000	110	\$25,447	20	1958	1978			\$25,447	\$23,134	110
Landscaping - Irrigation	\$0.09	S.F.	0	110		20	1958						
Site Mechanical Utilities			0			0	0						
Water Supply - Water Service	\$0.34	S.F.	0	110		30	1958						
Site Electrical Utilities	\$9.10	S.F.	108,000	110	\$1,080,747	30	1958	1988			\$1,080,747	\$982,498	110
Site Lighting	\$9.10	S.F.	108,000	110	\$1,080,747	30	1958	1988			\$1,080,747	\$982,498	110

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

Avondale Stadium Facility Executive Summary Report

Facility: \Non School Sites\Avondale Stadium\Football Field (continued)[illegible]

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

COMET4 Facility Report

Avondale Stadium Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School Sites\Avondale Stadium\Football Field (continued)**Deficiency Sheet:****Deficiency:**

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

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

Tue, 01-Mar-2011

**Estimates:**

Raw Cost	\$11,880.00
Plus or (Minus) Additional Cost	\$3,088.80
Total Estimated Amount	\$14,968.80

Deficiency:

Assembly: **G2040**
System: **Site Development - Fencing; Goal Post; Scoreboard**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The goal posts, scoreboard, and fencing are beyond thier service life and should be replaced.**

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

Fri, 25-Mar-2011

**Estimates:**

Raw Cost	\$20,196.00
Plus or (Minus) Additional Cost	\$5,250.96
Total Estimated Amount	\$25,446.96

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Avondale Stadium Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School Sites\Avondale Stadium\Football Field (continued)

Deficiency:

Assembly: **G4020**
System: **Site Lighting**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **Stadium lighting is aged and should be replaced.**

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

Fri, 25-Mar-2011



Estimates:

Raw Cost	\$857,736.00
Plus or (Minus) Additional Cost	\$223,011.36
Total Estimated Amount	\$1,080,747.36

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

COMET4 Facility Report

Avondale Stadium Facility Executive Summary ReportReport Date: 24 Jun 2011

Facility: \Non School s\Avondale Stadium\Site**Address:** 1192 Clarendon Road, Avondale Estates, GA 30002**Attributes:****Site Code** 9002**General Information:****Function:** Non School Sites**Year Built:** 1958**Gross Area:** 7,935 S.F.**Last Renovation:****Facility Description:**

The Avondale Stadium site was originally constructed in 1958, has a total area of 9 acres, and is occupied by approximately 7,935 square feet of permanent building space. Campus site features include flag pole, landscaping, fencing, and shared driveways, parking lots, and pedestrian pavement with Avondale High School. 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: \$187,254.41**Replacement Cost:** \$274,547.83**FCI:** 68.20%

25-Feb-2011

Aerial Image of Avondale Stadium

DeKalb County School System1701 Mountain Industrial Blvd
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COMET4 Facility Report

Avondale Stadium Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School s\Avondale Stadium\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	\$34.60	S.F.	7,935	109	\$300,315	34	1958	1988	2020		\$187,255	\$274,548	68
Building Sitework	\$34.60	S.F.	7,935	109	\$300,315	34	1958	1988	2020		\$187,255	\$274,548	68
Site Improvements	\$6.99	S.F.	7,935	107	\$59,350	22	1958	1988	2020		\$33,394	\$55,490	60
Roadways	\$1.00	S.F.	0	110		25	1958						
Parking Lots	\$0.96	S.F.	0	110		25	1958						
Pedestrian Paving	\$1.89	S.F.	7,935	110	\$16,497	30	1958	1988			\$16,497	\$14,997	110
Site Development	\$0.26	S.F.	7,935	110	\$2,310	30	1958	1988	2020	10		\$2,100	
Site Development 2	\$2.13	S.F.	7,935	100	\$16,897	30	1958	1988			\$16,897	\$16,897	100
Fence & Guardrails	\$2.13		7,935	100	\$16,897	30	1958	1988			\$16,897	\$16,897	100
Landscaping	\$2.71	S.F.	7,935	110	\$23,646	10	1958					\$21,496	
Site Mechanical Utilities	\$9.98	S.F.	7,935	110	\$87,104	50	1958	1988	2020			\$79,185	
Water Supply	\$2.73	S.F.	7,935	110	\$23,865	50	1958	2008	2020	10		\$21,696	
Sanitary Sewer	\$1.99	S.F.	7,935	110	\$17,377	50	1958	2008	2020	10		\$15,797	
Storm Sewer	\$5.05	S.F.	7,935	110	\$44,102	50	1958	2008	2020	10		\$40,092	
Fuel Distribution - Gas	\$0.20	S.F.	7,935	110	\$1,760	30	1958	1988	2020	10		\$1,600	
Site Electrical Utilities	\$17.63	S.F.	7,935	110	\$153,861	30	1958	1988			\$153,861	\$139,873	110
Electrical Distribution	\$17.63	S.F.	7,935	110	\$153,861	30	1958	1988			\$153,861	\$139,873	110
Site Lighting	\$1.27	S.F.	0	110		30	1958						
Site Communication and Security	\$0.19	S.F.	0	110		30	1958						

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

Avondale Stadium Facility Executive Summary Report

Facility: \Non School s\Avondale Stadium\Site (continued)

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DeKalb County School System1701 Mountain Industrial Blvd
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COMET4 Facility Report

Avondale Stadium Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School s\Avondale Stadium\Site (continued)**Deficiency Sheet:****Deficiency:**

Assembly: **G2030**
System: **Pedestrian Paving**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The pedestrian paving and walkways are aged and damaged and should be replaced.**

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

Fri, 25-Mar-2011

**Estimates:**

Raw Cost	\$13,092.75
Plus or (Minus) Additional Cost	\$3,404.12
Total Estimated Amount	\$16,496.87

Deficiency:

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

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

Fri, 25-Mar-2011

**Estimates:**

Raw Cost	\$13,410.15
Plus or (Minus) Additional Cost	\$3,486.64
Total Estimated Amount	\$16,896.79

DeKalb County School System

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COMET4 Facility Report

Avondale Stadium Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School s\Avondale Stadium\Site (continued)

Deficiency:

Assembly: **G4010**
System: **Electrical Distribution**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **Electrical distribution is aged and should be replaced.**

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

Fri, 25-Mar-2011



Estimates:

Raw Cost	\$122,111.72
Plus or (Minus) Additional Cost	\$31,749.05
Total Estimated Amount	\$153,860.77

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COMET4 Facility Report

Avondale Stadium Facility Executive Summary ReportReport Date: 24 Jun 2011

Facility: \Non School Sites\Avondale Stadium\Softball Field**Address:** 1192 Clarendon Road, Avondale Estates, GA 30002**Attributes:**

None

General Information:**Function:** Non School Sites**Year Built:** 1958**Gross Area:** 21,100 S.F.**Last Renovation:****Facility Description:**

The Softball Field at Avondale Stadium is located on the campus grounds. There have been 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.

Current Repair Cost: \$16,669.42**Replacement Cost:** \$111,927.06**FCI:** 14.89%

23-Feb-2011

Softball Field at Avondale Stadium

DeKalb County School System

1701 Mountain Industrial Blvd
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COMET4 Facility Report

Avondale Stadium Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School Sites\Avondale Stadium\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	\$5.30	S.F.	21,100	101	\$113,443	88	1958	1968			\$16,670	\$111,927	15
Special Construction	\$0.25	S.F.	21,100	110	\$5,849	10	1958	1968			\$5,849	\$5,317	110
Special Construction	\$0.25	S.F.	21,100	110	\$5,849	10	1958	1968			\$5,849	\$5,317	110
Special Facilities - Sports Field - Natural Turf	\$0.25	S.F.	21,100	110	\$5,849	10	1958	1968			\$5,849	\$5,317	110
Building Sitework	\$5.05	S.F.	21,100	101	\$107,594	92	1958	1978			\$10,821	\$106,610	10
Site Preparation	\$4.59	S.F.	21,100	100	\$96,773	100	1958					\$96,773	
Site Earthwork	\$4.59	S.F.	21,100	100	\$96,773	100	1958					\$96,773	
Site Improvements	\$0.47	S.F.	21,100	110	\$10,821	20	1958	1978			\$10,821	\$9,837	110
Site Development - Fencing; Scoreboard	\$0.47	S.F.	21,100	110	\$10,821	20	1958	1978			\$10,821	\$9,837	110
Landscaping - Irrigation	\$0.09	S.F.	0	110		20	1958						
Site Mechanical Utilities			0			0	0						
Water Supply - Water Service	\$0.34	S.F.	0	110		30	1958						
Site Electrical Utilities			0			0	0						
Site Lighting	\$1.69	S.F.	0	110		30	1958						

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Avondale Stadium Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School Sites\Avondale Stadium\Softball Field (continued)

Renewal Schedule:[illegible]

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COMET4 Facility Report

Avondale Stadium Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School Sites\Avondale Stadium\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, 01-Mar-2011

**Estimates:**

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

Deficiency:

Assembly: **G2040**
System: **Site Development - Fencing; Scoreboard**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The fencing and the scoreboard are beyond thier service life and should be replaced.**

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

Fri, 25-Mar-2011

**Estimates:**

Raw Cost	\$8,587.70
Plus or (Minus) Additional Cost	\$2,232.80
Total Estimated Amount	\$10,820.50

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COMET4 Facility Report

Avondale Stadium Facility Executive Summary ReportReport Date: 24 Jun 2011

Facility: \Non School Sites\Avondale Stadium\Track**Address:** 1192 Clarendon Road, Avondale Estates, GA 30002**Attributes:**

None

General Information:**Function:** Non School Sites**Year Built:** 1958**Gross Area:** 36,888 S.F.**Last Renovation:****Facility Description:**

The Track at Avondale Stadium is located on the campus grounds. There have been 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.

Current Repair Cost: \$479,057.82**Replacement Cost:** \$543,338.11**FCI:** 88.17%

23-Feb-2011

Track at Avondale Stadium

Facility: \Non School Sites\Avondale Stadium\Track (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	\$14.73	S.F.	36,888	108	\$586,889	27	1958	1968			\$479,058	\$543,338	88
Special Construction	\$11.81	S.F.	36,888	110	\$479,058	10	1958	1968			\$479,058	\$435,507	110
Special Construction	\$11.81	S.F.	36,888	110	\$479,058	10	1958	1968			\$479,058	\$435,507	110
Special Facilities - Running Track Surface & Curbing	\$11.81	S.F.	36,888	110	\$479,058	10	1958	1968			\$479,058	\$435,507	110
Building Sitework	\$2.92	S.F.	36,888	100	\$107,831	100	1958					\$107,831	
Site Preparation	\$2.92	S.F.	36,888	100	\$107,831	100	1958					\$107,831	
Site Earthwork	\$2.92	S.F.	36,888	100	\$107,831	100	1958					\$107,831	

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Avondale Stadium Facility Executive Summary Report

Facility: \Non School Sites\Avondale Stadium\Track (continued)

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COMET4 Facility Report

Avondale Stadium Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School Sites\Avondale Stadium\Track (continued)

Deficiency Sheet:

Deficiency:

Assembly:

F1040

System:

Special Facilities - Running Track Surface & Curbing

Material:

System

Distress:

Beyond Service Life

Category:

Deferred Maintenance

Correction:

Renew System

Note:

The running track surface is peeling in spots and should be replaced.

Surveyor/Update: Somnath Das

Fri, 25-Mar-2011

Priority:

3

Quantity:

1



Estimates:

Raw Cost	\$380,204.62
Plus or (Minus) Additional Cost	\$98,853.20
Total Estimated Amount	\$479,057.82