Facility Condition Assessment Report

1701 Mountain Industrial Blvd Stone Mountain, GA 30083	COM Avondale Stadium Fa	Report Date: 24 Jun 2011	
Facility: \Non School Sites\Av Address: 1192 Clarendon Roa)2	
Attributes: Facility Code	9008		
Super Cluster	0		
General Information: Function:	Non School Sites	Year Built:	

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

1701 Mountain Industrial Blvd Stone Mountain, GA 30083

COMET4 FCI Report Avondale Stadium Weighted FCI Report

Facility Name	Last Renovation	Cost Per Sq. Ft.	Gross Area (Sq. Ft.)	Repair Cost	Replacement Cost	Weighted FCI	Critical wt 1.25	Potentially Critical wt 1.1	Necessary wt 1	Recommended wt 0.75	Discretionary wt 0.5
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

1701 Mountain Industrial Blvd Stone Mountain, GA 30083

COMET4 Survey Report Avondale Stadium Detailed Facility Needs Assessment Report

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Location / Note
Non Sc Avond 1958 Buil	ounty School Sy hool Sites lale Stadium Football Storag Iding Systems B2030 B3010 B2010		System System Engineering Study for	Beyond Service Life Beyond Service Life Needs Remediation	Renew System Renew System Study analyze and develop solution	1	Ea. Ea. Ea.	\$1,842,767 \$1,842,767 \$1,842,767 \$4,310 \$4,310 \$770 \$2,290 \$1,250	\$528,428 \$528,428 \$528,428 \$1,638 \$1,638 \$293 \$870 \$475	\$2,371,196 \$2,371,196 \$5,948 \$5,948 \$1,063 \$3,160 \$1,725	Necess ary Necess ary Potentia	Deferred Maintena nce Deferred Maintena nce Safety	The original metal exterior doors are aged, rusted, and damaged, and should be replaced. The built-up roofing is aged, worn, and has heavy vegetation on it, and should be replaced. The exterior walls have observable cracks that should be
			Study for Exterior Walls	Remediation	develop solution						lly Critical		observable cracks that should be studied by a professional engineer. Pricing does not include remediation measures.
Buil	Softball Dugou Iding Systems B3010	t 1 Roof Coverings	System	Beyond Service Life	Renew System	1	Ea.	\$5,830 \$5,830 \$4,580	\$2,216 \$2,216 \$1,741	\$8,046 \$8,046 \$6,321	Recom mended	Deferred Maintena	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 Ily Critical	nce Safety	Differential settlement was observed throughout the dugout and an engineering study is recommended to determine the cause. Pricing does not include remediation measures.
Buil	Softball Dugou lding Systems B3010	t 2 Roof Coverings	System	Beyond Service Life	Renew System	1	Ea.	\$4,580 \$4,580 \$4,580	\$1,741 \$1,741 \$1,741	\$6,321 \$6,321 \$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

y Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Location / Note
Assembly	System	Watenai	Distress	Conection	Qty	Unit	Naw CUSI	COSI	TUIAI CUSI	FIIOIIty	Del. Cal.	Location/ Note
958 Stadium & V Building System B2020	/alkway Building s Exterior Windows	System	Beyond Service Life	Renew System	1	Ea.	\$377,777 \$377,777 \$28,717	\$143,555 \$143,555 \$10,912	\$521,332 \$521,332 \$39,629	Recom mended	Deferred Maintena nce	The original metal frame, sing pane, operable windows are worn, and inefficient, and sho be replaced.
B2030	Exterior Doors	System	Beyond Service Life	Renew System	1	Ea.	\$4,626	\$1,758	\$6,384	Recom mended	Deferred Maintena nce	The original exterior doors at aged and rusted and should replaced.
C1020	Interior Doors	System	Beyond Service Life	Renew System	1	Ea.	\$13,013	\$4,945	\$17,958	Recom mended	Deferred Maintena nce	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	Discreti onary	Deferred Maintena nce	Fittings, such as lockers, toile and bath accessories, 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	Recom mended	Deferred Maintena nce	The glazed wall tile covering aged and cracked and should replaced.
C3020	Floor Finishes - Carpet	System	Beyond Service Life	Renew System	1	Ea.	\$4,978	\$1,892	\$6,870	Necess ary	Deferred Maintena nce	The carpet is aged, worn, sta and frayed, and should be replaced.
C3030	Ceiling Finishes	System	Beyond Service Life	Renew System	1	Ea.	\$34,390	\$13,068	\$47,459	Discreti onary	Deferred Maintena nce	The original plaster ceiling fin aged and should be replaced
D2010	Plumbing Fixtures	System	Beyond Service Life	Renew System	1	Ea.	\$8,030	\$3,051	\$11,082	Necess ary	Deferred Maintena nce	Plumbing fixtures are aged a should be replaced.
D2020	Domestic Water Distribution	System	Beyond Service Life	Renew System	1	Ea.	\$19,726	\$7,496	\$27,222	Necess ary	Deferred Maintena nce	Domestic water heating and piping are aged and should b replaced.
D2030	Sanitary Waste	System	Beyond Service Life	Renew System	1	Ea.	\$24,789	\$9,420	\$34,209	Necess ary	Deferred Maintena nce	Sanitary sewer is aged and s be replaced.
D5010	Electrical Service/Distribut ion	System	Beyond Service Life	Renew System	1	Ea.	\$20,861	\$7,927	\$28,788	Necess ary	Deferred Maintena nce	Electrical service is aged and should be replaced.
C3010	Wall Finishes - Wood Paneling	System	Beyond Service Life	Renew System	1	Ea.	\$629	\$239	\$868	Discreti onary	Deferred Maintena nce	The wood paneling is aged a should be replaced.
C3010	Wall Finishes - Paint	System	Beyond Service Life	Renew System	1	Ea.	\$5,146	\$1,955	\$7,101	Discreti onary	Deferred Maintena nce	The wall paint is aged and so and should be re-painted.
C3020	Floor Finishes - Ceramic Tiles	System	Beyond Service Life	Renew System	1	Ea.	\$16,951	\$6,441	\$23,392	Recom mended	Deferred Maintena nce	The ceramic tile is aged and and should be replaced.
C3020	Floor Finishes - VCT	System	Beyond Service Life	Renew System	1	Ea.	\$16,684	\$6,340	\$23,023	Necess ary	Deferred Maintena nce	The VCT flooring is aged and stained and should be replace
B2010	Exterior Walls	Engineering Study for Exterior Walls	Needs Remediation	Study analyze and develop solution	1	Ea.	\$25,000	\$9,500	\$34,500	Potentia Ily Critical	Safety	The exterior walls have observable cracks that shoul studied by a professional engineer. Pricing does not in remediation measures.
D3020106	Boilers, Hot Water & Steam	System	Beyond Service Life	Renew System	1	Ea.	\$106,313	\$40,399	\$146,712	Necess ary	Deferred Maintena nce	The boiler is aged and shou replaced.

1701 Mountain Industrial Blvd Stone Mountain, GA 30083

COMET4 Survey Report Avondale Stadium Detailed Facility Needs Assessment Report

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Facility Name Assembl	y System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Location / Note
	<u> </u>	1	1				11	L				
1958 Storage 1 Building Syster B2030	ns Exterior Doors	System	Beyond Service Life	Renew System	1	Ea.	\$1,224 \$1,224 \$308	\$465 \$465 \$117	\$1,689 \$1,689 \$425	Recom mended	Deferred Maintena	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	Recom mended	nce Deferred Maintena nce	The built-up roofing is aged and worn and should be replaced.
1958 Storage 2							\$918	\$349	\$1,267			
Building Syster B2030	ns Exterior Doors	System	Beyond Service Life	Renew System	1	Ea.	\$918 \$231	\$349 \$88	\$1,267 \$319	Recom mended	Deferred Maintena	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	Recom mended	nce Deferred Maintena nce	The built-up roofing is aged and worn and should be replaced.
1958 Storage 3 Building Syster			2	5		_	\$11,453 \$11,453	\$4,352 \$4,352	\$15,805 \$15,805	2		-
B2030	Exterior Doors	System	Beyond Service Life	Renew System	1	Ea.	\$2,695	\$1,024	\$3,719	Recom mended	Deferred Maintena nce	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	Recom mended	Deferred Maintena nce	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	Recom mended	Deferred Maintena nce	The exterior wall paint is aged, has graffiti on it, and should be repainted.
1958 Storage 4 Building Syster	ns						\$4,814 \$4,814	\$1,829 \$1,829	\$6,643 \$6,643			
B2030	Exterior Doors	System	Beyond Service Life	Renew System	1	Ea.	\$233	\$89	\$322	Recom mended	Deferred Maintena nce	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	Recom mended	Deferred Maintena nce	The built-up roofing is aged and worn and should be replaced.
Football Field Building Syster	ns						\$889,812 \$889,812	\$231,351 \$231,351	\$1,121,163 \$1,121,163			
F1040	Special Facilities - Footbal Field - Natural Turf	System	Beyond Service Life	Renew System	1	Ea.	\$11,880	\$3,089	\$14,969	Recom mended	Deferred Maintena nce	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	Discreti onary	Deferred Maintena nce	The goal posts, scoreboard, and fencing are beyond thier service life and should be replaced.
G4020	Site Lighting	System	Beyond Service Life	Renew System	1	Ea.	\$857,736	\$223,011	\$1,080,747	Necess ary	Deferred Maintena nce	Stadium lighting is aged and should be replaced.

1701 Mountain Industrial Blvd Stone Mountain, GA 30083

COMET4 Survey Report Avondale Stadium Detailed Facility Needs Assessment Report

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Location / Note
Site Bu	ilding Systems G2030	Pedestrian Paving	System	Beyond Service Life	Renew System	1	Ea.	\$148,615 \$148,615 \$13,093	\$38,640 \$38,640 \$3,404	\$187,254 \$187,254 \$16,497	Necess	Deferred Maintena	The pedestrian paving and walkways are aged and damaged
	G2040105	Fence & Guardrails	System	Beyond Service Life	Renew System	1	Ea.	\$13,410	\$3,487	\$16,897	ary Recom mended	nce Deferred Maintena nce	and should be replaced. 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	Necess ary	Deferred Maintena nce	Electrical distribution is aged and should be replaced.
	ball Field ilding Systems							\$13,230 \$13,230	\$3,440 \$3,440	\$16,669 \$16,669			
2.	F1040	Special Facilities - Sports Field - Natural Turf	System	Beyond Service Life	Renew System	1	Ea.	\$4,642	\$1,207	\$5,849	Discreti onary	Deferred Maintena nce	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	Recom mended	Deferred Maintena nce	The fencing and the scoreboard are beyond thier service life and should be replaced.
Trac Bu	ck ilding Systems F1040	Special Facilities - Running Track Surface & Curbing	System	Beyond Service Life	Renew System	1	Ea.	\$380,205 \$380,205 \$380,205	\$98,853 \$98,853 \$98,853	\$479,058 \$479,058 \$479,058	Necess ary	Deferred Maintena nce	The running track surface is peeling in spots and should be replaced.

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 Football Storage Address: 1192 Clarendon Road, Avondale Estates, GA 30002

Attributes: Fire Sprinkler System	No		
General Information: Function: Gross Area:	Non School Sites 200 S.F.	Year Built: Last Renovation:	1958

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

DeKalb County School System	1	
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 Football Storage (continued)

Building Condition:

		Unit of						Calc Next	Next				
System	Unit Price\$	Meas	Qty	Renewal%	Renewal\$	Life	Installed	Renewal	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						

DeKalb County School Syst	em							
1701 Mountain Industrial Blvd Stone Mountain, GA 30083	COMET4 Facility Report Avondale Stadium Facility Executive Summary Report	Report Date: 24 Jun 2011						
Eacility: \Non School Sites\Avondale Stadium\1958 Football Storage (continued)								

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

Renewal Schedule:

Systems	2010-12	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$4,223										
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Basement Construction											
Basement Excavation											
Basement Walls											
Shell	\$4,223										
Superstructure											
Roof Construction											
Exterior Enclosure	\$1,063										
Exterior Walls											
Exterior Windows											
Exterior Doors	\$1,063										
Roofing	\$3,160										
Roof Coverings	\$3,160										
Interiors											
Interior Construction											
Partitions											
Interior Doors											
Fittings											
Interior Finishes											
Wall Finishes											
Floor Finishes											
Ceiling Finishes											
Services											
Plumbing											
Rain Water Drainage											
Electrical	1										<u> </u>
Electrical Service/Distribution											
Lighting and Branch Wiring											

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 Football Storage (continued)

Deficiency Sheet:

Deficiency: Assembly: System:	B2010 Exterior Walls	Surveyor/Update: Priority: Quantity:	Somnath Das 2 1	Fri, 01-Apr-2011
Material: Distress: Category:	Engineering Study for Exterior Walls Needs Remediation Safety	·		
Correction: Note:	Study analyze and develop solution The exterior walls have observable cracks th include remediation measures.	nat should be studied b	y a professional engi	neer. Pricing does not



Estimates:

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

Fri, 25-Mar-2011

Deficiency:

- Assembly: System: Material: Distress: Category: Correction: Note:
- Surveyor/Update:Somnath DasB2030Priority:3Exterior DoorsQuantity:1SystemBeyond Service LifeDeferred MaintenanceRenew SystemThe original metal exterior doors are aged, rusted, and damaged, and should be replaced.



Estimates:

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

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 Football Storage (continued)

Deficiency:		Surveyor/Update:	Somnath Das	Fri, 25-Mar-2011
Assembly:	B3010	Priority:	3	
System:	Roof Coverings	Quantity:	1	
Material:	System			
Distress:	Beyond Service Life			
Category:	Deferred Maintenance			
Correction:	Renew System			
Note:	The built-up roofing is aged, worn, and	I has heavy vegetation on it,	and should be replace	ed.



Estimates:

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

DeKalb County School Sys	tem								
1701 Mountain Industrial Blvd Stone Mountain, GA 30083		COMET4 Facility Report Avondale Stadium Facility Executive Summary Report							
Facility: \Non School Sites\Av Address: 1192 Clarendon Roa									
Attributes: Fire Sprinkler System	No								
General Information: Function: Gross Area:	Non School Sites 400 S.F.	Year Built: Last Renovation:	1958						

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

1701 Mountain Industrial Blvd Stone Mountain, GA 30083

COMET4 Facility Report Avondale Stadium Facility Executive Summary Report

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

Building Condition:

		Unit of				1		Calc Next	Next				1
System	Unit Price\$	Meas	Qty	Renewal%	Renewal\$	Life	Installed	Renewal	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

DeKalb County School System	1	
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 1 (continued)

Renewal Schedule:

Systems	2010-12	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$8,046										
Substructure	\$1,725										
Foundations	\$1,725										
Slab on Grade	\$1,725										
Shell	\$6,321										
Superstructure											
Roof Construction											
Exterior Enclosure											
Exterior Walls											
Roofing	\$6,321										
Roof Coverings	\$6,321										

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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 (continued)

Deficiency Sheet:

Deficiency: Assembly:	A1030	Surveyor/Update: Priority:	Somnath Das 2	Fri, 01-Apr-2011
System:	Slab on Grade	Quantity:	1	
Material:	Engineering Study for Foundations			
Distress:	Needs Remediation			
Category:	Safety			
Correction:	Study analyze and develop solution			
Note:	Differential settlement was observed throug determine the cause. Pricing does not inclu-	•		recommended to

Surveyor/Update:

Somnath Das

4

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Estimates:

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

Fri, 25-Mar-2011

Deficiency:

- Assembly: System: Material: Distress: Category: Correction: Note:
- B3010Priority:
Quantity:Roof CoveringsQuantity:SystemBeyond Service LifeDeferred MaintenanceRenew SystemThe built-up roofing is aged and worn and should be replaced.



Estimates:

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

DeKalb County School Sys	tem								
1701 Mountain Industrial Blvd Stone Mountain, GA 30083		COMET4 Facility Report Avondale Stadium Facility Executive Summary Report							
Facility: \Non School Sites\Avo Address: 1192 Clarendon Road									
Attributes: Fire Sprinkler System	No								
General Information: Function: Gross Area:	Non School Sites 400 S.F.	Year Built: Last Renovation:	1958						

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

1701 Mountain Industrial Blvd Stone Mountain, GA 30083

COMET4 Facility Report Avondale Stadium Facility Executive Summary Report

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

Building Condition:

		Unit of				1		Calc Next	Next				
System	Unit Price\$	Meas	Qty	Renewal%	Renewal\$	Life	Installed	Renewal	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

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 (continued)

Renewal Schedule:

Systems	2010-12	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$6,321										
Substructure											
Foundations											
Slab on Grade											
Shell	\$6,321										
Superstructure											
Roof Construction											
Exterior Enclosure											
Exterior Walls											
Roofing	\$6,321										
Roof Coverings	\$6,321										

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 (continued)

Deficiency Sheet:

Deficiency:		Surveyor/Update:	Somnath Das	Fri, 25-Mar-2011		
Assembly:	B3010	Priority:	4			
System:	Roof Coverings	Quantity:	1			
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.						



Estimates:

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

DeKalb County School System	I Contraction of the second	
1701 Mountain Industrial Blvd Stone Mountain, GA 30083	COMET4 Facility Report Avondale Stadium Facility Executive Summary Report	R

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



23-Feb-2011 East Elevation

Replacement Cost: \$1,270,779.21



23-Feb-2011 South Elevation

FCI: 41.02%



23-Feb-2011 West Elevation



23-Feb-2011 North Elevation

DeKalb County School System	
1701 Mountain Industrial Blvd	COMET4 Facility Report
Stone Mountain, GA 30083	Avondale Stadium Facility Executive Summary Report

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%
System	Unit Price\$ \$160.15	Meas S.F.	Qty 7,935	Renewal% 105	Renewal\$ \$1,338,604	Life 66	Installed 1962	Renewal 1966	Renewal 2015	KƏL	S521,332	Replacement Value \$1,270,778	FCI%
								1966	2015		\$521,332		4
Substructure	\$7.89	S.F.	7,935	100 100	\$62,635	100 100	1958 1958					\$62,635	
Foundations	\$7.89	S.F.	7,935		\$62,635							\$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				\$2.1,00L	\$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	\$9.58	S.F.	3,968	110	\$41,803	30	1958	1900	2020		\$41,803	\$38,002	110
Tile	\$9.00	З.г.	3,900	110	φ41,003	30	1956	1900			\$41,803	\$30,002	110
Wall Finishes - Paint	\$1.81	S.F.	3,571	110	\$7,101	10	1958	1968			\$7,101	\$6,456	110
			3,571	110			1958	1968					110
Wall Finishes - Wood Paneling	\$1.99	S.F.			\$868	10					\$868	\$789	
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	\$6.07	S.F.	3,174	110	\$21,200	50	1958	2008	2020	10		\$19,273	
Concrete	-				-								
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	1		\$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			<i>\$20,100</i>	\$96,144	
Communications and Security	\$5.33	S.F.	0	110	φ.00,700	10	1958	2020				400,111	1

DeKalb County School System	
1701 Mountain Industrial Blvd	COMET4 Facility Report

Avondale Stadium Facility Executive Summary Report Report Report Date: 24 Jun 2011

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

Renewal Schedule:

Stone Mountain, GA 30083

Systems	2010-12	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$521,332			\$13,739			\$8,703		\$39,200		1
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Basement Construction											
Basement Excavation											
Basement Walls											
Shell	\$80,513			\$13,739							
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure	\$80,513										
Exterior Walls	\$34,500										
Exterior Windows	\$39,629			+ +							
Exterior Doors	\$6,384			+ +							
Roofing	40,004			\$13,739							-
Roof Coverings				\$13,739							-
Interiors	\$192,806			ψ13,739			\$8,703		\$39,200		
Interior Construction	\$192,800						φ0,703		ψ39,200		
Partitions	ψ+∠,∠30										
Interior Doors	\$17,958										
	\$17,958 \$24,332										
Fittings Stairs	\$24,332										
Stair Construction	A 150 510						A 0 700		6 00 000		
Interior Finishes	\$150,516						\$8,703		\$39,200		
Wall Finishes - Ceramic Glazed Tile	\$41,803										
Wall Finishes - Paint	\$7,101								\$9,543		
Wall Finishes - Wood Paneling	\$868								\$1,166		
Floor Finishes - Carpet	\$6,870						\$8,703				
Floor Finishes - Ceramic Tiles	\$23,392										
Floor Finishes - Finished Concrete									\$28,491		
Floor Finishes - VCT	\$23,023										
Ceiling Finishes	\$47,459										
Services	\$248,013										
Conveying											
Chair Lift											
Plumbing	\$72,513										
Plumbing Fixtures	\$11,082										
Domestic Water Distribution	\$27,222										
Sanitary Waste	\$34,209										
Rain Water Drainage									1		
HVAC	\$146,712										1
Heat Generating Systems	\$146,712										1
Boilers, Hot Water & Steam	\$146,712								1 1		
Electrical	\$28,788			+ +					+ +		
Electrical Service/Distribution	\$28,788			+							
Lighting and Branch Wiring	-			+ +			+ +		+		1
Communications and Security				<u> </u>							

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 Sheet:

Deficiency: Assembly:	B2010	Surveyor/Update: Priority:	Somnath Das 2	Fri, 01-Apr-2011
System:	Exterior Walls	Quantity:	1	
Material:	Engineering Study for Exterior Walls			
Distress:	Needs Remediation			
Category:	Safety			
Correction:	Study analyze and develop solution			
Note:	The exterior walls have observable cracks th include remediation measures.	at should be studied b	y a professional engi	neer. Pricing does not



Estimates:

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

Deficiency:

- Assembly: System: Material: Distress: Category: Correction: Note:
- B2020 **Exterior Windows** System Beyond Service Life **Deferred Maintenance Renew System**

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

Fri, 25-Mar-2011

The original metal frame, single pane, operable windows are aged, worn, and inefficient, and should be replaced.



Estimates:

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

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:		Surveyor/Update:	Somnath Das	Fri, 25-Mar-2011
Assembly:	B2030	Priority:	4	
System:	Exterior Doors	Quantity:	1	
Material:	System			
Distress:	Beyond Service Life			
Category:	Deferred Maintenance			
Correction:	Renew System			
Note:	The original exterior doors are aged and ru	usted and should be repla	aced.	



Estimates:

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

Fri, 25-Mar-2011

Deficiency:

Assembly: System: Material: Distress: Category: Correction: Note: C1020Priority:4Interior DoorsQuantity:1SystemBeyond Service Life-Deferred Maintenance--Renew SystemThe original interior laminate doors are aged and worn and should be replaced.

Surveyor/Update:

Somnath Das



Estimates:

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

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:		Surveyor/Update:	Somnath Das	Fri, 25-Mar-2011
Assembly:	C1030	Priority:	5	
System:	Fittings	Quantity:	1	
Material:	System			
Distress:	Beyond Service Life			
Category:	Deferred Maintenance			
Correction:	Renew System			
Note:	Fittings, such as lockers, toilet and bath and should be replaced.	n accessories, toilet partition	ns, and shelving, are	beyond their service life



Estimates:

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

Deficiency: Assembly: System:

Material: Distress: Category: Correction: Note:

00010	Surveyor/Update:	
C3010	Priority:	4
Wall Finishes - Ceramic Glazed Tile	Quantity:	1
System		
Beyond Service Life		
Deferred Maintenance		
Renew System		
The glazed wall tile covering is aged and c	racked and should be re	placed.



Estimates:

Fri, 25-Mar-2011

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

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:		Surveyor/Update:	Somnath Das	Fri, 25-Mar-2011
Assembly:	C3010	Priority:	5	
System:	Wall Finishes - Paint	Quantity:	1	
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.		



Estimates:

Category: Correction: Note:

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

Surveyor/Update: Somnath Das Fri, 25-Mar-2011 **Deficiency:** Priority: Assembly: C3010 5 System: Wall Finishes - Wood Paneling Quantity: 1 Material: System **Beyond Service Life** Distress:

	 Real Contraction	Carlos Carlos			
-					
-				- Stall	
			1.45		

Defensed Meinte

Estimates:

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

1701 Mountain Industrial Blvd Stone Mountain, GA 30083 COMET4 Facility Report Avondale Stadium Facility Executive Summary Report

Surveyor/Update:

Somnath Das

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Report Date: 24 Jun 2011

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

Deficiency:		Surveyor/Update:	Somnath Das	Fri, 25-Mar-2011
Assembly:	C3020	Priority:	3	
System:	Floor Finishes - Carpet	Quantity:	1	
Material:	System			
Distress:	Beyond Service Life			
Category:	Deferred Maintenance			
Correction:	Renew System			
Note:	The carpet is aged, worn, stained, an	d frayed, and should be replac	ed.	



Estimates:

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

Fri, 25-Mar-2011

Deficiency:

Assembly:
System:
Material:
Distress:
Category:
Correction:
Note:

C3020 Priority: Floor Finishes - VCT Quantity: System Beyond Service Life Deferred Maintenance Renew System The VCT flooring is aged and stained and should be replaced.



Estimates:

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

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:		Surveyor/Update:	Somnath Das	Fri, 25-Mar-2011
Assembly:	C3020	Priority:	4	
System:	Floor Finishes - Ceramic Tiles	Quantity:	1	
Material:	System			
Distress:	Beyond Service Life			
Category:	Deferred Maintenance			
Correction:	Renew System			
Note:	The ceramic tile is aged and worn and sh	nould be replaced.		

Surveyor/Update:

Somnath Das

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Estimates:

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

Fri, 25-Mar-2011

Deficiency:

Assembly:
System:
Material:
Distress:
Category:
Correction:
Note:

C3030Priority:
Quantity:Ceiling FinishesQuantity:SystemBeyond Service LifeDeferred MaintenanceRenew SystemThe original plaster ceiling finish is aged and should be replaced.



Estimates:

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

1701 Mountain Industrial Blvd Stone Mountain, GA 30083 COMET4 Facility Report Avondale Stadium Facility Executive Summary Report

Surveyor/Update:

Surveyor/Update:

Somnath Das

Somnath Das

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Report Date: 24 Jun 2011

Fri, 25-Mar-2011

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

Deficiency:

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



Estimates:

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

Fri, 25-Mar-2011

Deficiency:

Assembly:
System:
Material:
Distress:
Category:
Correction:
Note:

D2020Priority:3Domestic Water DistributionQuantity:1SystemBeyond Service Life5Deferred MaintenanceRenew SystemDomestic water heating and piping are aged and should be replaced.



Estimates:

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

1701 Mountain Industrial Blvd Stone Mountain, GA 30083

COMET4 Facility Report Avondale Stadium Facility Executive Summary Report

Priority:

Quantity:

Report Date: 24 Jun 2011

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

Deficiency:		Surveyor/Update:	Somnath Das	Fri, 25-Mar-2011
Assembly:	D2030	Priority:	3	
System:	Sanitary Waste	Quantity:	1	
Material:	System			
Distress:	Beyond Service Life			
Category:	Deferred Maintenance			
Correction:	Renew System			



Sanitary sewer is aged and should be replaced.

Estimates:

Note:

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

Deficiency:

Assembly:
System:
Material:
Distress:
Category:
Correction:
Note:
14010.

D3020106 **Boilers, Hot Water & Steam** System **Beyond Service Life Deferred Maintenance Renew System** The boiler is aged and should be replaced.

Estimates:

Surveyor/Update: Paul Hufford 3

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Mon, 25-Apr-2011

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

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:		Surveyor/Update:	Somnath Das	Fri, 25-Mar-2011
Assembly:	D5010	Priority:	3	
System:	Electrical Service/Distribution	Quantity:	1	
Material:	System			
Distress:	Beyond Service Life			
Category:	Deferred Maintenance			
Correction:	Renew System			
Note:	Electrical service is aged and should be replace	ed.		

Estimates:

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

DeKalb County School System 1701 Mountain Industrial Blvd Stone Mountain, GA 30083	n COMET4 Fa Avondale Stadium Facility I	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: Gross Area:	Non School Sites 80 S.F.	Year Built: Last Renovation:	1958	

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.

Replacement Cost: \$5,683.39

Current Repair Cost: \$1,689.23



23-Feb-2011 East Elevation



23-Feb-2011 North Elevation



23-Feb-2011 West Elevation

FCI: 29.72%



23-Feb-2011 South Elevation

DeKalb County School System	n	
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)

Building Condition:

		Unit of				1		Calc Next	Next				
System	Unit Price\$	Meas	Qty	Renewal%	Renewal\$	Life	Installed	Renewal	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						1
Electrical			0			0	0						1
Electrical Service/Distribution	\$3.30	S.F.	0	110		30	1958						
Lighting and Branch Wiring	\$12.12	S.F.	0	110		30	1958			1			1

DeKalb County School System	n					
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)						
Renewal Schedule:						

Systems	2010-12	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$1,689										
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Basement Construction											
Basement Excavation											
Basement Walls											
Shell	\$1,689										
Superstructure											
Roof Construction											
Exterior Enclosure	\$425										
Exterior Walls											
Exterior Windows											
Exterior Doors	\$425										
Roofing	\$1,264										
Roof Coverings	\$1,264										
Interiors											
Interior Construction											
Partitions											
Interior Doors											
Fittings											
Interior Finishes											
Wall Finishes											
Floor Finishes											
Ceiling Finishes											
Services											
Plumbing											
Rain Water Drainage											
Electrical											
Electrical Service/Distribution			1	1	1						
Lighting and Branch Wiring			1								

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:		Surveyor/Update:	Somnath Das	Fri, 25-Mar-2011
Assembly:	B2030	Priority:	4	
System:	Exterior Doors	Quantity:	1	
Material:	System			
Distress:	Beyond Service Life			
Category:	Deferred Maintenance			
Correction:	Renew System			
Note:	The original exterior door is aged an	d should be replaced.		



Estimates:

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

Fri, 25-Mar-2011

Somnath Das

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Deficiency:		Surveyor/Update:
Assembly:	B3010	Priority:
System:	Roof Coverings	Quantity:
Material:	System	
Distress:	Beyond Service Life	
Category:	Deferred Maintenance	
Correction:	Renew System	
Note:	The built-up roofing is aged and worn and	d should be replaced.

Estimates:

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

DeKalb County School Syster 1701 Mountain Industrial Blvd Stone Mountain, GA 30083	COMET4 Fa	cility Report Executive Summary Report	Report Date: 24 Jun 2011
Facility: \Non School Sites\Avonc Address: 1192 Clarendon Road, A			
Attributes: Fire Sprinkler System	No		
General Information: Function: Gross Area:	Non School Sites 60 S.F.	Year Built: Last Renovation:	1958

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 Syster	n	
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 (continued)

		Unit of				r –		Calc Next	Next				
System	Unit Price\$	Meas	Qty	Renewal%	Renewal\$	Life	Installed	Renewal	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			1			

DeKalb County School System	m	
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\Avono	dale Stadium\1958 Storage 2 (continued)	
Renewal Schedule:		

Systems	2010-12	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$1,267										
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Basement Construction											
Basement Excavation											
Basement Walls											
Shell	\$1,267										
Superstructure											
Roof Construction						1					
Exterior Enclosure	\$319										
Exterior Walls											
Exterior Windows											
Exterior Doors	\$319										
Roofing	\$948										
Roof Coverings	\$948										
Interiors											
Interior Construction											
Partitions											
Interior Doors											
Fittings											
Interior Finishes											
Wall Finishes											
Floor Finishes											
Ceiling Finishes											
Services											
Plumbing				1	1				1		
Rain Water Drainage											
Electrical											
Electrical Service/Distribution											
Lighting and Branch Wiring			+	1							

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 (continued)

Deficiency Sheet:

Deficiency:		Surveyor/Update:	Somnath Das	Fri, 25-Mar-2011
Assembly:	B2030	Priority:	4	
System:	Exterior Doors	Quantity:	1	
Material:	System			
Distress:	Beyond Service Life			
Category:	Deferred Maintenance			
Correction:	Renew System			
Note:	The original metal exterior door is aged and she	ould be replaced.		

Surveyor/Update:

Somnath Das

4

1



Estimates:

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

Fri, 25-Mar-2011

Deficiency:

Assembly:
System:
Material:
Distress:
Category:
Correction:
Note:

B3010Priority:Roof CoveringsQuantity:SystemBeyond Service LifeDeferred MaintenanceRenew SystemThe built-up roofing is aged and worn and should be replaced.



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 Fa	cility Report Executive Summary Report	Report Date: 24 Jun 2011
Facility: \Non School Sites\Avond Address: 1192 Clarendon Road, A			
Attributes: Fire Sprinkler System	No		
General Information: Function: Gross Area:	Non School Sites 700 S.F.	Year Built: Last Renovation:	1958

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.

Replacement Cost: \$49,729.68

Current Repair Cost: \$15,804.73



23-Feb-2011 East Elevation



23-Feb-2011 North Elevation



23-Feb-2011 South Elevation

FCI: 31.78%



23-Feb-2011 Southeast Elevation

DeKalb County School Systen	1	
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)

		Unit of						Calc Next	Next				
System	Unit Price\$	Meas	Qty	Renewal%	Renewal\$	Life	Installed	Renewal	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						

DeKalb County School Syste	em							
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)								
Renewal Schedule:								

Systems	2010-12	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$15,805										
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Basement Construction											
Basement Excavation											
Basement Walls											
Shell	\$15,805										
Superstructure											
Roof Construction											
Exterior Enclosure	\$4,743										
Exterior Walls	\$1,024										
Exterior Windows											
Exterior Doors	\$3,719										
Roofing	\$11,062										
Roof Coverings	\$11,062										
Interiors											
Interior Construction											
Partitions											
Interior Doors											
Fittings											
Interior Finishes											
Wall Finishes											
Floor Finishes											
Ceiling Finishes											
Services	+ +										
Plumbing											
Rain Water Drainage	+ +										
Electrical	+ +										
Electrical Service/Distribution	+ +										
Lighting and Branch Wiring			1								

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 Sheet:

Deficiency:		Surveyor/Update:	Somnath Das	Fri, 01-Apr-2011
Assembly:	B2010	Priority:	4	
System:	Exterior Walls	Quantity:	700	
Material:	Paint & Covering			
Distress:	Beyond Service Life			
Category:	Deferred Maintenance			
Correction:	Exterior Wall Paint			
Note:	The exterior wall paint is aged, has graffit	ti on it, and should be re-p	ainted.	
	TON VILL			

Estimates:

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

Deficiency:

Assembly:
System:
Material:
Distress:
Category:
Correction:
Note:

Priority: B2030 Quantity: 1 **Exterior Doors** System Beyond Service Life **Deferred Maintenance Renew System** The original metal exterior doors are aged and rusted and should be replaced.



Estimates:

Surveyor/Update: Somnath Das 4

Fri, 25-Mar-2011

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

1701 Mountain Industrial Blvd Stone Mountain, GA 30083 COMET4 Facility Report Avondale Stadium Facility Executive Summary Report

Report Date: 24 Jun 2011

Fri, 25-Mar-2011

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

Deficiency:		Surveyor/Update:	Somnath Das
Assembly:	B3010	Priority:	4
System:	Roof Coverings	Quantity:	1
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.	



Estimates:

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

DeKalb County School System 1701 Mountain Industrial Blvd Stone Mountain, GA 30083	n COMET4 Fa Avondale Stadium Facility	Report Date: 24 Jun 2011	
Facility: \Non School Sites\Avond Address: 1192 Clarendon Road, A			
Attributes: Fire Sprinkler System	No		
General Information: Function: Gross Area:	Non School Sites 400 S.F.	Year Built: Last Renovation:	1958

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.

Replacement Cost: \$26,777.52

Current Repair Cost: \$6,642.77



23-Feb-2011 East Elevation



23-Feb-2011 North Elevation



23-Feb-2011 South Elevation

FCI: 24.81%



23-Feb-2011 Southeast Elevation

DeKalb County School System	1	
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)

		Unit of				1		Calc Next	Next				
System	Unit Price\$	Meas	Qty	Renewal%	Renewal\$	Life	Installed	Renewal	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						

DeKalb County School Syster	n							
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)								
Renewal Schedule:								

\$6,643										i
\$6,643										
\$322										
\$322										
\$6,321										
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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:			Surveyor/Update:	Somnath Das	Fri, 25-Mar-2011
Assembly:	B2030		Priority:	4	
System:	Exterior Doors		Quantity:	1	
Material:	System				
Distress:	Beyond Service Life				
Category:	Deferred Maintenance				
Correction:	Renew System				
Note:	The original metal exterior	doors are aged and s	hould be replaced.		



Estimates:

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

Deficiency:

Assembly:
System:
Material:
Distress:
Category:
Correction:
Note:

B3010 Quantity: **Roof Coverings** System Beyond Service Life **Deferred Maintenance Renew System** The built-up roofing is aged and worn and should be replaced.



Estimates:

Surveyor/Update: Priority: 4 1

Somnath Das

Fri, 25-Mar-2011

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

DeKalb County School Sy 1701 Mountain Industrial Blvd Stone Mountain, GA 30083	COM Avondale Stadium Fac	Report Date: 24 Jun 201	
	vondale Stadium\ Football Field ad, Avondale Estates, GA 3000		
Attributes: ***None***			
General Information: Function: Gross Area:	Non School Sites 108,000 S.F.	Year Built: Last Renovation:	1958
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 1701 Mountain Industrial Blvd Stone Mountain, GA 30083

COMET4 Facility Report Avondale Stadium Facility Executive Summary Report

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

		Unit of						Calc Next	Next				
System	Unit Price\$	Meas	Qty	Renewal%	Renewal\$	Life	Installed	Renewal	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	\$0.13	S.F.	108,000	110	\$14,969	10	1958	1968			\$14,969	\$13,608	110
- Natural Turf													
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;	\$0.21	S.F.	108,000	110	\$25,447	20	1958	1978			\$25,447	\$23,134	110
Goal Post; Scoreboard													
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

DeKalb County School System	1	
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)

Renewal Schedule:

Systems	2010-12	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$1,121,163								\$20,117		
Special Construction	\$14,969								\$20,117		
Special Construction	\$14,969								\$20,117		
Special Facilities - Footbal Field -	\$14,969								\$20,117		
Natural Turf											
Building Sitework	\$1,106,194										
Site Preparation											
Site Earthwork											
Site Improvements	\$25,447										
Site Development - Fencing; Goal	\$25,447										
Post; Scoreboard											
Landscaping - Irrigation											
Site Mechanical Utilities											
Water Supply - Water Service											
Site Electrical Utilities	\$1,080,747										
Site Lighting	\$1,080,747										

1701 Mountain Industrial Blvd Stone Mountain, GA 30083

COMET4 Facility Report Avondale Stadium Facility Executive Summary Report

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

Deficiency Sheet:

Deficiency:		Surveyor/Update:	Somnath Das	Tue, 01-Mar-2011
Assembly:	F1040	Priority:	4	
System:	Special Facilities - Footbal Field - Natural Turf	Quantity:	1	
Material:	System			
Distress:	Beyond Service Life			
Category:	Deferred Maintenance			
Correction:	Renew System			
Note:	The grass is damaged and should be reseeded.			



Estimates:

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

Deficiency: Assembly: System:	G2040 Site Development - Fencing; Goal Post;	Surveyor/Update: Priority: Quantity:	Somnath Das 5 1	Fri, 25-Mar-2011
- ,	Scoreboard			
Material:	System			
Distress:	Beyond Service Life			
Category:	Deferred Maintenance			
Correction:	Renew System			
Note:	The goal posts, scoreboard, and fencing are	beyond thier service li	fe and should be repla	aced.



Estimates:

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

1701 Mountain Industrial Blvd Stone Mountain, GA 30083 COMET4 Facility Report Avondale Stadium Facility Executive Summary Report

Somnath Das

3 1 Report Date: 24 Jun 2011

Fri, 25-Mar-2011

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

Deficiency:		Surveyor/Update:
Assembly:	G4020	Priority:
System:	Site Lighting	Quantity:
Material:	System	
Distress:	Beyond Service Life	
Category:	Deferred Maintenance	
Correction:	Renew System	
Note:	Stadium lighting is aged and should be replaced	d.



Estimates:

 Raw Cost
 \$857,736.00

 Plus or (Minus) Additional Cost
 \$223,011.36

 Total Estimated Amount
 \$1,080,747.36

1701 Mountain Industrial Blvd Stone Mountain, GA 30083		em COMET4 Facility Report Avondale Stadium Facility Executive Summary Report			
Facility: \Non School s\Avono Address: 1192 Clarendon Ro	dale Stadium∖ Site ad, Avondale Estates, GA 3000	2			
Attributes: Site Code	9002				
General Information: Function: Gross Area:	Non School Sites 7,935 S.F.	Year Built: Last Renovation:	1958		

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

1701 Mountain Industrial Blvd Stone Mountain, GA 30083

COMET4 Facility Report Avondale Stadium Facility Executive Summary Report

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

		Unit of				r		Calc Next	Next				1
System	Unit Price\$	Meas	Qty	Renewal%	Renewal\$	Life	Installed	Renewal	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						1
Site Communication and	\$0.19	S.F.	0	110		30	1958						
Security													

 1701 Mountain Industrial Blvd
 COMET4 Facility Report

 Stone Mountain, GA 30083
 Avondale Stadium Facility Executive Summary Report

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

Renewal Schedule:

Systems	2010-12	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$187,255								\$120,164		
Building Sitework	\$187,255								\$120,164		
Site Improvements	\$33,394								\$3,104		
Roadways											
Parking Lots											
Pedestrian Paving	\$16,497										
Site Development									\$3,104		
Site Development 2	\$16,897										
Fence & Guardrails	\$16,897										
Landscaping											
Site Mechanical Utilities									\$117,060		
Water Supply									\$32,073		
Sanitary Sewer									\$23,353		
Storm Sewer									\$59,269		
Fuel Distribution - Gas									\$2,365		
Site Electrical Utilities	\$153,861										
Electrical Distribution	\$153,861										
Site Lighting											
Site Communication and Security											

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 s\Avondale Stadium\Site (continued)

Deficiency Sheet:

Deficiency:		Surveyor/Update:	Somnath Das	Fri, 25-Mar-2011		
Assembly:	G2030	Priority:	3			
System:	Pedestrian Paving	Quantity:	1			
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.					



Estimates:

Correction:

Note:

Renew System

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

Deficiency: Assembly: System:	G2040105 Fence & Guardrails	Surveyor/Update: Priority: Quantity:	Somnath Das 4 1	Fri, 25-Mar-2011
Material:	System	Quanty.	•	
Distress: Category:	Beyond Service Life Deferred Maintenance			



Estimates:

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

COMET4 Facility Report 1701 Mountain Industrial Blvd Avondale Stadium Facility Executive Summary Report Stone Mountain, GA 30083

Report Date: 24 Jun 2011

Fri, 25-Mar-2011

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

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eficiency:		Surveyor/Update:
Assembly:	G4010	Priority:
System:	Electrical Distribution	Quantity:
Material:	System	
Distress:	Beyond Service Life	
Category:	Deferred Maintenance	
Correction:	Renew System	
Note:	Electrical distribution is aged and s	hould be replaced.



Estimates:

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

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DeKalb County School Sy 1701 Mountain Industrial Blvd Stone Mountain, GA 30083	COM	COMET4 Facility Report Avondale Stadium Facility Executive Summary Report			
	vondale Stadium\ Softball Field bad, Avondale Estates, GA 3000				
Attributes: ***None***					
General Information: Function: Gross Area:	Non School Sites 21,100 S.F.	Year Built: Last Renovation:	1958		
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 1701 Mountain Industrial Blvd Stone Mountain, GA 30083

COMET4 Facility Report Avondale Stadium Facility Executive Summary Report

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

		Unit of						Calc Next	Next				
System	Unit Price\$	Meas	Qty	Renewal%	Renewal\$	Life	Installed	Renewal	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 -	\$0.25	S.F.	21,100	110	\$5,849	10	1958	1968			\$5,849	\$5,317	110
Natural Turf													
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;	\$0.47	S.F.	21,100	110	\$10,821	20	1958	1978			\$10,821	\$9,837	110
Scoreboard													
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						1
Site Lighting	\$1.69	S.F.	0	110		30	1958						1

DeKalb County School System	1	
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\Softball Field (continued)

Renewal Schedule:

Systems	2010-12	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$16,670								\$7,860		
Special Construction	\$5,849								\$7,860		
Special Construction	\$5,849								\$7,860		
Special Facilities - Sports Field -	\$5,849								\$7,860		
Natural Turf											
Building Sitework	\$10,821										
Site Preparation											
Site Earthwork											
Site Improvements	\$10,821										
Site Development - Fencing;	\$10,821										
Scoreboard											
Landscaping - Irrigation											
Site Mechanical Utilities											
Water Supply - Water Service											
Site Electrical Utilities											
Site Lighting											

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\Softball Field (continued)

Deficiency Sheet:

Deficiency:		Surveyor/Update:	Somnath Das	Tue, 01-Mar-2011
Assembly:	F1040	Priority:	5	
System:	Special Facilities - Sports Field - Natural Turf	Quantity:	1	
Material:	System			
Distress:	Beyond Service Life			
Category:	Deferred Maintenance			
Correction:	Renew System			
Note:	The grass is damaged and should be reseeded.			
		1		



Estimates:

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

Deficiency:		Surveyor/Update:	Somnath Das	Fri, 25-Mar-2011
Assembly:	G2040	Priority:	4	
System:	Site Development - Fencing; Scoreboard	Quantity:	1	
Material:	System			
Distress:	Beyond Service Life			
Category:	Deferred Maintenance			
Correction:	Renew System			
Note:	The fencing and the scoreboard are beyond t	hier service life and sl	hould be replaced.	



Estimates:

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

DeKalb County School Sy	stem				
1701 Mountain Industrial Blvd Stone Mountain, GA 30083		COMET4 Facility Report Avondale Stadium Facility Executive Summary Report			
Facility: \Non School Sites\A Address: 1192 Clarendon Ro	vondale Stadium\ Track ad, Avondale Estates, GA 3000	2			
Attributes: ***None***					
General Information: Function: Gross Area:	Non School Sites 36,888 S.F.	Year Built: Last Renovation:	1958		
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 1701 Mountain Industrial Blvd Stone Mountain, GA 30083

COMET4 Facility Report Avondale Stadium Facility Executive Summary Report

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

		Unit of						Calc Next	Next				1
System	Unit Price\$	Meas	Qty	Renewal%	Renewal\$	Life	Installed	Renewal	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	\$11.81	S.F.	36,888	110	\$479,058	10	1958	1968			\$479,058	\$435,507	110
Track Surface & Curbing													
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	1

DeKalb County School Systen	1	
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\Track (continued)

Renewal Schedule:

Systems	2010-12	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$479,058								\$643,814		
Special Construction	\$479,058								\$643,814		
Special Construction	\$479,058								\$643,814		
Special Facilities - Running Track	\$479,058								\$643,814		
Surface & Curbing											
Building Sitework											
Site Preparation											
Site Earthwork											

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\Track (continued)

Deficiency Sheet:

Deficiency: Assembly: System:	F1040 Special Facilities - Running Track Surface & Curbing	Surveyor/Update: Priority: Quantity:	Somnath Das 3 1	Fri, 25-Mar-2011
Material:	System			
Distress:	Beyond Service Life			
Category:	Deferred Maintenance			
Correction:	Renew System			
Note:	The running track surface is peeling in spots a	nd should be replace	ed.	
Correction:		nd should be replace	ed.	



Estimates:

 Raw Cost
 \$380,204.62

 Plus or (Minus) Additional Cost
 \$98,853.20

 Total Estimated Amount
 \$479,057.82