

Facility Condition Assessment Report

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

COMET4 Facility Report

Briar Vista Elementary Facility Executive Summary ReportReport Date: 28 Jun 2011

Facility: \Elementary Schools\Briar Vista Elementary**Address:** 1131 Briar Vista Terrace N.E., Atlanta, GA 30324**Attributes:**

Facility Code	4051
Super Cluster	2

General Information:

Function:	Elementary School
Gross Area:	58,418 S.F.

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

The Briar Vista Elementary School campus consists of two buildings located at 1131 Briar Vista Terrace NE in Atlanta, Georgia. The original campus was constructed in 1955, additions to the main school building were constructed in 1957 and 1970, and a gymnasium building was constructed in 2000. In addition to these buildings, the campus contains a covered walkway, storage building, hard surface play area, playground, and playfield. This report contains condition and adequacy data collected during the 2010/2011 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report for each building or other facility on the campus.

Current Repair Cost: \$7,177,739.76**Replacement Cost:** \$12,196,956.05**FCI:** 58.85%

22-Feb-2011

Briar Vista Elementary School

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

COMET4 FCI Report

Report Date: 28 Jun 2011

Briar Vista Elementary Weighted FCI Report

Facility Name	Last Renovation	Cost Per Sq. Ft.	Gross Area (Sq. Ft.)	Repair Cost	Replacement Cost	Weighted FCI	Critical wt 1.25	Potentially Critical wt 1.1	Necessary wt 1	Recommended wt 0.75	Discretionary wt 0.5
Briar Vista Elementary\Hard Surface Play Area		\$13.26	8,190	\$116,761	\$108,560	107.55%	\$0	\$0	\$116,761	\$0	\$0
Briar Vista Elementary\Site		\$23.54	58,418	\$973,816	\$1,374,973	69.40%	\$0	\$0	\$912,281	\$44,532	\$17,003
Briar Vista Elementary\ 1955, 1957, 1970 Building	Jan 1984	\$180.39	52,940	\$6,023,514	\$9,549,795	63.07%	\$0	\$0	\$6,023,514	\$0	\$0
Briar Vista Elementary\1970 Storage		\$71.04	120	\$1,896	\$8,525	22.24%	\$0	\$0	\$1,896	\$0	\$0
Briar Vista Elementary\Playfield		\$4.84	20,200	\$5,599	\$97,736	5.73%	\$0	\$0	\$5,599	\$0	\$0
Briar Vista Elementary\ 2000 Gym		\$189.79	5,478	\$56,154	\$1,039,677	5.40%	\$0	\$0	\$56,154	\$0	\$0
Briar Vista Elementary\2000 Covered Walkway		\$27.64	640	\$0	\$17,690	0.00%	\$0	\$0	\$0	\$0	\$0

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Survey Report Briar Vista Elementary Detailed Facility Needs Assessment Report

Report Date: 28 Jun 2011

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Location / Note
DeKalb County School System Elementary Schools Briar Vista Elementary 1955, 1957, 1970 Building Building Systems								\$5,276,911	\$1,900,829	\$7,177,740			
								\$5,276,911	\$1,900,829	\$7,177,740			
								\$5,276,911	\$1,900,829	\$7,177,740			
								\$4,364,865	\$1,658,649	\$6,023,514			
								\$4,364,865	\$1,658,649	\$6,023,514			
	B2020	Exterior Windows	System	Beyond Service Life	Renew System	1	Ea.	\$266,712	\$101,350	\$368,062	Necess ary	Deferred Maintena nce	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.	\$36,687	\$13,941	\$50,629	Necess ary	Deferred Maintena nce	The original doors are worn, beyond their service life, and should be replaced.
	B3010	Roof Coverings - BUR	System	Beyond Service Life	Renew System	1	Ea.	\$234,101	\$88,958	\$323,059	Necess ary	Deferred Maintena nce	The roof covering is beyond its service life, has standing water, and should be scheduled for replacement.
	B3020	Roof Openings	System	Beyond Service Life	Renew System	1	Ea.	\$23,876	\$9,073	\$32,949	Necess ary	Deferred Maintena nce	The roof openings are aged and worn and should be replaced in conjunction with the roof.
	C1020	Interior Doors	System	Beyond Service Life	Renew System	1	Ea.	\$63,952	\$24,302	\$88,253	Necess ary	Deferred Maintena nce	The original doors are beyond their service life and worn and should be replaced.
	C1030	Fittings	System	Beyond Service Life	Renew System	1	Ea.	\$107,733	\$40,939	\$148,671	Necess ary	Deferred Maintena nce	Fittings, such as chalk and tack boards, lockers, toilet and bath accessories, toilet partitions, and shelving, are beyond expected life and should be replaced.
	C3010	Wall Finishes - Paint	System	Beyond Service Life	Renew System	1	Ea.	\$42,090	\$15,994	\$58,084	Necess ary	Deferred Maintena nce	The wall paint is aged and scuffed and should be repainted.
	C3020	Floor Finishes - VCT	System	Beyond Service Life	Renew System	1	Ea.	\$261,753	\$99,466	\$361,220	Necess ary	Deferred Maintena nce	The VCT flooring is aged and damaged and should be replaced.
	C3030	Ceiling Finishes	System	Beyond Service Life	Renew System	1	Ea.	\$379,103	\$144,059	\$523,163	Necess ary	Deferred Maintena nce	The ceiling system is aged and in need of replacement.
	D2010	Plumbing Fixtures	System	Beyond Service Life	Renew System	1	Ea.	\$679,591	\$258,244	\$937,835	Necess ary	Deferred Maintena nce	The original plumbing fixtures are aged and should be replaced.
	D2030	Sanitary Waste	System	Beyond Service Life	Renew System	1	Ea.	\$128,697	\$48,905	\$177,602	Necess ary	Deferred Maintena nce	The original sanitary sewer system is aged, has reported stoppages, and should be replaced.
	D2040	Rain Water Drainage	System	Beyond Service Life	Renew System	1	Ea.	\$37,270	\$14,163	\$51,432	Necess ary	Deferred Maintena nce	The rain water drainage system is aged, causing standing water on the roof, and should be replaced.
	D3040	Distribution & Exhaust Systems	System	Needs Remediation	Renew System	1	Ea.	\$196,831	\$74,796	\$271,627	Necess ary	Deferred Maintena nce	The distribution system is aged and inadequate and should be replaced.
	D3060	Controls & Instrumentation	System	Inadequate	Renew System	1	Ea.	\$136,268	\$51,782	\$188,049	Necess ary	Deferred Maintena nce	The controls and instrumentation system is inadequate and should be replaced with a building automation system.
	D3090	Other HVAC Systems/Equip - Kitchen Hood	System	Beyond Service Life	Renew System	1	Ea.	\$49,499	\$18,810	\$68,308	Necess ary	Deferred Maintena nce	The original kitchen hood is aged and inefficient and should be replaced.

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Survey Report Briar Vista Elementary Detailed Facility Needs Assessment Report

Report Date: 28 Jun 2011

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Location / Note
	D5010	Electrical Service/Distribution	System	Beyond Service Life	Renew System	1	Ea.	\$82,110	\$31,202	\$113,312	Necessary	Deferred Maintenance	The original electrical service and distribution system is aged, inadequate for modern technology loads, and should be replaced.
	D5020	Branch Wiring	System	Inadequate	Renew System	1	Ea.	\$275,447	\$104,670	\$380,117	Necessary	Deferred Maintenance	The original branch wiring is inadequate for modern technology loads and should be replaced.
	D5020	Lighting	System	Beyond Service Life	Renew System	1	Ea.	\$362,215	\$137,642	\$499,857	Necessary	Deferred Maintenance	The original lighting system is aged and inefficient and should be replaced.
	E1090	Other Equipment (Kitchen Equipment)	System	Beyond Service Life	Renew System	1	Ea.	\$318,729	\$121,117	\$439,845	Necessary	Deferred Maintenance	The original kitchen equipment is aged and should be replaced.
	E2010	Fixed Furnishings	System	Beyond Service Life	Renew System	1	Ea.	\$196,635	\$74,721	\$271,356	Necessary	Deferred Maintenance	Fixed furnishings, such as the base/wall cabinets, counter tops, window shades, and fixed seating, are worn, beyond their service life, and should be replaced.
	D3050	Terminal & Package Units	Terminal and Package Units	Needs Remediation	Replace the terminal and package unit system	40,296	S.F.	\$485,567	\$184,515	\$670,082	Necessary	Deferred Maintenance	The water source heat pumps are aged, have reported leaks, in poor condition, and should be replaced.
2000 Gym Building Systems	D3050	Terminal & Package Units	Packaged A/C, Elec. Ht., Const. Volume	Missing	Install Package A/C - 20 ton	1	Ea.	\$40,691	\$15,463	\$56,154	Necessary	Capital Improvement	An air conditioning system is missing in the gymnasium and should be installed.
1970 Storage Building Systems	B3010	Roof Coverings	System	Beyond Service Life	Renew System	1	Ea.	\$1,374	\$522	\$1,896	Necessary	Deferred Maintenance	The roof covering is beyond its service life and should be scheduled for replacement.
Hard Surface Play Area Building Systems	E1090	Other Equipment	System	Damaged	Renew System	1	Ea.	\$92,667	\$24,093	\$116,761	Necessary	Deferred Maintenance	The basketball goals are rusted and bent and should be replaced.
	F1040	Special Facilities - Basketball Court Hard Surface	System	Beyond Service Life	Renew System	1	Ea.	\$80,090	\$20,823	\$100,913	Necessary	Deferred Maintenance	The hard surface play area is cracked and should be resurfaced and repainted.
Playfield Building Systems	F1040	Special Facilities - Sports Field - Natural Turf	System	Beyond Service Life	Renew System	1	Ea.	\$4,444	\$1,155	\$5,599	Necessary	Deferred Maintenance	The playfield turf is worn and should be reseeded.

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Survey Report Briar Vista Elementary Detailed Facility Needs Assessment Report

Report Date: 28 Jun 2011

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Location / Note
Site								\$772,870	\$200,946	\$973,816			
Building Systems								\$772,870	\$200,946	\$973,816			
G2010	Roadways	System		Beyond Service Life	Renew System	1	Ea.	\$165,790	\$43,105	\$208,896	Necessary	Deferred Maintenance	The roadways are aged and cracked, have many road cuts and repairs, and should be resurfaced.
G2020	Parking Lots	System		Beyond Service Life	Renew System	1	Ea.	\$75,184	\$19,548	\$94,732	Necessary	Deferred Maintenance	The parking lots are aged and cracking and should be resurfaced.
G2030	Pedestrian Paving	System		Beyond Service Life	Renew System	1	Ea.	\$84,180	\$21,887	\$106,067	Necessary	Deferred Maintenance	The pedestrian paving and walkways are aged and damaged and should be replaced.
G2040	Site Development	System		Inadequate	Renew System	1	Ea.	\$13,495	\$3,509	\$17,003	Discretionary	Deferred Maintenance	The site development features, such as site furnishings, flag pole, and signage are beyond their service life and should be replaced.
G2040105	Fence & Guardrails	System		Beyond Service Life	Renew System	1	Ea.	\$91,716	\$23,846	\$115,562	Necessary	Deferred Maintenance	The fence is rusted and damaged and should be replaced.
G3030	Storm Sewer	System		Inadequate	Renew System	1	Ea.	\$280,815	\$73,012	\$353,827	Necessary	Deferred Maintenance	The storm water runoff and drainage system is inadequate, has reported flooding issues, and should be replaced.
G4010	Electrical Distribution	System		Beyond Service Life	Renew System	1	Ea.	\$26,347	\$6,850	\$33,197	Necessary	Deferred Maintenance	The original electrical service feeds are aged and should be replaced.
G4020	Site Lighting	System		Inadequate	Renew System	1	Ea.	\$35,343	\$9,189	\$44,532	Recommended	Deferred Maintenance	The site lighting is inadequate and should be replaced.

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Briar Vista Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Briar Vista Elementary\ 1955, 1957, 1970 Building

Address: 1131 Briar Vista Terrace N.E., Atlanta, GA 30324

Attributes:

Building Codes	2010, 2011, 2012
Fire Sprinkler System	No

General Information:

Function:	Elementary School	Year Built:	1955
Gross Area:	52,940 S.F.	Last Renovation:	1984

Facility Description:

The Briar Vista Elementary School main building is a one-story building located at 1131 Briar Vista Terrace NE in Atlanta, Georgia. Originally built in 1955, there have been additions in 1957 and 1970, and renovations in 2008 and 2009. This report contains condition and adequacy data collected during the 2010/2011 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Energy conservation opportunities for this building include: 1) Replacing the single pane, operable windows with double pane, energy efficient windows; 2) Replacing the roof covering and insulation; 3) Replacing the aged HVAC system with an energy efficient system; 4) Replacing the lighting and branch wiring systems; 5) Replacing the exterior lighting with energy efficient system; and 6) Replacing the HVAC controls with an effective energy management system that controls both HVAC and lighting.

Current Repair Cost: \$6,023,513.53

Replacement Cost: \$9,549,794.62

FCI: 63.07%



22-Feb-2011
North Elevation



22-Feb-2011
South Elevation



22-Feb-2011
West Elevation



22-Feb-2011
East Elevation

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

COMET4 Facility Report

Briar Vista Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Briar Vista Elementary\ 1955, 1957, 1970 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	\$180.39	S.F.	52,940	108	\$10,301,747	39	1967	1965	2010		\$6,023,512	\$9,549,797	63
Substructure	\$13.21	S.F.	52,940	100	\$699,158	100	1955					\$699,158	
Foundations	\$13.21	S.F.	52,940	100	\$699,158	100	1955					\$699,158	
Standard Foundations	\$6.49	S.F.	52,940	100	\$343,369	100	1955					\$343,369	
Special Foundations		S.F.	0	100		100	1955						
Slab on Grade	\$6.72	S.F.	52,940	100	\$355,789	100	1955					\$355,789	
Basement Construction			0			0	0						
Basement Excavation	\$0.22	S.F.	0	100		100	1955						
Basement Walls	\$5.93	S.F.	0	100		100	1955						
Shell	\$32.20	S.F.	52,940	104	\$1,774,852	69	1955	1980			\$774,699	\$1,704,424	45
Superstructure	\$4.43	S.F.	52,940	100	\$234,514	100	1955					\$234,514	
Floor Construction		S.F.	52,940	100		100	1955						
Roof Construction	\$4.43	S.F.	52,940	100	\$234,514	100	1955					\$234,514	
Exterior Enclosure	\$21.65	S.F.	52,940	103	\$1,184,330	75	1955	1985			\$418,691	\$1,146,267	37
Exterior Walls	\$14.46	S.F.	52,940	100	\$765,639	100	1955					\$765,639	
Exterior Windows	\$6.32	S.F.	52,940	110	\$368,062	30	1955	1985			\$368,062	\$334,602	110
Exterior Doors	\$0.87	S.F.	52,940	110	\$50,629	30	1955	1985			\$50,629	\$46,026	110
Roofing	\$6.11	S.F.	52,940	110	\$356,008	25	1955	1980			\$356,008	\$323,643	110
Roof Coverings - Asphal Shingles		S.F.	0	110		10	1955						
Roof Coverings - BUR	\$5.55	S.F.	52,940	110	\$323,059	25	1955	1980			\$323,059	\$293,690	110
Roof Coverings - EPDM		S.F.	0	110		15	1955						
Roof Coverings - Preformed Metal		S.F.	0	110		30	1955						
Roof Coverings - Standing Seam Metal		S.F.	0	110		75	1955						
Roof Openings	\$0.57	S.F.	52,940	110	\$32,949	30	1955	1985			\$32,949	\$29,953	110
Interiors	\$39.67	S.F.	52,940	108	\$2,277,081	39	1956	1965	2016		\$1,179,391	\$2,100,160	56
Interior Construction	\$11.04	S.F.	52,940	104	\$609,808	70	1955	1975			\$236,924	\$584,457	41
Partitions	\$6.40	S.F.	52,940	110	\$372,884	100	1955					\$338,985	
Interior Doors	\$2.08	S.F.	52,940	80	\$88,253	30	1955	1985			\$88,253	\$110,316	80
Fittings	\$2.55	S.F.	52,940	110	\$148,671	20	1955	1975			\$148,671	\$135,156	110
Stairs			0			0	0						
Stair Construction		S.F.	0	100		100	1955						
Interior Finishes	\$28.63	S.F.	52,940	110	\$1,667,273	28	1957	1965	2016		\$942,467	\$1,515,703	62
Wall Finishes - Ceramic & Glazed	\$9.58	S.F.	29,209	110	\$307,714	30	1955	1985	2016	6		\$279,740	
Wall Finishes - Paint	\$1.81	S.F.	29,209	110	\$58,084	10	1955	1965			\$58,084	\$52,804	110
Wall Finishes - Wall Coverings		S.F.	0	110		10	1955						
Floor Finishes - Carpet	\$7.87	S.F.	5,842	110	\$50,548	8	2009	2017				\$45,953	
Floor Finishes - Ceramic & Quarry Tile	\$13.40	S.F.	2,920	110	\$43,040	50	1955	2005	2020	10		\$39,127	
Floor Finishes - Terrazzo	\$48.99	S.F.	5,841	110	\$314,766	50	1955	2005	2020	10		\$286,151	
Floor Finishes - VCT	\$8.79	S.F.	37,356	110	\$361,220	20	1955	1975			\$361,220	\$328,382	110
Floor Finishes - Wood	\$13.58	S.F.	585	110	\$8,738	20	1955	1975	2020	10		\$7,944	
Ceiling Finishes	\$8.98	S.F.	52,940	110	\$523,163	20	1955	1975			\$523,163	\$475,602	110
Services	\$83.10	S.F.	52,940	110	\$4,839,455	23	1979	1975	2010		\$3,358,221	\$4,399,507	76
Conveying			0			0	0						
Elevators and Lifts	\$1.17	S.F.	0	110		30	2004						
Plumbing	\$24.01	S.F.	52,940	110	\$1,398,315	23	1967	1975			\$1,166,869	\$1,271,196	92
Plumbing Fixtures	\$16.10	S.F.	52,940	110	\$937,835	20	1955	1975			\$937,835	\$852,578	110
Domestic Water Distribution	\$3.59	S.F.	52,940	110	\$208,944	30	1988	2018				\$189,949	
Sanitary Waste	\$3.05	S.F.	52,940	110	\$177,602	30	1955	1985			\$177,602	\$161,456	110
Rain Water Drainage	\$0.88	S.F.	52,940	110	\$51,432	30	1955	1985			\$51,432	\$46,757	110
Other Plumbing Systems - Natural Gas	\$0.39	S.F.	52,940	110	\$22,502	30	1984	2014				\$20,456	
HVAC	\$34.73	S.F.	52,940	110	\$2,022,734	22	1987	1985	2010		\$1,198,066	\$1,838,850	65
Heat Generating Systems	\$4.15	S.F.	52,940	110	\$241,892	30	2008	2038				\$219,902	
Cooling Generating Systems	\$4.22	S.F.	52,940	110	\$245,911	30	1984	2014				\$223,555	
Distribution & Exhaust Systems	\$4.66	S.F.	52,940	110	\$271,627	30	1984	2014	2010		\$271,627	\$246,933	110
Terminal & Package Units	\$17.29	S.F.	52,940	110	\$1,006,947	15	2009	2024			\$670,082	\$915,407	73
Controls & Instrumentation	\$3.23	S.F.	52,940	110	\$188,049	20	1984	2004			\$188,049	\$170,954	110
Other HVAC Systems/Equip - Kitchen Hood	\$1.17	S.F.	52,940	110	\$68,308	30	1955	1985			\$68,308	\$62,099	110
Fire Protection			0			0	0						
Sprinklers	\$4.25	S.F.	0	110		30	1955	1985					
Standpipes	\$0.44	S.F.	0	110		30	1955						
Electrical	\$24.36	S.F.	52,940	110	\$1,418,406	24	1980	1985			\$993,286	\$1,289,461	77

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

COMET4 Facility Report

Briar Vista Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Electrical Service/Distribution	\$1.95	S.F.	52,940	110	\$113,312	30	1955	1985			\$113,312	\$103,011	110
Branch Wiring	\$6.53	S.F.	52,940	110	\$380,117	30	1955	1985			\$380,117	\$345,561	110
Lighting	\$8.58	S.F.	52,940	110	\$499,857	30	1955	1985			\$499,857	\$454,416	110
Communications and Security - Clock & PA Systems	\$5.51	S.F.	52,940	110	\$320,648	10	2005	2015				\$291,498	
Communications and Security - Fire Alarm	\$1.20	S.F.	52,940	110	\$69,916	10	2005	2015				\$63,560	
Communications and Security - Security & CCTV	\$0.59	S.F.	52,940	110	\$34,556	10	2005	2015				\$31,415	
Other Electrical Systems - Emergency Generator	\$0.37	S.F.	0	110		15	1955						
Equipment & Furnishings	\$12.21	S.F.	52,940	110	\$711,201	20	1955	1975			\$711,201	\$646,548	110
Equipment	\$7.55	S.F.	52,940	110	\$439,845	20	1955	1975			\$439,845	\$399,860	110
Commercial Equipment		S.F.	0	110		20	1955						
Institutional Equipment	\$0.40	S.F.	0	110		20	1955						
Other Equipment (Kitchen Equipment)	\$6.84	S.F.	58,418	110	\$439,845	20	1955	1975			\$439,845	\$399,860	110
Furnishings	\$4.66	S.F.	52,940	110	\$271,356	20	1955	1975			\$271,356	\$246,688	110
Fixed Furnishings	\$4.22	S.F.	58,418	110	\$271,356	20	1955	1975			\$271,356	\$246,688	110
Special Construction			0			0	0						
Special Construction			0			0	0						
Special Structures - Canopies	\$1.19	S.F.	0	100		25	1955						

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

COMET4 Facility Report

Briar Vista Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Briar Vista Elementary\ 1955, 1957, 1970 Building (continued)**Renewal Schedule:**

Systems	2010-12	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$6,023,512		\$302,100	\$492,831	\$367,427	\$62,168	\$264,683		\$570,665		
Substructure											
Foundations											
Standard Foundations											
Special Foundations											
Slab on Grade											
Basement Construction											
Basement Excavation											
Basement Walls											
Shell	\$774,699										
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure	\$418,691										
Exterior Walls											
Exterior Windows	\$368,062										
Exterior Doors	\$50,629										
Roofing	\$356,008										
Roof Coverings - Asphal Shingles											
Roof Coverings - BUR	\$323,059										
Roof Coverings - EPDM											
Roof Coverings - Preformed Metal											
Roof Coverings - Standing Seam Metal											
Roof Openings	\$32,949										
Interiors	\$1,179,391				\$367,427	\$62,168			\$570,665		
Interior Construction	\$236,924										
Partitions											
Interior Doors	\$88,253										
Fittings	\$148,671										
Stairs											
Stair Construction											
Interior Finishes	\$942,467				\$367,427	\$62,168			\$570,665		
Wall Finishes - Ceramic & Glazed					\$367,427						
Wall Finishes - Paint	\$58,084								\$78,061		
Wall Finishes - Wall Coverings											
Floor Finishes - Carpet						\$62,168					
Floor Finishes - Ceramic & Quarry Tile									\$57,842		
Floor Finishes - Terrazzo									\$423,019		
Floor Finishes - VCT	\$361,220										
Floor Finishes - Wood									\$11,743		
Ceiling Finishes	\$523,163										
Services	\$3,358,221		\$302,100	\$492,831			\$264,683				
Conveying											
Elevators and Lifts											
Plumbing	\$1,166,869		\$25,326				\$264,683				
Plumbing Fixtures	\$937,835										
Domestic Water Distribution							\$264,683				
Sanitary Waste	\$177,602										
Rain Water Drainage	\$51,432										
Other Plumbing Systems - Natural Gas			\$25,326								
HVAC	\$1,198,066		\$276,774								
Heat Generating Systems											
Cooling Generating Systems			\$276,774								
Distribution & Exhaust Systems	\$271,627										
Terminal & Package Units	\$670,082										
Controls & Instrumentation	\$188,049										
Other HVAC Systems/Equip - Kitchen Hood	\$68,308										
Fire Protection											
Sprinklers											
Standpipes											
Electrical	\$993,286			\$492,831							

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

Briar Vista Elementary Facility Executive Summary Report

[illegible]

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Briar Vista Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Briar Vista Elementary\ 1955, 1957, 1970 Building (continued)

Deficiency Sheet:

Deficiency:

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

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

Sun, 27-Mar-2011



Estimates:

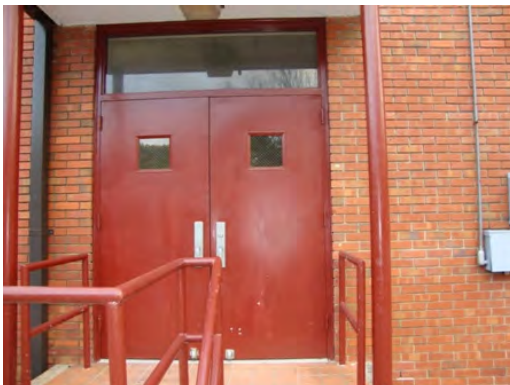
Raw Cost	\$266,711.72
Plus or (Minus) Additional Cost	\$101,350.45
Total Estimated Amount	\$368,062.17

Deficiency:

Assembly: **B2030**
System: **Exterior Doors**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The original doors are worn, beyond their service life, and should be replaced.**

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

Sun, 27-Mar-2011



Estimates:

Raw Cost	\$36,687.42
Plus or (Minus) Additional Cost	\$13,941.22
Total Estimated Amount	\$50,628.64

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Briar Vista Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Briar Vista Elementary\ 1955, 1957, 1970 Building (continued)

Deficiency:

Assembly: **B3010**
System: **Roof Coverings - BUR**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**

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

Sun, 27-Mar-2011

Note: **The roof covering is beyond its service life, has standing water, and should be scheduled for replacement.**



Estimates:

Raw Cost	\$234,100.68
Plus or (Minus) Additional Cost	\$88,958.26
Total Estimated Amount	\$323,058.94

Deficiency:

Assembly: **B3020**
System: **Roof Openings**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**

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

Sun, 27-Mar-2011

Note: **The roof openings are aged and worn and should be replaced in conjunction with the roof.**



Estimates:

Raw Cost	\$23,875.94
Plus or (Minus) Additional Cost	\$9,072.86
Total Estimated Amount	\$32,948.80

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Briar Vista Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Briar Vista Elementary\ 1955, 1957, 1970 Building (continued)

Deficiency:

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

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

Sun, 27-Mar-2011



Estimates:

Raw Cost	\$63,951.52
Plus or (Minus) Additional Cost	\$24,301.58
Total Estimated Amount	\$88,253.10

Deficiency:

Assembly: **C1030**
System: **Fittings**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **Fittings, such as chalk and tack boards, lockers, toilet and bath accessories, toilet partitions, and shelving, are beyond expected life and should be replaced.**

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

Sun, 27-Mar-2011



Estimates:

Raw Cost	\$107,732.90
Plus or (Minus) Additional Cost	\$40,938.50
Total Estimated Amount	\$148,671.40

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

COMET4 Facility Report

Briar Vista Elementary Facility Executive Summary ReportReport Date: 28 Jun 2011

Facility: \Elementary Schools\Briar Vista Elementary\ 1955, 1957, 1970 Building (continued)**Deficiency:**

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

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

Sun, 26-Jun-2011

**Estimates:**

Raw Cost	\$42,090.17
Plus or (Minus) Additional Cost	\$15,994.26
Total Estimated Amount	\$58,084.43

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 damaged and should be replaced.**

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

Sun, 27-Mar-2011

**Estimates:**

Raw Cost	\$261,753.49
Plus or (Minus) Additional Cost	\$99,466.33
Total Estimated Amount	\$361,219.82

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Briar Vista Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Briar Vista Elementary\ 1955, 1957, 1970 Building (continued)

Deficiency:

Assembly: **C3030**
System: **Ceiling Finishes**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The ceiling system is aged and in need of replacement.**

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

Sun, 27-Mar-2011



Estimates:

Raw Cost	\$379,103.34
Plus or (Minus) Additional Cost	\$144,059.27
Total Estimated Amount	\$523,162.61

Deficiency:

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

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

Tue, 01-Mar-2011



Estimates:

Raw Cost	\$679,590.78
Plus or (Minus) Additional Cost	\$258,244.50
Total Estimated Amount	\$937,835.28

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Briar Vista Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Briar Vista Elementary\ 1955, 1957, 1970 Building (continued)

Deficiency:

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

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

Sun, 27-Mar-2011



Estimates:

Raw Cost	\$128,697.14
Plus or (Minus) Additional Cost	\$48,904.91
Total Estimated Amount	\$177,602.05

Deficiency:

Assembly: **D2040**
System: **Rain Water Drainage**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The rain water drainage system is aged, causing standing water on the roof, and should be replaced.**

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

Sun, 27-Mar-2011



Estimates:

Raw Cost	\$37,269.76
Plus or (Minus) Additional Cost	\$14,162.51
Total Estimated Amount	\$51,432.27

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Briar Vista Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Briar Vista Elementary\ 1955, 1957, 1970 Building (continued)

Deficiency:

Assembly: **D3040**
System: **Distribution & Exhaust Systems**
Material: **System**
Distress: **Needs Remediation**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The distribution system is aged and inadequate and should be replaced.**

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

Wed, 30-Mar-2011



Estimates:

Raw Cost	\$196,830.92
Plus or (Minus) Additional Cost	\$74,795.75
Total Estimated Amount	\$271,626.67

Deficiency:

Assembly: **D3050**
System: **Terminal & Package Units**
Material: **Terminal and Package Units**
Distress: **Needs Remediation**
Category: **Deferred Maintenance**
Correction: **Replace the terminal and package unit system**
Note: **The water source heat pumps are aged, have reported leaks, in poor condition, and should be replaced.**

Surveyor/Update: Chuck Gulley
Priority: 3
Quantity: 40,296

Sun, 26-Jun-2011



Estimates:

Raw Cost	\$485,566.80
Plus or (Minus) Additional Cost	\$184,515.38
Total Estimated Amount	\$670,082.18

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Briar Vista Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Briar Vista Elementary\ 1955, 1957, 1970 Building (continued)

Deficiency:

Assembly: **D3060**
System: **Controls & Instrumentation**
Material: **System**
Distress: **Inadequate**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The controls and instrumentation system is inadequate and should be replaced with a building automation system.**

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

Sun, 27-Mar-2011



Estimates:

Raw Cost	\$136,267.56
Plus or (Minus) Additional Cost	\$51,781.67
Total Estimated Amount	\$188,049.23

Deficiency:

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

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

Sun, 27-Mar-2011



Estimates:

Raw Cost	\$49,498.90
Plus or (Minus) Additional Cost	\$18,809.58
Total Estimated Amount	\$68,308.48

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Briar Vista Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Briar Vista Elementary\ 1955, 1957, 1970 Building (continued)

Deficiency:

Assembly: **D5010**
System: **Electrical Service/Distribution System**
Material: **Beyond Service Life**
Distress: **Deferred Maintenance**
Category: **Renew System**
Correction: **Renew System**
Note: **The original electrical service and distribution system is aged, inadequate for modern technology loads, and should be replaced.**

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

Tue, 01-Mar-2011



Estimates:

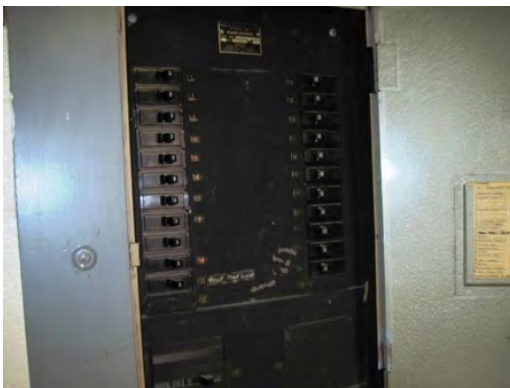
Raw Cost	\$82,109.94
Plus or (Minus) Additional Cost	\$31,201.78
Total Estimated Amount	\$113,311.72

Deficiency:

Assembly: **D5020**
System: **Branch Wiring System**
Material: **Inadequate**
Distress: **Deferred Maintenance**
Category: **Renew System**
Correction: **Renew System**
Note: **The original branch wiring is inadequate for modern technology loads and should be replaced.**

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

Tue, 01-Mar-2011



Estimates:

Raw Cost	\$275,446.82
Plus or (Minus) Additional Cost	\$104,669.79
Total Estimated Amount	\$380,116.61

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Briar Vista Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Briar Vista Elementary\ 1955, 1957, 1970 Building (continued)

Deficiency:

Assembly: **D5020**
System: **Lighting**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The original lighting system is aged and inefficient and should be replaced.**

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

Sun, 27-Mar-2011



Estimates:

Raw Cost	\$362,215.48
Plus or (Minus) Additional Cost	\$137,641.88
Total Estimated Amount	\$499,857.36

Deficiency:

Assembly: **E1090**
System: **Other Equipment (Kitchen Equipment)**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The original kitchen equipment is aged and should be replaced.**

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

Fri, 18-Mar-2011



Estimates:

Raw Cost	\$318,728.61
Plus or (Minus) Additional Cost	\$121,116.87
Total Estimated Amount	\$439,845.48

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Briar Vista Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Briar Vista Elementary\ 1955, 1957, 1970 Building (continued)

Deficiency:

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

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

Sun, 27-Mar-2011

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



Estimates:

Raw Cost	\$196,634.99
Plus or (Minus) Additional Cost	\$74,721.30
Total Estimated Amount	\$271,356.29

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Briar Vista Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Briar Vista Elementary\ 2000 Gym

Address: 1131 Briar Vista Terrace N.E., Atlanta, GA 30324

Attributes:

Building Codes	2020
Fire Sprinkler System	No

General Information:

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

Facility Description:

The Gymnasium Building at Briar Vista Elementary School is a one-story building located at 1131 Briar Vista Terrace NE in Atlanta, 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.

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

Current Repair Cost: \$56,153.58

Replacement Cost: \$1,039,677.29

FCI: 5.40%



22-Feb-2011
North Elevation



22-Feb-2011
East Elevation



22-Feb-2011
West Elevation



22-Feb-2011
South Elevation

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

COMET4 Facility Report

Briar Vista Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

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

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$189.79	S.F.	5,478	107	\$1,110,387	54	2000	2010	2015		\$56,154	\$1,039,681	5
Substructure	\$17.07	S.F.	5,478	100	\$93,513	100	2000					\$93,513	
Foundations	\$17.07	S.F.	5,478	100	\$93,513	100	2000					\$93,513	
Standard Foundations	\$10.57	S.F.	5,478	100	\$57,907	100	2000					\$57,907	
Slab on Grade	\$6.50	S.F.	5,478	100	\$35,606	100	2000					\$35,606	
Shell	\$45.06	S.F.	5,478	103	\$254,585	89	2000	2030				\$246,822	
Superstructure	\$14.21	S.F.	5,478	100	\$77,864	100	2000					\$77,864	
Roof Construction	\$14.21	S.F.	5,478	100	\$77,864	100	2000					\$77,864	
Exterior Enclosure	\$18.96	S.F.	5,478	101	\$105,124	91	2000	2030				\$103,869	
Exterior Walls	\$16.67	S.F.	5,478	100	\$91,320	100	2000					\$91,320	
Exterior Doors	\$2.29	S.F.	5,478	110	\$13,804	30	2000	2030				\$12,549	
Roofing	\$11.88	S.F.	5,478	110	\$71,597	75	2000	2075				\$65,089	
Roof Coverings - Standing Seam Metal	\$11.88	S.F.	5,478	110	\$71,597	75	2000	2075				\$65,089	
Interiors	\$66.30	S.F.	5,478	108	\$392,496	50	2000	2010	2015			\$363,167	
Interior Construction	\$21.51	S.F.	5,478	104	\$122,655	76	2000	2020				\$117,855	
Partitions	\$13.57	S.F.	5,478	110	\$81,742	100	2000					\$74,311	
Interior Doors	\$4.25	S.F.	5,478	80	\$18,627	40	2000	2040				\$23,284	
Fittings	\$3.70	S.F.	5,478	110	\$22,286	20	2000	2020				\$20,260	
Interior Finishes	\$44.78	S.F.	5,478	110	\$269,841	38	2000	2010	2015			\$245,312	
Wall Finishes - Ceramic	\$7.19	S.F.	5,478	110	\$43,324	30	2000	2030				\$39,386	
Wall Finishes - Paint	\$1.52	S.F.	5,478	110	\$9,147	10	2000	2010	2015	5		\$8,316	
Floor Finishes - Ceramic Tile	\$7.16	S.F.	5,478	110	\$43,158	50	2000	2050				\$39,235	
Floor Finishes - Neoprene	\$19.06	S.F.	5,478	110	\$114,838	50	2000	2050				\$104,399	
Floor Finishes - VCT	\$5.38	S.F.	5,478	110	\$32,431	15	2000	2015				\$29,483	
Ceiling Finishes	\$4.47	S.F.	5,478	110	\$26,943	20	2000	2020				\$24,493	
Services	\$61.37	S.F.	5,478	110	\$369,793	23	2000	2010	2015		\$56,154	\$336,179	17
Plumbing	\$14.37	S.F.	5,478	110	\$86,565	30	2000	2030				\$78,696	
Plumbing Fixtures	\$7.20	S.F.	5,478	110	\$43,407	30	2000	2030				\$39,461	
Domestic Water Distribution	\$5.96	S.F.	5,478	110	\$35,923	30	2000	2030				\$32,658	
Sanitary Waste	\$0.87	S.F.	5,478	110	\$5,239	30	2000	2030				\$4,763	
Rain Water Drainage	\$0.22	S.F.	0	110		30	2000						
Other Plumbing Systems - Natural Gas	\$0.33	S.F.	5,478	110	\$1,996	30	2000	2030				\$1,814	
HVAC	\$29.27	S.F.	5,478	110	\$176,374	21	2000	2015			\$56,154	\$160,340	35
Distribution Systems & Exhaust Systems	\$10.39	S.F.	5,478	110	\$62,616	30	2000	2030				\$56,924	
Terminal & Package Units	\$17.29	S.F.	5,478	110	\$104,195	15	2000	2015			\$56,154	\$94,722	59
Controls & Instrumentation	\$1.59	S.F.	5,478	110	\$9,563	20	2000	2020				\$8,694	
Fire Protection			0			0	0						
Sprinklers	\$3.91	S.F.	0	110		30	0						
Electrical	\$17.73	S.F.	5,478	110	\$106,854	22	2000	2010	2015			\$97,143	
Electrical Service/Distribution	\$1.34	S.F.	5,478	110	\$8,066	30	2000	2030				\$7,333	
Branch Wiring	\$5.96	S.F.	5,478	110	\$35,923	30	2000	2030				\$32,658	
Lighting	\$5.96	S.F.	5,478	110	\$35,923	20	2000	2020				\$32,658	
Communications and Security - Fire Alarm	\$2.46	S.F.	5,478	110	\$14,802	10	2000	2010	2015	5		\$13,456	
Communications and Security - Public Address & Clock System	\$1.01	S.F.	5,478	110	\$6,070	20	2000	2020	2015	5		\$5,519	
Communications and Security - Security & CCTV	\$1.01	S.F.	5,478	110	\$6,070	10	2000	2010	2015	5		\$5,519	

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

COMET4 Facility Report

Briar Vista Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Briar Vista Elementary\ **2000 Gym** (continued)**Renewal Schedule:**

Systems	2010-12	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$56,154			\$200,223					\$127,289		
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Shell											
Superstructure											
Roof Construction											
Exterior Enclosure											
Exterior Walls											
Exterior Doors											
Roofing											
Roof Coverings - Standing Seam Metal											
Interiors				\$48,200					\$66,159		
Interior Construction									\$29,950		
Partitions											
Interior Doors											
Fittings									\$29,950		
Interior Finishes				\$48,200					\$36,209		
Wall Finishes - Ceramic											
Wall Finishes - Paint				\$10,604							
Floor Finishes - Ceramic Tile											
Floor Finishes - Neoprene											
Floor Finishes - VCT				\$37,596							
Ceiling Finishes									\$36,209		
Services	\$56,154			\$152,023					\$61,130		
Plumbing											
Plumbing Fixtures											
Domestic Water Distribution											
Sanitary Waste											
Rain Water Drainage											
Other Plumbing Systems - Natural Gas											
HVAC	\$56,154			\$120,790					\$12,852		
Distribution Systems & Exhaust Systems											
Terminal & Package Units	\$56,154			\$120,790							
Controls & Instrumentation									\$12,852		
Fire Protection											
Sprinklers											
Electrical				\$31,233					\$48,278		
Electrical Service/Distribution											
Branch Wiring											
Lighting									\$48,278		
Communications and Security - Fire Alarm				\$17,159							
Communications and Security - Public Address & Clock System				\$7,037							
Communications and Security - Security & CCTV				\$7,037							

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

COMET4 Facility Report

Briar Vista Elementary Facility Executive Summary ReportReport Date: 28 Jun 2011

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

Deficiency:

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

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

Sun, 26-Jun-2011

**Estimates:**

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

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Briar Vista Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Briar Vista Elementary\1970 Storage

Address: 1131 Briar Vista Terrace N.E., Atlanta, GA 30324

Attributes:

Fire Sprinkler System No

General Information:

Function: Storage Building

Year Built: 1970

Gross Area: 120 S.F.

Last Renovation:

Facility Description:

The Storage Building at Briar Vista Elementary School is a one-story building located at 1131 Briar Vista Terrace NE in Atlanta, 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: \$1,896.29

Replacement Cost: \$8,525.09

FCI: 22.24%



22-Feb-2011
East Elevatiopn



22-Feb-2011
North Elevation



22-Feb-2011
West Elevation



22-Feb-2011
South Elevation

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

COMET4 Facility Report

Briar Vista Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Briar Vista Elementary\1970 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	\$71.05	S.F.	120	103	\$8,756	78	1970	1990	2015		\$1,896	\$8,526	22
Substructure	\$3.41	S.F.	120	100	\$409	100	1970					\$409	
Foundations	\$3.41	S.F.	120	100	\$409	100	1970					\$409	
Standard Foundations		S.F.	120	100		100	1970						
Slab on Grade	\$3.41	S.F.	120	100	\$409	100	1970					\$409	
Basement Construction		S.F.	120			0	1970						
Basement Excavation		S.F.	120	100		100	1970						
Basement Walls		S.F.	120	100		100	1970						
Shell	\$67.64	S.F.	120	103	\$8,347	76	1970	1990	2015		\$1,896	\$8,117	23
Superstructure	\$13.57	S.F.	120	100	\$1,628	100	1970					\$1,628	
Roof Construction	\$13.57	S.F.	120	100	\$1,628	100	1970					\$1,628	
Exterior Enclosure	\$39.71	S.F.	120	101	\$4,823	91	1970	2000	2015			\$4,765	
Exterior Walls	\$34.87	S.F.	120	100	\$4,185	100	1970					\$4,185	
Exterior Windows		S.F.	120	110		30	1970	2000					
Exterior Doors	\$4.83	S.F.	120	110	\$638	30	1970	2000	2015	5		\$580	
Roofing	\$14.37	S.F.	120	110	\$1,896	20	1970	1990			\$1,896	\$1,724	110
Roof Coverings	\$14.37	S.F.	120	110	\$1,896	20	1970	1990			\$1,896	\$1,724	110
Interiors		S.F.	120			0	1970						
Interior Construction		S.F.	120			0	1970						
Partitions		S.F.	120	110		40	1970						
Interior Doors		S.F.	120	80		30	1970						
Fittings		S.F.	120	110		20	1970						
Interior Finishes		S.F.	120			0	1970						
Wall Finishes		S.F.	120	110		20	1970						
Floor Finishes		S.F.	120	110		20	1970						
Ceiling Finishes		S.F.	120	110		20	1970						
Services		S.F.	120			0	1970						
Plumbing		S.F.	120			0	1970						
Rain Water Drainage		S.F.	120	110		30	1970						
Electrical		S.F.	120			0	1970						
Electrical Service/Distribution		S.F.	120	110		30	1970						
Lighting and Branch Wiring		S.F.	120	110		30	1970						

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

Briar Vista Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Briar Vista Elementary\1970 Storage (continued)

Renewal Schedule:[illegible]

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

COMET4 Facility Report

Briar Vista Elementary Facility Executive Summary ReportReport Date: 28 Jun 2011

Facility: \Elementary Schools\Briar Vista Elementary\1970 Storage (continued)**Deficiency Sheet:**

Deficiency:

Assembly: **B3010**
System: **Roof Coverings**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The roof covering is beyond its service life and should be scheduled for replacement.**

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

Sun, 27-Mar-2011

**Estimates:**

Raw Cost	\$1,374.12
Plus or (Minus) Additional Cost	\$522.17
Total Estimated Amount	\$1,896.29

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Briar Vista Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Briar Vista Elementary\2000 Covered Walkway

Address: 1131 Briar Vista Terrace N.E., Atlanta, GA 30324

Attributes:

None

General Information:

Function: Elementary School

Year Built: 2000

Gross Area: 640 S.F.

Last Renovation:

Facility Description:

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

Current Repair Cost: \$0.00

Replacement Cost: \$17,690.50

FCI: 0.00%



22-Feb-2011
East Elevation



22-Feb-2011
South Elevation



22-Feb-2011
North Elevation



22-Feb-2011
Southeast Elevation

Facility: \Elementary Schools\Briar Vista Elementary\2000 Covered Walkway (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$27.64	S.F.	640	100	\$17,690	25	2000	2025			0	\$17,690	
Special Construction	\$27.64	S.F.	640	100	\$17,690	25	2000	2025				\$17,690	
Special Construction	\$27.64	S.F.	640	100	\$17,690	25	2000	2025				\$17,690	
Special Structures - Covered Walkways Metal	\$27.64	S.F.	640	100	\$17,690	25	2000	2025				\$17,690	

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

Briar Vista Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Briar Vista Elementary\2000 Covered Walkway (continued)

Renewal Schedule:[illegible]

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Briar Vista Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Briar Vista Elementary\2000 Covered Walkway (continued)

Deficiency Sheet:

*** No Deficiencies Found ***

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

COMET4 Facility Report

Briar Vista Elementary Facility Executive Summary ReportReport Date: 28 Jun 2011

Facility: \Elementary Schools\Briar Vista Elementary\Hard Surface Play Area**Address:** 1131 Briar Vista Terrace N.E., Atlanta, GA 30324**Attributes:**

None

General Information:**Function:** Elementary School**Year Built:** 1970**Gross Area:** 8,190 S.F.**Last Renovation:****Facility Description:**

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

Current Repair Cost: \$116,760.55**Replacement Cost:** \$108,560.09**FCI:** 107.55%

22-Feb-2011

Hard Surface Play Area at Briar Vista
Elementary School

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

COMET4 Facility Report

Briar Vista Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

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

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$13.26	S.F.	8,190	108	\$117,734	21	1970	1970			\$116,760	\$108,560	108
Equipment & Furnishings	\$1.94	S.F.	8,190	100	\$15,892	0	1970	1970			\$15,847	\$15,892	100
Equipment	\$1.94	S.F.	8,190	100	\$15,892	0	1970	1970			\$15,847	\$15,892	100
Other Equipment	\$1.94	S.F.	8,190	0	\$15,892	0	1970	1970			\$15,847	\$15,892	100
Special Construction	\$11.20	S.F.	8,190	110	\$100,913	20	1970	1990			\$100,913	\$91,739	110
Special Construction	\$11.20	S.F.	8,190	110	\$100,913	20	1970	1990			\$100,913	\$91,739	110
Special Facilities - Basketball Court Hard Surface	\$11.20	S.F.	8,190	110	\$100,913	20	1970	1990			\$100,913	\$91,739	110
Building Sitework	\$0.11	S.F.	8,190	100	\$929	100	1970	2000				\$929	
Site Preparation	\$0.11	S.F.	8,190	100	\$929	100	1970					\$929	
Site Earthwork	\$0.11	S.F.	8,190	100	\$929	100	1970					\$929	
Site Improvements		S.F.	8,190			0	1970	2000					
Site Development - Fencing		S.F.	8,190	100		30	1970	2000					
Site Electrical Utilities		S.F.	8,190			0	1970	2000					
Site Lighting		S.F.	8,190	110		30	1970	2000					

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

Briar Vista Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

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

Renewal Schedule:[illegible]

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

COMET4 Facility Report

Briar Vista Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

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

Assembly: **E1090**
System: **Other Equipment**
Material: **System**
Distress: **Damaged**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The basketball goals are rusted and bent and should be replaced.**

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

Sun, 27-Mar-2011

**Estimates:**

Raw Cost	\$12,577.09
Plus or (Minus) Additional Cost	\$3,270.04
Total Estimated Amount	\$15,847.13

Deficiency:

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

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

Sun, 26-Jun-2011

**Estimates:**

Raw Cost	\$80,090.01
Plus or (Minus) Additional Cost	\$20,823.40
Total Estimated Amount	\$100,913.41

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

COMET4 Facility Report

Briar Vista Elementary Facility Executive Summary ReportReport Date: 28 Jun 2011

Facility: \Elementary Schools\Briar Vista Elementary\Playfield**Address:** 1113 Briar Vista Terrace N.E., Atlanta, GA 30324**Attributes:**

None

General Information:**Function:** Elementary School**Year Built:** 1970**Gross Area:** 20,200 S.F.**Last Renovation:****Facility Description:**

The Playfield at Briar Vista Elementary School 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: \$5,599.44**Replacement Cost:** \$97,735.68**FCI:** 5.73%

22-Feb-2011

Playfield at Briar Vista Elementary School

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Briar Vista Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Briar Vista Elementary\Playfield (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$4.84	S.F.	20,200	101	\$98,244	95	1970	1980			\$5,599	\$97,735	6
Special Construction	\$0.25	S.F.	20,200	110	\$5,599	10	1970	1980			\$5,599	\$5,090	110
Special Construction	\$0.25	S.F.	20,200	110	\$5,599	10	1970	1980			\$5,599	\$5,090	110
Special Facilities - Sports Field - Natural Turf	\$0.25	S.F.	20,200	110	\$5,599	10	1970	1980			\$5,599	\$5,090	110
Building Sitework	\$4.59	S.F.	20,200	100	\$92,645	100	1970	2000				\$92,645	
Site Preparation	\$4.59	S.F.	20,200	100	\$92,645	100	1970					\$92,645	
Site Earthwork	\$4.59	S.F.	20,200	100	\$92,645	100	1970					\$92,645	
Site Improvements		S.F.	20,200			0	1970						
Site Development - Fencing	\$1.39	S.F.	0	110		20	1970						
Landscaping - Irrigation		S.F.	20,200	110		20	1970						
Site Mechanical Utilities		S.F.	20,200			0	1970						
Water Supply - Water Service		S.F.	20,200	110		30	1970						
Site Electrical Utilities		S.F.	20,200			0	1970	2000					
Site Lighting		S.F.	20,200	110		30	1970	2000					

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

Briar Vista Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Briar Vista Elementary\Playfield (continued)

Renewal Schedule:[illegible]

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

COMET4 Facility Report

Briar Vista Elementary Facility Executive Summary ReportReport Date: 28 Jun 2011

Facility: \Elementary Schools\Briar Vista Elementary\Playfield (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 playfield turf is worn and should be reseeded.**

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

Sun, 27-Mar-2011

**Estimates:**

Raw Cost	\$4,444.00
Plus or (Minus) Additional Cost	\$1,155.44
Total Estimated Amount	\$5,599.44

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

COMET4 Facility Report

Report Date: 28 Jun 2011

Briar Vista Elementary Facility Executive Summary Report

Facility: \Elementary Schools\Briar Vista Elementary\Site
Address: 1131 Briar Vista Terrace N.E., Atlanta, GA 30324**Attributes:****Site Code** 1070**General Information:****Function:** Elementary School**Year Built:** 1955**Gross Area:** 58,418 S.F.**Last Renovation:****Facility Description:**

The Briar Vista Elementary School site was originally constructed in 1955, has a total area of 11.1 acres, and is occupied by approximately 58,418 square feet of permanent building space. Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, and fencing. Site mechanical and electrical features include water, sewer, natural gas, and site lighting. This report contains condition and adequacy data collected during the 2010/2011 Facility Condition Assessment (FCA).

Current Repair Cost: \$973,816.38**Replacement Cost:** \$1,374,972.78**FCI:** 70.82%

05-Nov-2010

Aerial Image of Briar Vista Elementary
School

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Briar Vista Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Briar Vista Elementary\Site (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$23.54	S.F.	58,418	109	\$1,500,913	35	1957	1965	2020		\$973,816	\$1,374,972	71
Building Sitework	\$23.54	S.F.	58,418	109	\$1,500,913	35	1957	1965	2020		\$973,816	\$1,374,972	71
Site Improvements	\$11.87	S.F.	58,418	108	\$751,156	22	1955	1965			\$542,260	\$693,374	78
Roadways	\$3.25	S.F.	58,418	110	\$208,896	25	1955	1980			\$208,896	\$189,905	110
Parking Lots	\$1.47	S.F.	58,418	110	\$94,732	25	1955	1980			\$94,732	\$86,120	110
Pedestrian Paving	\$1.65	S.F.	58,418	110	\$106,067	30	1955	1985			\$106,067	\$96,425	110
Site Development	\$0.26	S.F.	58,418	110	\$17,003	10	1955	1965			\$17,003	\$15,457	110
Site Development 2	\$1.98	S.F.	58,418	100	\$115,562	30	1955	1985			\$115,562	\$115,562	100
Fence & Guardrails	\$1.98	S.F.	58,418	100	\$115,562	30	1955	1985			\$115,562	\$115,562	100
Landscaping	\$3.25	S.F.	58,418	110	\$208,896	10	1955					\$189,905	
Site Mechanical Utilities	\$10.46	S.F.	58,418	110	\$672,028	50	1960	2005	2020		\$353,827	\$610,935	58
Water Supply	\$2.38	S.F.	58,418	110	\$153,028	50	1955	2005	2020	10		\$139,117	
Sanitary Sewer	\$2.36	S.F.	58,418	110	\$151,409	50	1955	2005	2020	10		\$137,644	
Storm Sewer	\$5.51	S.F.	58,418	110	\$353,827	50	1955	2005			\$353,827	\$321,661	110
Fuel Distribution - Gas	\$0.21	S.F.	58,418	110	\$13,764	30	1975	2005	2020	10		\$12,513	
Site Electrical Utilities	\$1.21	S.F.	58,418	110	\$77,729	30	1955	1985			\$77,729	\$70,663	110
Electrical Distribution	\$0.52	S.F.	58,418	110	\$33,197	30	1955	1985			\$33,197	\$30,179	110
Site Lighting	\$0.69	S.F.	58,418	110	\$44,532	30	1955	1985			\$44,532	\$40,484	110

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

Briar Vista Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Briar Vista Elementary\Site (continued)

Renewal Schedule:[illegible]

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

COMET4 Facility Report

Briar Vista Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

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

Assembly: **G2010**
System: **Roadways**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The roadways are aged and cracked, have many road cuts and repairs, and should be resurfaced.**

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

Fri, 25-Mar-2011

**Estimates:**

Raw Cost	\$165,790.28
Plus or (Minus) Additional Cost	\$43,105.47
Total Estimated Amount	\$208,895.75

Deficiency:

Assembly: **G2020**
System: **Parking Lots**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The parking lots are aged and cracking and should be resurfaced.**

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

Sun, 27-Mar-2011

**Estimates:**

Raw Cost	\$75,183.97
Plus or (Minus) Additional Cost	\$19,547.83
Total Estimated Amount	\$94,731.80

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Briar Vista Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Briar Vista Elementary\Site (continued)

Deficiency:

Assembly: **G2030**
System: **Pedestrian Paving**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**

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

Sun, 27-Mar-2011

Note: **The pedestrian paving and walkways are aged and damaged and should be replaced.**



Estimates:

Raw Cost	\$84,180.34
Plus or (Minus) Additional Cost	\$21,886.89
Total Estimated Amount	\$106,067.23

Deficiency:

Assembly: **G2040**
System: **Site Development**
Material: **System**
Distress: **Inadequate**
Category: **Deferred Maintenance**
Correction: **Renew System**

Surveyor/Update: Walter Williams
Priority: 5
Quantity: 1

Sun, 27-Mar-2011

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



Estimates:

Raw Cost	\$13,494.56
Plus or (Minus) Additional Cost	\$3,508.59
Total Estimated Amount	\$17,003.15

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Briar Vista Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Briar Vista Elementary\Site (continued)

Deficiency:

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

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

Sun, 27-Mar-2011



Estimates:

Raw Cost	\$91,716.26
Plus or (Minus) Additional Cost	\$23,846.23
Total Estimated Amount	\$115,562.49

Deficiency:

Assembly: **G3030**
System: **Storm Sewer**
Material: **System**
Distress: **Inadequate**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The storm water runoff and drainage system is inadequate, has reported flooding issues, and should be replaced.**

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

Sun, 27-Mar-2011



Estimates:

Raw Cost	\$280,815.33
Plus or (Minus) Additional Cost	\$73,011.98
Total Estimated Amount	\$353,827.31

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Briar Vista Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Briar Vista Elementary\Site (continued)

Deficiency:

Assembly: **G4010**
System: **Electrical Distribution System**
Material: **Beyond Service Life**
Distress: **Deferred Maintenance**
Category: **Renew System**
Correction: **Renew System**
Note: **The original electrical service feeds are aged and should be replaced.**

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

Tue, 01-Mar-2011



Estimates:

Raw Cost	\$26,346.52
Plus or (Minus) Additional Cost	\$6,850.09
Total Estimated Amount	\$33,196.61

Deficiency:

Assembly: **G4020**
System: **Site Lighting**
Material: **System**
Distress: **Inadequate**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The site lighting is inadequate and should be replaced.**

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

Tue, 01-Mar-2011



Estimates:

Raw Cost	\$35,342.89
Plus or (Minus) Additional Cost	\$9,189.15
Total Estimated Amount	\$44,532.04

Educational Adequacy Report



Suitability Report - Full

Project #: 4469	County: DeKalb	Site #: 4051
Project: Assessments 2010	Region: 1	Site: Briar Vista ES
Grade Config: PK-5	Site Type: Elementary	Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - Elementary				
Site				
Traffic	Poor	0.66	2.00	33.00
Pedestrian Traffic	Poor	0.32	0.97	33.00
Parking	Good	0.81	0.81	100.00
Playground	Fair	1.57	2.34	67.00
Safety and Security				
Fencing	Fair	0.50	0.75	67.00
Signage & Way Finding	Poor	0.33	1.00	33.00
Ease of Supervision	G/F	3.50	3.50	100.00
Limited Entrances	G/F	0.50	0.50	100.00
Interior Circulation	G/F	0.50	0.50	100.00
Sprinkler System	Unsat	0.00	0.50	0.00
School Climate				
Learning Style Variety	G/F	5.00	5.00	100.00
School Environment	G/F	5.00	5.00	100.00
Landscaping	G/F	1.00	1.00	100.00
General Classrooms				
Size	Fair	11.02	16.45	67.00
Adjacencies	Good	3.53	3.53	100.00
Storage\Fixed Equip.	Good	3.53	3.53	100.00
Remedial - Special Needs				
Size	Good	3.50	3.50	100.00
Adjacencies	G/F	0.75	0.75	100.00
Storage\Fixed Equip.	G/F	0.75	0.75	100.00
Library				
Size	Fair	1.71	3.41	50.00
Adjacencies	G/F	0.73	0.73	100.00
Storage\Fixed Equip.	G/F	0.73	0.73	100.00
P.E.				
Size	Fair	3.36	6.72	50.00
Adjacencies	G/F	1.44	1.44	100.00
Storage\Fixed Equip.	P/U	0.00	1.44	0.00
Music				
Size	P/U	0.00	2.59	0.00
Adjacencies	P/U	0.00	0.56	0.00
Storage\Fixed Equip.	P/U	0.00	0.56	0.00

Project #: 4469

County: DeKalb

Site #: 4051

Project: Assessments 2010

Region: 1

Site: Briar Vista ES

Grade Config: PK-5

Site Type: Elementary

Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
Art				
Size	P/U	0.00	1.64	0.00
Adjacencies	G/F	0.35	0.35	100.00
Storage\Fixed Equip.	P/U	0.00	0.35	0.00
Performing Arts\Auditorium				
Size	Good	2.12	2.12	100.00
Adjacencies	Good	0.45	0.45	100.00
Storage\Fixed Equip.	Good	0.45	0.45	100.00
Computer Labs				
Size	P/U	0.00	1.19	0.00
Adjacencies	P/U	0.00	0.26	0.00
Storage\Fixed Equip.	P/U	0.00	0.26	0.00
Kindergarten				
Size	Good	2.86	2.86	100.00
Adjacencies	G/F	0.61	0.61	100.00
Storage\Fixed Equip.	G/F	0.61	0.61	100.00
Administration				
Size	P/U	0.00	2.49	0.00
Adjacencies	G/F	0.53	0.53	100.00
Storage\Fixed Equip.	P/U	0.00	0.53	0.00
Restrooms (Student)	Fair	0.44	0.89	50.00
Teacher Lounge and Work Room(s)	Fair	0.63	1.27	50.00
Cafeteria	Fair	3.35	5.00	67.00
Food Prep	Fair	4.16	6.20	67.00
Counseling	Good	0.29	0.29	100.00
Clinic	G/F	0.58	0.58	100.00
Custodial & Maintenance	P/U	0.00	0.50	0.00
Total For Site:		68.19	100.00	68.19

Comments

Suitability - Elementary

Briar Vista Elementary is a dual track Montessori and traditional school serving grades pre-K through 5. The school was built in 1955 and has a capacity of 659 kids.

Suitability - Elementary->Site-->Traffic

The parent loading area backs up onto a public road and some of the parking interferes with the drop areas.

Suitability - Elementary->Site-->Pedestrian Traffic

Some parking interferes with drop areas and the parking lot lighting is inadequate. Some of the sidewalks are in disrepair.

Suitability - Elementary->Site-->Playground

The lower field lacks access and is not close to the school.

Suitability - Elementary->Safety and Security-->Fencing

Some areas in the rear lack adequate fencing.

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

The rooms are only marked with numbers and there is no wayfinding signage.

Project #: 4469

County: DeKalb

Site #: 4051

Project: Assessments 2010

Region: 1

Site: Briar Vista ES

Grade Config: PK-5

Site Type: Elementary

Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - Elementary->Safety and Security-->Sprinkler System The school lacks a fire suppression system.				
Suitability - Elementary->General Classrooms-->Size None of the 1st grade classes meet the DCSS size guideline.				
Suitability - Elementary->Library-->Size The library is smaller than the DCSS size guideline.				
Suitability - Elementary->P.E.-->Size The gym is smaller than the DCSS size guideline.				
Suitability - Elementary->P.E.-->Storage\Fixed Equip. The gym lacks air conditioning and the storage is limited.				
Suitability - Elementary->Music-->Size The music class is a regular classroom and is below the size guideline.				
Suitability - Elementary->Music-->Adjacencies The music class is adjacent to regular classes and lacks appropriate acoustical separation.				
Suitability - Elementary->Music-->Storage\Fixed Equip. The class lacks a white board and has poor acoustics.				
Suitability - Elementary->Art-->Size The art room is below the DCSS size guideline.				
Suitability - Elementary->Art-->Storage\Fixed Equip. The room lacks drying racks and the kiln lacks adequate ventilation.				
Suitability - Elementary->Computer Labs-->Size There is no computer lab at this site.				
Suitability - Elementary->Computer Labs-->Adjacencies There is no computer lab at this site.				
Suitability - Elementary->Computer Labs-->Storage\Fixed Equip. There is no computer lab at this site.				
Suitability - Elementary->Kindergarten-->Storage\Fixed Equip. Air conditioning is reportedly inadequate.				
Suitability - Elementary->Administration-->Size The administrative space is small and lacks a conference room.				
Suitability - Elementary->Administration-->Storage\Fixed Equip. Storage is inadequate in the administrative space.				
Suitability - Elementary->Restrooms (Student) The restrooms are dated and boys' restroom lacked privacy partitions. Some stall doors are plywood.				
Suitability - Elementary->Teacher Lounge and Work Room(s) The rooms are small and the lounge lacks a sink.				
Suitability - Elementary->Cafeteria The cafeteria is below the size guideline.				
Suitability - Elementary->Food Prep The kitchen is smaller than the size guideline.				
Suitability - Elementary->Custodial & Maintenance There is an inadequate number of custodial closets and some custodial supplies are in the storage on the stage.				

Technology Readiness Report



Technology Readiness Report - Full

Project #: 4469	County: DeKalb	Site #: 4051
Project: Assessments 2010	Region: 1	Site: Briar Vista ES

Technology Readiness	Rating	Score	Possible Score	Percent Score
Technology Readiness				
MDFIT Equipment Environment	Fair	7.50	15.00	50.00
Electrical Power	Good	10.00	10.00	100.00
Cooling	Fair	5.00	10.00	50.00
Drops	Poor	3.30	10.00	33.00
Wireless	Unsat	0.00	5.00	0.00
WAN Backbone	Good	10.00	10.00	100.00
LAN-WAN Performance	Good	10.00	10.00	100.00
Video Distribution	Unsat	0.00	5.00	0.00
Voice Distribution	Good	5.00	5.00	100.00
Faculty & Staff Technology	Good	10.00	10.00	100.00
Emergency Alert	Good	5.00	5.00	100.00
Projectors	Unsat	0.00	5.00	0.00
Total For Site:		65.80	100.00	65.80

Comments

Technology Readiness->MDFIT Equipment Environment
The cooling for the server is marginal.

Technology Readiness->Cooling
The cooling is not consistent throughout the school

Technology Readiness->Drops
Drops are appropriate, but most rooms have 2 computers.

Technology Readiness->Wireless
Only the library has wireless.

Technology Readiness->Video Distribution
The facility lacks cable and has only seven smartboards.

Technology Readiness->Projectors
The facility only has 7 smartboards.