

Facility Condition Assessment Report

DeKalb County School System1701 Mountain Industrial Blvd
Stone Mountain, GA 30083COMET4 Facility Report
Administrative and Instructional Complex Facility Executive Summary ReportReport Date: 24 Jun 2011

Facility: \High Schools\Administrative and Instructional Complex
Address: 1701 Mountain Industrial Blvd., Stone Mountain, GA 30083**Attributes:****Facility Code** 0109
Super Cluster 6**General Information:****Function:** High School
Gross Area: 274,075 S.F.
Year Built:
Last Renovation:**Facility Description:**

The Administrative and Instructional Complex / DeKalb Early College Academy (DECA) / Fleet Services Depot / Elizabeth Andrews High School campus consists of two buildings (the main school building and fleet service building) located at 1701 Mountain Industrial Blvd. in Stone Mountain, Georgia. The original campus was constructed in 1988 and there have been no additions. In addition to the main school building and fleet service building, the campus contains a storage building and a guard tower. 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: \$111,871.93**Replacement Cost:** \$63,952,237.39**FCI:** 0.17%

24-Feb-2011
Administrative and Instructional Complex
/ DeKalb Early College Academy (DECA)
/ Fleet Services Depot / Elizabeth
Andrews High School

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 FCI Report

Report Date: 24 Jun 2011

Administrative and Instructional Complex 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
Administrative and Instructional Complex\1988 Fleet Service Building	Jan 2005	\$212.39	9,075	\$105,110	\$1,927,399	5.45%	\$0	\$0	\$105,110	\$0	\$0
Administrative and Instructional Complex\Site		\$22.73	274,075	\$4,038	\$6,230,574	0.07%	\$0	\$4,038	\$0	\$0	\$0
Administrative and Instructional Complex\1988 Building	Jan 2010	\$209.92	265,000	\$2,724	\$55,629,187	0.01%	\$0	\$2,724	\$0	\$0	\$0
Administrative and Instructional Complex\2010 Covered Walkway		\$27.64	1,900	\$0	\$52,519	0.00%	\$0	\$0	\$0	\$0	\$0
Administrative and Instructional Complex\1988 Storage Building	Jan 2005	\$82.36	645	\$0	\$53,121	0.00%	\$0	\$0	\$0	\$0	\$0
Administrative and Instructional Complex\1988 Guard Tower	Jan 2005	\$113.22	525	\$0	\$59,438	0.00%	\$0	\$0	\$0	\$0	\$0

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Survey Report
Administrative and Instructional Complex Detailed Facility Needs Assessment Report

Report Date: 24 Jun 2011

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Location / Note
DeKalb County School System								\$81,345	\$30,527	\$111,872			
High Schools								\$81,345	\$30,527	\$111,872			
Administrative and Instructional Complex								\$81,345	\$30,527	\$111,872			
1988 Building								\$1,974	\$750	\$2,724			
Building Systems								\$1,974	\$750	\$2,724			
B3020	Roof Openings	Roof Hatches, Skylights	Needs Remediation	Replace Roof Hatches, Skylights	2	Ea.	\$1,974	\$750	\$2,724	Potentially Critical	Safety	The roof opening does not follow OSHA guidelines and should be replaced.	
1988 Fleet Service Building								\$76,166	\$28,943	\$105,110			
Building Systems								\$76,166	\$28,943	\$105,110			
D2010	Plumbing Fixtures	System	Beyond Service Life	Renew System	1	Ea.	\$10,082	\$3,831	\$13,914	Necessary	Deferred Maintenance	Plumbing fixtures are aged and should be replaced.	
D3050	Terminal & Package Units	System	Beyond Service Life	Renew System	1	Ea.	\$63,589	\$24,164	\$87,752	Necessary	Deferred Maintenance	Heating system is beyond its service life and should be replaced.	
D3060	Controls & Instrumentation	System	Beyond Service Life	Renew System	1	Ea.	\$2,496	\$948	\$3,444	Necessary	Deferred Maintenance	Control system is aged and should be replaced.	
Site								\$3,205	\$833	\$4,038			
Building Systems								\$3,205	\$833	\$4,038			
G2010	Roadways	Paving	Damaged	Re-pave parking lot / roadways	500	S.Y.	\$3,205	\$833	\$4,038	Potentially Critical	Deferred Maintenance	The asphaltic roadways are damaged with cracks and potholes and should be resurfaced and restriped.	

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report Administrative and Instructional Complex Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \High Schools\Administrative and Instructional Complex\1988 Building
Address: 1701 Mountain Industrial Blvd., Stone Mountain, GA 30083

Attributes:

Building Codes 1010
Fire Sprinkler System Yes

General Information:

Function: High School **Year Built:** 1988
Gross Area: 265,000 S.F. **Last Renovation:** 2010

Facility Description:

The Administrative and Instructional Complex / DeKalb Early College Academy (DECA) / Fleet Services Depot / Elizabeth Andrews High School main building is a one-story building located at 1701 Mountain Industrial Blvd. in Stone Mountain, Georgia. Originally built in 1988, there have been no additions and a major renovation from 2008 through 2010. This report contains condition and adequacy data collected during the 2010/2011 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

There are not energy conservation opportunities for this building at this time.

Current Repair Cost: \$2,723.90

Replacement Cost: \$55,629,186.90

FCI: 0.00%



24-Feb-2011
West Elevation



24-Feb-2011
South Elevation



24-Feb-2011
East Elevation



24-Feb-2011
North Elevation

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report Administrative and Instructional Complex Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \High Schools\Administrative and Instructional Complex\1988 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	\$209.92	S.F.	265,000	107	\$59,479,901	46	2003	2018			\$2,724	\$55,629,187	
Substructure	\$6.86	S.F.	265,000	100	\$1,817,529	100	1988					\$1,817,529	
Foundations	\$6.86	S.F.	265,000	100	\$1,817,529	100	1988					\$1,817,529	
Standard Foundations	\$3.49	S.F.	265,000	100	\$925,221	100	1988					\$925,221	
Special Foundations	\$4.06	S.F.	0	100		100	1988						
Slab on Grade	\$3.37	S.F.	265,000	100	\$892,308	100	1988					\$892,308	
Basement Construction			0			0	0						
Basement Excavation	\$0.11	S.F.	0	100		100	1988						
Basement Walls	\$1.59	S.F.	0	100		100	1988						
Shell	\$56.52	S.F.	265,000	103	\$15,467,611	77	1997	2018			\$2,724	\$14,978,707	
Superstructure	\$23.92	S.F.	265,000	100	\$6,337,581	100	1988					\$6,337,581	
Floor Construction	\$14.14	S.F.	265,000	100	\$3,748,425	100	1988					\$3,748,425	
Roof Construction	\$9.77	S.F.	265,000	100	\$2,589,156	100	1988					\$2,589,156	
Exterior Enclosure	\$25.20	S.F.	265,000	104	\$6,970,242	68	2003	2040				\$6,677,682	
Exterior Walls	\$14.16	S.F.	265,000	100	\$3,752,082	100	1988					\$3,752,082	
Exterior Windows	\$10.42	S.F.	265,000	110	\$3,037,138	30	2010	2040				\$2,761,035	
Exterior Doors	\$0.62	S.F.	265,000	110	\$181,022	30	2010	2040				\$164,565	
Roofing	\$7.41	S.F.	265,000	110	\$2,159,788	41	1998	2018			\$2,724	\$1,963,444	
Roof Coverings - Asphalt Shingles	\$3.70	S.F.	0	110		10	1988						
Roof Coverings - BUR	\$5.55	S.F.	238,500	110	\$1,455,413	25	2010	2035				\$1,323,103	
Roof Coverings - EPDM	\$2.84	S.F.	0	110		15	1988						
Roof Coverings - Preformed Metal	\$0.07	S.F.	0	110		30	1988						
Roof Coverings - Standing Seam Metal	\$23.47	S.F.	26,500	110	\$684,261	75	1988	2063				\$622,056	
Roof Openings	\$0.07	S.F.	265,000	110	\$20,114	30	1988	2018			\$2,724	\$18,285	15
Interiors	\$51.89	S.F.	265,000	107	\$14,652,064	53	2010	2018				\$13,749,588	
Interior Construction	\$28.75	S.F.	265,000	104	\$7,957,998	73	2010	2030				\$7,617,531	
Partitions	\$17.77	S.F.	265,000	110	\$5,181,238	100	2010					\$4,710,216	
Interior Doors	\$5.30	S.F.	265,000	80	\$1,123,430	30	2010	2040				\$1,404,288	
Fittings	\$5.67	S.F.	265,000	110	\$1,653,330	20	2010	2030				\$1,503,027	
Stairs	\$1.93	S.F.	265,000	100	\$511,980	100	2010					\$511,980	
Stair Construction	\$1.93	S.F.	265,000	100	\$511,980	100	2010					\$511,980	
Interior Finishes	\$21.21	S.F.	265,000	110	\$6,182,086	22	2010	2018				\$5,620,077	
Wall Finishes - Ceramic & Glazed	\$9.58	S.F.	39,750	110	\$418,763	30	2010	2040				\$380,694	
Wall Finishes - Paint	\$1.81	S.F.	225,250	110	\$447,928	10	2010	2020				\$407,207	
Wall Finishes - Wall Coverings	\$1.99	S.F.	0	110		10	1988						
Floor Finishes - Carpet	\$7.87	S.F.	66,250	110	\$573,235	8	2010	2018				\$521,122	
Floor Finishes - Ceramic & Quarry Tile	\$13.40	S.F.	39,750	110	\$585,906	50	2010	2060				\$532,642	
Floor Finishes - Terrazzo	\$48.99	S.F.	0	110		50	1988						
Floor Finishes - VCT	\$8.79	S.F.	159,000	110	\$1,537,476	20	2010	2030				\$1,397,705	
Floor Finishes - Wood	\$13.58	S.F.	0	110		20	1988						
Ceiling Finishes	\$8.98	S.F.	265,000	110	\$2,618,778	20	2010	2030				\$2,380,707	
Services	\$85.57	S.F.	265,000	110	\$24,944,764	22	2004	2018				\$22,677,057	
Conveying	\$0.43	S.F.	265,000	110	\$124,704	30	1988	2018				\$113,367	
Elevators and Lifts	\$0.43	S.F.	265,000	110	\$124,704	30	1988	2018				\$113,367	
Plumbing	\$25.38	S.F.	265,000	110	\$7,397,746	24	2006	2018				\$6,725,223	
Plumbing Fixtures	\$16.10	S.F.	265,000	110	\$4,694,491	20	2010	2030				\$4,267,719	
Domestic Water Distribution	\$3.42	S.F.	265,000	110	\$997,630	30	2010	2040				\$906,936	
Sanitary Waste	\$4.31	S.F.	265,000	110	\$1,255,082	30	2010	2040				\$1,140,984	
Rain Water Drainage	\$0.84	S.F.	265,000	110	\$245,385	30	1988	2018				\$223,077	
Other Plumbing Systems - Acid Waste	\$0.50	S.F.	0	110		30	1988						
Other Plumbing Systems - Natural Gas	\$0.70	S.F.	265,000	110	\$205,158	30	2010	2040				\$186,507	
HVAC	\$32.87	S.F.	265,000	110	\$9,582,072	18	2010	2025				\$8,710,974	
Heat Generating Systems	\$4.15	S.F.	0	110		30	1988						
Cooling Generating Systems	\$4.22	S.F.	0	110		30	1988						
Distribution Systems & Exhaust Systems	\$4.98	S.F.	265,000	110	\$1,452,195	30	2010	2040				\$1,320,177	
Terminal & Package Units	\$25.89	S.F.	265,000	110	\$7,546,585	15	2010	2025				\$6,860,532	
Controls & Instrumentation	\$1.48	S.F.	265,000	110	\$430,429	20	2010	2030				\$391,299	
Other HVAC Systems/Equip - Kitchen Hood	\$0.52	S.F.	265,000	110	\$152,863	30	2010	2040				\$138,966	
Fire Protection	\$4.10	S.F.	265,000	110	\$1,194,742	30	1988	2018				\$1,086,129	

DeKalb County School System

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Stone Mountain, GA 30083

**COMET4 Facility Report
Administrative and Instructional Complex Facility Executive Summary Report**

Report Date: 24 Jun 2011

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Sprinklers	\$3.70	S.F.	265,000	110	\$1,078,084	30	1988	2018				\$980,076	
Standpipes	\$0.40	S.F.	265,000	110	\$116,658	30	1988	2018				\$106,053	
Electrical	\$22.80	S.F.	265,000	110	\$6,645,500	24	2007	2018				\$6,041,364	
Electrical Service/Distribution	\$1.85	S.F.	265,000	110	\$539,042	30	1988	2018				\$490,038	
Branch Wiring	\$5.35	S.F.	265,000	110	\$1,560,808	30	2010	2040				\$1,418,916	
Lighting	\$8.03	S.F.	265,000	110	\$2,341,211	30	2010	2040				\$2,128,374	
Communications and Security - Fire Alarm	\$0.76	S.F.	265,000	110	\$221,248	10	2010	2020				\$201,135	
Communications and Security - PA & Clock Systems	\$4.71	S.F.	265,000	110	\$1,371,741	10	2010	2020				\$1,247,037	
Communications and Security - Security & CCTV	\$1.13	S.F.	265,000	110	\$329,861	10	2010	2020				\$299,874	
Other Electrical Systems - Emergency Generator (3)	\$0.97	S.F.	265,000	110	\$281,589	20	2010	2030				\$255,990	
Equipment & Furnishings	\$9.08	S.F.	265,000	108	\$2,597,933	19	2010	2025				\$2,406,306	
Equipment	\$1.85	S.F.	265,000	100	\$490,038	15	2010	2025				\$490,038	
Commercial Equipment	\$4.97	S.F.	0	110		20	1988						
Institutional Equipment	\$0.70	S.F.	0	110		20	1988						
Other Equipment (Kitchen Equipment)	\$1.85	S.F.	265,000	100	\$490,038	15	2010	2025				\$490,038	
Furnishings	\$7.23	S.F.	265,000	110	\$2,107,895	20	2010	2030				\$1,916,268	
Fixed Furnishings	\$7.23	S.F.	265,000	110	\$2,107,895	20	2010	2030				\$1,916,268	
Special Construction			0			0	0						
Special Construction			0			0	0						
Special Structures - Canopies	\$1.93	S.F.	0	110		20	1988						

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report
Administrative and Instructional Complex Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \High Schools\Administrative and Instructional Complex\1988 Building (continued)

Renewal Schedule:

Systems	2010-12	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$2,724						\$3,416,758		\$3,186,127		
Substructure											
Foundations											
Standard Foundations											
Special Foundations											
Slab on Grade											
Basement Construction											
Basement Excavation											
Basement Walls											
Shell	\$2,724						\$25,479				
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure											
Exterior Walls											
Exterior Windows											
Exterior Doors											
Roofing	\$2,724						\$25,479				
Roof Coverings - Asphalt Shingles											
Roof Coverings - BUR											
Roof Coverings - EPDM											
Roof Coverings - Preformed Metal											
Roof Coverings - Standing Seam											
Metal											
Roof Openings	\$2,724						\$25,479				
Interiors							\$726,157		\$601,977		
Interior Construction											
Partitions											
Interior Doors											
Fittings											
Stairs											
Stair Construction											
Interior Finishes							\$726,157		\$601,977		
Wall Finishes - Ceramic & Glazed											
Wall Finishes - Paint									\$601,977		
Wall Finishes - Wall Coverings											
Floor Finishes - Carpet							\$726,157				
Floor Finishes - Ceramic & Quarry											
Tile											
Floor Finishes - Terrazzo											
Floor Finishes - VCT											
Floor Finishes - Wood											
Ceiling Finishes											
Services							\$2,665,122		\$2,584,150		
Conveying							\$157,971				
Elevators and Lifts							\$157,971				
Plumbing							\$310,846				
Plumbing Fixtures											
Domestic Water Distribution											
Sanitary Waste											
Rain Water Drainage							\$310,846				
Other Plumbing Systems - Acid											
Waste											
Other Plumbing Systems - Natural											
Gas											
HVAC											
Heat Generating Systems											
Cooling Generating Systems											
Distribution Systems & Exhaust											
Systems											
Terminal & Package Units											
Controls & Instrumentation											
Other HVAC Systems/Equip -											
Kitchen Hood											
Fire Protection							\$1,513,463				

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report
Administrative and Instructional Complex Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \High Schools\Administrative and Instructional Complex\1988 Building (continued)

Deficiency Sheet:

Deficiency:

Assembly: **B3020**
System: **Roof Openings**
Material: **Roof Hatches, Skylights**
Distress: **Needs Remediation**
Category: **Safety**
Correction: **Replace Roof Hatches, Skylights**
Note: **The roof opening does not follow OSHA guidelines and should be replaced.**

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

Sat, 23-Apr-2011



Estimates:

Raw Cost	\$1,973.84
Plus or (Minus) Additional Cost	\$750.06
Total Estimated Amount	\$2,723.90

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report Administrative and Instructional Complex Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \High Schools\Administrative and Instructional Complex\1988 Fleet Service Building
Address: 1701 Mountain Industrial Blvd., Stone Mountain, GA 30083

Attributes:

Building Codes 1011
Fire Sprinkler System Yes

General Information:

Function: Transportation **Year Built:** 1988
Gross Area: 9,075 S.F. **Last Renovation:** 2005

Facility Description:

The Fleet Service Building is a one-story building located at 1701 Mountain Industrial Blvd. in Stone Mountain, Georgia. Originally built in 1988, there have been no additions and one major renovation in 2005. 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 interior lighting fixtures with more efficient units on the next renewal; 2) Removing space heaters in the shop areas and replacing them with natural gas radiant heaters; 3) Replace plumbing fixtures and flush controls with low flow units on the next renewal; and 4) Replacing the building controls and automation system with a system that controls both HVAC and lighting.

Current Repair Cost: \$105,109.74

Replacement Cost: \$1,927,398.68

FCI: 5.45%



24-Feb-2011
West Elevation



24-Feb-2011
South Elevation



24-Feb-2011
East Elevation



24-Feb-2011
North Elevation

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report Administrative and Instructional Complex Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \High Schools\Administrative and Instructional Complex\1988 Fleet Service 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	\$212.39	S.F.	9,075	106	\$2,038,284	57	1994	2003			\$105,110	\$1,927,398	5
Substructure	\$9.48	S.F.	9,075	100	\$86,036	100	1988					\$86,036	
Foundations	\$9.48	S.F.	9,075	100	\$86,036	100	1988					\$86,036	
Standard Foundations	\$4.82	S.F.	9,075	100	\$43,707	100	1988					\$43,707	
Special Foundations	\$4.06	S.F.	0	100		100	1988						
Slab on Grade	\$4.66	S.F.	9,075	100	\$42,329	100	1988					\$42,329	
Basement Construction			0			0	0						
Basement Excavation	\$0.21	S.F.	0	100		100	1988						
Basement Walls	\$5.29	S.F.	0	100		100	1988						
Shell	\$86.84	S.F.	9,075	103	\$808,091	80	1996	2030				\$788,104	
Superstructure	\$43.36	S.F.	9,075	100	\$393,489	100	1988					\$393,489	
Floor Construction	\$15.25	S.F.	9,075	100	\$138,385	100	1988					\$138,385	
Roof Construction	\$28.11	S.F.	9,075	100	\$255,104	100	1988					\$255,104	
Exterior Enclosure	\$30.39	S.F.	9,075	103	\$283,869	78	1999	2035				\$275,767	
Exterior Walls	\$21.46	S.F.	9,075	100	\$194,740	100	1988					\$194,740	
Exterior Windows	\$6.50	S.F.	9,075	110	\$64,884	30	2005	2035				\$58,986	
Exterior Doors	\$2.43	S.F.	9,075	110	\$24,245	30	2005	2035				\$22,041	
Roofing	\$13.10	S.F.	9,075	110	\$130,733	25	2005	2030				\$118,848	
Roof Coverings - BUR	\$13.10	S.F.	9,075	110	\$130,733	25	2005	2030				\$118,848	
Roof Coverings - EPDM	\$13.10	S.F.	0	110		15	1988						
Roof Coverings - Standing Seam Metal	\$13.10	S.F.	0	110		75	1988						
Roof Openings	\$0.61	S.F.	0	110		30	1988						
Interiors	\$38.41	S.F.	9,075	106	\$368,990	63	1997	2015				\$348,561	
Interior Construction	\$28.75	S.F.	9,075	104	\$272,524	73	1994	2018				\$260,865	
Partitions	\$17.77	S.F.	9,075	110	\$177,433	100	1988					\$161,303	
Interior Doors	\$5.30	S.F.	9,075	80	\$38,472	30	1988	2018				\$48,090	
Fittings	\$5.67	S.F.	9,075	110	\$56,619	20	2005	2025				\$51,472	
Interior Finishes	\$9.66	S.F.	9,075	110	\$96,466	35	2000	2015				\$87,696	
Wall Finishes - Ceramic & Glazed	\$8.24	S.F.	0	110		30	1988	2018					
Wall Finishes - Paint	\$1.77	S.F.	9,075	110	\$17,633	10	2005	2015				\$16,030	
Wall Finishes - Wall Coverings	\$2.15	S.F.	0	110		10	1988						
Floor Finishes - Ceramic & Quarry Tile	\$6.21	S.F.	0	110		50	1988						
Floor Finishes - Finished Concrete	\$6.07	S.F.	8,168	110	\$54,556	50	1988	2038				\$49,596	
Floor Finishes - VCT	\$7.89	S.F.	908	110	\$7,884	20	2005	2025				\$7,167	
Ceiling Finishes	\$1.64	S.F.	9,075	110	\$16,393	20	2005	2025				\$14,903	
Services	\$59.56	S.F.	9,075	110	\$594,566	27	1992	2003			\$105,110	\$540,514	19
Plumbing	\$10.67	S.F.	9,075	110	\$106,488	29	1988	2008			\$13,914	\$96,806	14
Plumbing Fixtures	\$1.39	S.F.	9,075	110	\$13,914	20	1988	2008			\$13,914	\$12,649	110
Domestic Water Distribution	\$3.42	S.F.	9,075	110	\$34,164	30	1988	2018				\$31,058	
Sanitary Waste	\$4.31	S.F.	9,075	110	\$42,981	30	1988	2018				\$39,073	
Rain Water Drainage	\$0.84	S.F.	9,075	110	\$8,403	30	1988	2018				\$7,639	
Other Plumbing Systems - Natural Gas	\$0.70	S.F.	9,075	110	\$7,026	30	1988	2018				\$6,387	
HVAC	\$21.64	S.F.	9,075	110	\$216,005	24	1993	2003			\$91,196	\$196,369	46
Distribution Systems & Exhaust Systems	\$4.98	S.F.	9,075	110	\$49,731	30	1988	2018				\$45,210	
Terminal & Package Units	\$8.79	S.F.	9,075	110	\$87,752	15	1988	2003			\$87,752	\$79,775	110
Controls & Instrumentation	\$0.34	S.F.	9,075	110	\$3,444	20	1988	2008			\$3,444	\$3,131	110
Other HVAC Systems/Equip - Vehicle Exhaust	\$7.52	S.F.	9,075	110	\$75,078	30	2007	2037				\$68,253	
Fire Protection	\$1.86	S.F.	9,075	110	\$18,597	30	1988	2018				\$16,907	
Sprinklers	\$1.86	S.F.	9,075	110	\$18,597	30	1988	2018				\$16,907	
Electrical	\$25.39	S.F.	9,075	110	\$253,476	29	1996	2017				\$230,432	
Electrical Service/Distribution	\$4.11	S.F.	9,075	110	\$41,052	30	1988	2018				\$37,320	
Branch Wiring	\$8.94	S.F.	9,075	110	\$89,268	30	1988	2018				\$81,152	
Lighting	\$10.45	S.F.	9,075	110	\$104,283	30	1988	2018				\$94,803	
Communications and Security - Fire Alarm	\$0.76	S.F.	9,075	110	\$7,577	10	2007	2017				\$6,888	
Communications and Security - PA & Clock Systems	\$4.71	S.F.	0	110		10	1988						
Communications and Security - Security & CCTV	\$1.13	S.F.	9,075	110	\$11,296	10	2007	2017				\$10,269	
Equipment & Furnishings	\$18.09	S.F.	9,075	110	\$180,601	20	2007	2027				\$164,183	
Equipment	\$18.09	S.F.	9,075	110	\$180,601	20	2007	2027				\$164,183	

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

COMET4 Facility Report

Administrative and Instructional Complex Facility Executive Summary Report

Report Date: 24 Jun 2011

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Vehicular Equipment	\$18.09	S.F.	9,075	110	\$180,601	20	2007	2027				\$164,183	
Furnishings			0			0	0						
Fixed Furnishings	\$7.23	S.F.	0	110		20	1988						

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report
Administrative and Instructional Complex Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \High Schools\Administrative and Instructional Complex\1988 Fleet Service Building (continued)

Deficiency Sheet:

Deficiency:

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

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

Thu, 03-Mar-2011



Estimates:

Raw Cost	\$10,082.33
Plus or (Minus) Additional Cost	\$3,831.28
Total Estimated Amount	\$13,913.61

Deficiency:

Assembly: **D3050**
System: **Terminal & Package Units**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **Heating system is beyond its service life and should be replaced.**

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

Fri, 25-Mar-2011



Estimates:

Raw Cost	\$63,588.53
Plus or (Minus) Additional Cost	\$24,163.64
Total Estimated Amount	\$87,752.17

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Administrative and Instructional Complex Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \High Schools\Administrative and Instructional Complex\1988 Fleet Service Building (continued)

Deficiency:

Assembly: **D3060**
System: **Controls & Instrumentation System**
Material: **Beyond Service Life**
Distress: **Deferred Maintenance**
Category: **Renew System**
Correction: **Control system is aged and should be replaced.**
Note:

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

Fri, 25-Mar-2011



Estimates:

Raw Cost	\$2,495.63
Plus or (Minus) Additional Cost	\$948.34
Total Estimated Amount	\$3,443.97

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report Administrative and Instructional Complex Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \High Schools\Administrative and Instructional Complex\1988 Guard Tower
Address: 1701 Mountain Industrial Blvd., Stone Mountain, GA 30083

Attributes:

Fire Sprinkler System No

General Information:

Function:	High School	Year Built:	1988
Gross Area:	525 S.F.	Last Renovation:	2005

Facility Description:

The Guard Tower at Administrative and Instructional Complex / DeKalb Early College Academy (DECA) / Fleet Services Depot / Elizabeth Andrews High School is located at 1701 Mountain Industrial Blvd. in Stone Mountain, Georgia. There have been no additions and one major renovation in 2005. This report contains condition and adequacy data collected during the 2010/2011 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Current Repair Cost: \$0.00

Replacement Cost: \$59,437.98

FCI: 0.00%



24-Feb-2011
West Elevation



24-Feb-2011
South Elevation



24-Feb-2011
East Elevation



24-Feb-2011
North Elevation

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report
Administrative and Instructional Complex Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \High Schools\Administrative and Instructional Complex\1988 Guard Tower (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	\$113.22	S.F.	525	105	\$62,661	59	1993	2018			0	\$59,440	
Substructure	\$3.41	S.F.	525	100	\$1,790	100	1988					\$1,790	
Foundations	\$3.41	S.F.	525	100	\$1,790	100	1988					\$1,790	
Standard Foundations	\$4.49	S.F.	0	100			1988						
Slab on Grade	\$3.41	S.F.	525	100	\$1,790	100	1988					\$1,790	
Basement Construction			0			0	0						
Basement Excavation	\$0.21	S.F.	0	100		100	1988						
Basement Walls	\$3.41	S.F.	0	100		100	1988						
Shell	\$68.08	S.F.	525	103	\$36,770	76	1991	2018				\$35,740	
Superstructure	\$13.57	S.F.	525	100	\$7,122	100	1988					\$7,122	
Roof Construction	\$13.57	S.F.	525	100	\$7,122	100	1988					\$7,122	
Exterior Enclosure	\$40.14	S.F.	525	101	\$21,352	90	1988	2018				\$21,076	
Exterior Walls	\$34.87	S.F.	525	100	\$18,308	100	1988					\$18,308	
Exterior Windows	\$4.54	S.F.	525	110	\$2,622	30	1988	2018				\$2,384	
Exterior Doors	\$0.73	S.F.	525	110	\$422	30	1988	2018				\$384	
Roofing	\$14.37	S.F.	525	110	\$8,296	20	2005	2025				\$7,542	
Roof Coverings	\$14.37	S.F.	525	110	\$8,296	20	2005	2025				\$7,542	
Interiors	\$24.94	S.F.	525	110	\$14,402	30	2001	2025				\$13,093	
Interior Construction	\$11.92	S.F.	525	110	\$6,886	40	1988					\$6,260	
Partitions	\$11.92	S.F.	525	110	\$6,886	40	1988					\$6,260	
Interior Doors	\$2.26	S.F.	0	80		30	1988						
Fittings	\$2.79	S.F.	0	110		20	1988						
Interior Finishes	\$13.02	S.F.	525	110	\$7,516	20	2005	2025				\$6,833	
Wall Finishes	\$1.50	S.F.	525	110	\$869	20	2005	2025				\$790	
Floor Finishes	\$6.07	S.F.	525	110	\$3,507	20	2005	2025				\$3,188	
Ceiling Finishes	\$5.44	S.F.	525	110	\$3,140	20	2005	2025				\$2,855	
Services	\$16.79	S.F.	525	110	\$9,699	30	1988	2018				\$8,817	
Plumbing	\$1.38	S.F.	525	110	\$797	30	1988	2018				\$724	
Rain Water Drainage	\$1.38	S.F.	525	110	\$797	30	1988	2018				\$724	
Electrical	\$15.42	S.F.	525	110	\$8,902	30	1988	2018				\$8,093	
Electrical Service/Distribution	\$3.30	S.F.	525	110	\$1,905	30	1988	2018				\$1,732	
Lighting and Branch Wiring	\$12.12	S.F.	525	110	\$6,997	30	1988	2018				\$6,361	

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report
Administrative and Instructional Complex Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \High Schools\Administrative and Instructional Complex\1988 Guard Tower (continued)

Renewal Schedule:

Systems	2010-12	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total							\$16,143				
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Basement Construction											
Basement Excavation											
Basement Walls											
Shell							\$3,856				
Superstructure											
Roof Construction											
Exterior Enclosure							\$3,856				
Exterior Walls											
Exterior Windows							\$3,321				
Exterior Doors							\$535				
Roofing											
Roof Coverings											
Interiors											
Interior Construction											
Partitions											
Interior Doors											
Fittings											
Interior Finishes											
Wall Finishes											
Floor Finishes											
Ceiling Finishes											
Services							\$12,287				
Plumbing							\$1,010				
Rain Water Drainage							\$1,010				
Electrical							\$11,277				
Electrical Service/Distribution							\$2,413				
Lighting and Branch Wiring							\$8,864				

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Administrative and Instructional Complex Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \High Schools\Administrative and Instructional Complex\1988 Guard Tower (continued)

Deficiency Sheet:

*** No Deficiencies Found ***

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report
Administrative and Instructional Complex Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \High Schools\Administrative and Instructional Complex\1988 Storage Building
Address: 1701 Mountain Industrial Blvd., Stone Mountain, GA 30083

Attributes:
Fire Sprinkler System No

General Information:
Function: Storage Building **Year Built:** 1988
Gross Area: 645 S.F. **Last Renovation:** 2005

Facility Description:

The Storage Building at Administrative and Instructional Complex / DeKalb Early College Academy (DECA) / Fleet Services Depot / Elizabeth Andrews High School is located at 1701 Mountain Industrial Blvd. in Stone Mountain, Georgia. There have been no additions and one major renovation in 2005. This report contains condition and adequacy data collected during the 2010/2011 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Current Repair Cost: \$0.00 **Replacement Cost:** \$53,121.17 **FCI:** 0.00%



24-Feb-2011
West Elevation



24-Feb-2011
South Elevation



24-Feb-2011
East Elevation



24-Feb-2011
North Elevation

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report
Administrative and Instructional Complex Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \High Schools\Administrative and Instructional Complex\1988 Storage Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$82.36	S.F.	645	104	\$55,091	71	1988	2008	2020		0	\$53,122	
Substructure	\$3.41	S.F.	645	100	\$2,199	100	1988					\$2,199	
Foundations	\$3.41	S.F.	645	100	\$2,199	100	1988					\$2,199	
Standard Foundations	\$4.49	S.F.	0	100			1988						
Slab on Grade	\$3.41	S.F.	645	100	\$2,199	100	1988					\$2,199	
Basement Construction			0			0	0						
Basement Excavation	\$0.21	S.F.	0	100		100	1988						
Basement Walls	\$3.41	S.F.	0	100		100	1988						
Shell	\$63.54	S.F.	645	102	\$41,955	80	1988	2008	2020			\$40,981	
Superstructure	\$13.57	S.F.	645	100	\$8,750	100	1988					\$8,750	
Roof Construction	\$13.57	S.F.	645	100	\$8,750	100	1988					\$8,750	
Exterior Enclosure	\$35.60	S.F.	645	100	\$23,012	98	1988	2018				\$22,965	
Exterior Walls	\$34.87	S.F.	645	100	\$22,493	100	1988					\$22,493	
Exterior Windows	\$4.54	S.F.	0	110		30	1988	2018					
Exterior Doors	\$0.73	S.F.	645	110	\$519	30	1988	2018				\$472	
Roofing	\$14.37	S.F.	645	110	\$10,193	20	1988	2008	2020			\$9,266	
Roof Coverings	\$14.37	S.F.	645	110	\$10,193	20	1988	2008	2020	10		\$9,266	
Interiors			0			0	0						
Interior Construction			0			0	0						
Partitions	\$11.92	S.F.	0	110		40	1988						
Interior Doors	\$2.26	S.F.	0	80		30	1988						
Fittings	\$2.79	S.F.	0	110		20	1988						
Interior Finishes			0			0	0						
Wall Finishes	\$1.50	S.F.	0	110		20	1988						
Floor Finishes	\$6.07	S.F.	0	110		20	1988						
Ceiling Finishes	\$5.44	S.F.	0	110		20	1988						
Services	\$15.41	S.F.	645	110	\$10,937	30	1988	2018				\$9,942	
Plumbing			0			0	0						
Rain Water Drainage	\$1.38	S.F.	0	110		30	1988						
Electrical	\$15.41	S.F.	645	110	\$10,937	30	1988	2018				\$9,942	
Electrical Service/Distribution	\$3.30	S.F.	645	110	\$2,340	30	1988	2018				\$2,127	
Lighting and Branch Wiring	\$12.12	S.F.	645	110	\$8,597	30	1988	2018				\$7,815	

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report
Administrative and Instructional Complex Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \High Schools\Administrative and Instructional Complex\1988 Storage Building (continued)

Renewal Schedule:

Systems	2010-12	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total							\$14,511		\$13,698		
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Basement Construction											
Basement Excavation											
Basement Walls											
Shell							\$657		\$13,698		
Superstructure											
Roof Construction											
Exterior Enclosure							\$657				
Exterior Walls											
Exterior Windows											
Exterior Doors							\$657				
Roofing									\$13,698		
Roof Coverings									\$13,698		
Interiors											
Interior Construction											
Partitions											
Interior Doors											
Fittings											
Interior Finishes											
Wall Finishes											
Floor Finishes											
Ceiling Finishes											
Services							\$13,854				
Plumbing											
Rain Water Drainage											
Electrical							\$13,854				
Electrical Service/Distribution							\$2,964				
Lighting and Branch Wiring							\$10,890				

DeKalb County School System

1701 Mountain Industrial Blvd
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COMET4 Facility Report

Administrative and Instructional Complex Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \High Schools\Administrative and Instructional Complex\1988 Storage Building (continued)

Deficiency Sheet:

*** No Deficiencies Found ***

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report
Administrative and Instructional Complex Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \High Schools\Administrative and Instructional Complex\2010 Covered Walkway
Address: 1701 Mountain Industrial Blvd., Stone Mountain, GA 30083

Attributes:
None

General Information:

Function:	High School	Year Built:	2010
Gross Area:	1,900 S.F.	Last Renovation:	

Facility Description:

An engineered metal covered walkway connects the student drop off/pick up area and the main school building and provides some weather protection for the students.

Current Repair Cost: \$0.00 **Replacement Cost:** \$52,518.66 **FCI:** 0.00%



24-Feb-2011
South Elevation



24-Feb-2011
West Elevation



24-Feb-2011
Southeast Elevation



24-Feb-2011
Northeast Elevation

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

COMET4 Facility Report

Administrative and Instructional Complex Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \High Schools\Administrative and Instructional Complex\2010 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.	1,900	100	\$52,519	25	2010	2035			0	\$52,519	
Special Construction	\$27.64	S.F.	1,900	100	\$52,519	25	2010	2035				\$52,519	
Special Construction	\$27.64	S.F.	1,900	100	\$52,519	25	2010	2035				\$52,519	
Special Structures - Covered Walkways Metal	\$27.64	S.F.	1,900	100	\$52,519	25	2010	2035				\$52,519	

DeKalb County School System

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COMET4 Facility Report

Administrative and Instructional Complex Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \High Schools\Administrative and Instructional Complex\2010 Covered Walkway (continued)

Deficiency Sheet:

*** No Deficiencies Found ***

DeKalb County School System1701 Mountain Industrial Blvd
Stone Mountain, GA 30083COMET4 Facility Report
Administrative and Instructional Complex Facility Executive Summary ReportReport Date: 24 Jun 2011

Facility: \High Schools\Administrative and Instructional Complex\Site
Address: 1701 Mountain Industrial Blvd., Stone Mountain, GA 30083**Attributes:****Site Code** 1910**General Information:****Function:** High School**Year Built:** 1988**Gross Area:** 274,075 S.F.**Last Renovation:****Facility Description:**

The Administrative and Instructional Complex / DeKalb Early College Academy (DECA) / Fleet Services Depot / Elizabeth Andrews High School site was originally constructed in 1988, has a total area of 33.9 acres, and is occupied by approximately 274,075 square feet of permanent building space. Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, and fencing. Site mechanical and electrical features include water, sewer, natural gas, and site lighting. This report contains condition and adequacy data collected during the 2010/2011 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report for the site features.

Current Repair Cost: \$4,038.30**Replacement Cost:** \$6,230,574.00**FCI:** 0.06%

06-Jan-2011

Aerial Image of Administrative and
Instructional Complex / DeKalb Early
College Academy (DECA) / Fleet
Services Depot / Elizabeth Andrews High
School

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report
Administrative and Instructional Complex Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \High Schools\Administrative and Instructional Complex\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	\$22.73	S.F.	274,075	109	\$6,790,525	31	1990	2013			\$4,038	\$6,230,574	
Building Sitework	\$22.73	S.F.	274,075	109	\$6,790,525	31	1990	2013			\$4,038	\$6,230,574	
Site Improvements	\$16.09	S.F.	274,075	109	\$4,788,794	24	1992	2013			\$4,038	\$4,410,819	
Roadways	\$4.88	S.F.	265,000	110	\$1,421,412	25	1988	2013			\$4,038	\$1,292,193	
Parking Lots	\$6.36	S.F.	265,000	110	\$1,854,814	25	1988	2013				\$1,686,195	
Pedestrian Paving	\$0.94	S.F.	265,000	110	\$275,468	30	1988	2018				\$250,425	
Site Development	\$0.26	S.F.	265,000	110	\$77,131	10	2010	2020				\$70,119	
Site Development 2	\$2.30	S.F.	274,075	100	\$631,071	30	1988	2018				\$631,071	
Fence & Guardrails	\$2.38	S.F.	265,000	100	\$631,071	30	1988	2018				\$631,071	
Landscaping	\$1.81	S.F.	265,000	110	\$528,898	10	1988					\$480,816	
Site Mechanical Utilities	\$5.47	S.F.	274,075	110	\$1,649,132	50	1988	2018				\$1,499,211	
Water Supply	\$1.03	S.F.	265,000	110	\$301,178	50	1988	2038				\$273,798	
Sanitary Sewer	\$0.45	S.F.	265,000	110	\$132,224	50	1988	2038				\$120,204	
Storm Sewer	\$4.04	S.F.	265,000	110	\$1,179,001	50	1988	2038				\$1,071,819	
Fuel Distribution - Gas	\$0.13	S.F.	265,000	110	\$36,729	30	1988	2018				\$33,390	
Site Electrical Utilities	\$1.17	S.F.	274,075	110	\$352,599	30	1988	2018				\$320,544	
Electrical Distribution	\$0.52	S.F.	265,000	110	\$150,589	30	1988	2018				\$136,899	
Site Lighting	\$0.69	S.F.	265,000	110	\$202,010	30	1988	2018				\$183,645	
Site Communication and Security	\$0.19	S.F.	0	110		30	1988						

DeKalb County School System

1701 Mountain Industrial Blvd
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COMET4 Facility Report

Administrative and Instructional Complex Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \High Schools\Administrative and Instructional Complex\Site (continued)

Deficiency Sheet:

Deficiency:

Assembly: **G2010**
System: **Roadways**
Material: **Paving**
Distress: **Damaged**
Category: **Deferred Maintenance**
Correction: **Re-pave parking lot / roadways**
Note: **The asphaltic roadways are damaged with cracks and potholes and should be resurfaced and restriped.**

Surveyor/Update: Somnath Das
Priority: 2
Quantity: 500

Sat, 18-Jun-2011



Estimates:

Raw Cost	\$3,205.00
Plus or (Minus) Additional Cost	\$833.30
Total Estimated Amount	\$4,038.30

Educational Adequacy Report

Suitability Report - Full

Project #: 4469	County: DeKalb	Site #: 0109-2
Project: Assessments 2010	Region: 1	Site: DeKalb Early College Ac
Grade Config: 9 - 12	Site Type: Other	Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - High School				
Site				
Traffic	Good	1.00	1.00	100.00
Pedestrian Traffic	Good	0.98	0.98	100.00
Parking	Good	2.11	2.11	100.00
Play Courts & Fields	(N/A)	0.00	0.00	0.00
Safety and Security				
Fencing	(N/A)	0.00	0.00	0.00
Signage & Way Finding	Good	1.00	1.00	100.00
Ease of Supervision	G/F	3.50	3.50	100.00
Limited Entrances	G/F	0.50	0.50	100.00
Interior Circulation	G/F	0.50	0.50	100.00
Sprinkler System	Good	0.50	0.50	100.00
School Climate				
Learning Style Variety	P/U	0.00	5.00	0.00
School Environment	G/F	5.00	5.00	100.00
Landscaping	(N/A)	0.00	0.00	0.00
General Classrooms				
Size	Good	13.65	13.65	100.00
Adjacencies	Good	2.93	2.93	100.00
Storage\Fixed Equip.	Fair	1.96	2.93	67.00
Remedial - Special Needs				
Size	(N/A)	0.00	0.00	0.00
Adjacencies	(N/A)	0.00	0.00	0.00
Storage\Fixed Equip.	(N/A)	0.00	0.00	0.00
Library				
Size	Good	2.95	2.95	100.00
Adjacencies	G/F	0.63	0.63	100.00
Storage\Fixed Equip.	G/F	0.63	0.63	100.00
P.E.				
Size	Good	8.40	8.40	100.00
Adjacencies	G/F	1.80	1.80	100.00
Storage\Fixed Equip.	G/F	1.80	1.80	100.00
Music				
Size	Fair	1.04	2.08	50.00
Adjacencies	P/U	0.00	0.45	0.00
Storage\Fixed Equip.	G/F	0.45	0.45	100.00

Suitability	Rating	Score	Possible Score	Percent Score
Art				
Size	Fair	1.16	2.33	50.00
Adjacencies	G/F	0.50	0.50	100.00
Storage\Fixed Equip.	G/F	0.50	0.50	100.00
Performing Arts\Auditorium				
Size	Good	1.12	1.12	100.00
Adjacencies	Good	0.24	0.24	100.00
Storage\Fixed Equip.	Good	0.24	0.24	100.00
Vocational Technical				
Size	(N/A)	0.00	0.00	0.00
Adjacencies	(N/A)	0.00	0.00	0.00
Storage\Fixed Equip.	(N/A)	0.00	0.00	0.00
Science				
Size	Good	2.90	2.90	100.00
Adjacencies	Good	0.62	0.62	100.00
Storage\Fixed Equip.	G/F	0.62	0.62	100.00
Administration				
Size	Good	1.83	1.83	100.00
Adjacencies	G/F	0.39	0.39	100.00
Storage\Fixed Equip.	G/F	0.39	0.39	100.00
Restrooms (Student)	Good	0.91	0.91	100.00
Teacher Lounge and Work Room(s)	Good	0.71	0.71	100.00
Cafeteria	Good	4.00	4.00	100.00
Food Prep	Good	5.11	5.11	100.00
Counseling	Good	0.76	0.76	100.00
Clinic	G/F	0.24	0.24	100.00
Custodial & Maintenance	G/F	0.50	0.50	100.00
Total For Site:		74.07	82.69	89.58

Comments**Suitability - High School**

The DeKalb Early College Academy is a high school that provides a college preparation program for grades 9-12. Students in grades 9 and 10 take classes on campus, while 12th-graders take classes at Georgia Perimeter College. The school offers open enrollment to all students throughout the district. The DeKalb County School System opened the school in 2006 at a former commercial retail site.

Suitability - High School->School Climate-->Learning Style Variety

The school does not have any smaller "breakout" rooms or space for informal learning.

Suitability - High School->School Climate-->School Environment

Some areas of the school are somewhat noisy, but the overall school environment is good.

Suitability - High School->General Classrooms-->Storage\Fixed Equip.

Some school classrooms would benefit from increased storage space.

Suitability - High School->Music-->Size

The school does not have a music program. If it had a program it would have to use a general classroom, because it has no purpose-designed music room.

Project #: 4469

County: DeKalb

Site #: 0109-2

Project: Assessments 2010

Region: 1

Site: DeKalb Early College Ac

Grade Config: 9 - 12

Site Type: Other

Site Size: 0.00

Suitability

Rating

Score

**Possible
Score**

**Percent
Score**

Suitability - High School->Music-->Adjacencies

The school does not have any space to conduct music that would not create excess noise throughout the school.

Suitability - High School->Art-->Size

The school has space for an art room in a general classroom, but would benefit from a purpose-designed art room.

Suitability Report - Full

Project #: 4469	County: DeKalb	Site #: 0109-1
Project: Assessments 2010	Region: 1	Site: Elizabeth Andrews HS
Grade Config: 10 - 12	Site Type: High	Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - High School				
Site				
Traffic	Good	1.00	1.00	100.00
Pedestrian Traffic	Good	0.98	0.98	100.00
Parking	Good	2.11	2.11	100.00
Play Courts & Fields	(N/A)	0.00	0.00	0.00
Safety and Security				
Fencing	(N/A)	0.00	0.00	0.00
Signage & Way Finding	Good	1.00	1.00	100.00
Ease of Supervision	G/F	3.50	3.50	100.00
Limited Entrances	G/F	0.50	0.50	100.00
Interior Circulation	G/F	0.50	0.50	100.00
Sprinkler System	Good	0.50	0.50	100.00
School Climate				
Learning Style Variety	G/F	5.00	5.00	100.00
School Environment	P/U	0.00	5.00	0.00
Landscaping	(N/A)	0.00	0.00	0.00
General Classrooms				
Size	Good	13.65	13.65	100.00
Adjacencies	Good	2.93	2.93	100.00
Storage\Fixed Equip.	Good	2.93	2.93	100.00
Remedial - Special Needs				
Size	Good	2.91	2.91	100.00
Adjacencies	G/F	0.62	0.62	100.00
Storage\Fixed Equip.	G/F	0.62	0.62	100.00
Library				
Size	Good	2.95	2.95	100.00
Adjacencies	G/F	0.63	0.63	100.00
Storage\Fixed Equip.	G/F	0.63	0.63	100.00
P.E.				
Size	Fair	4.20	8.40	50.00
Adjacencies	P/U	0.00	1.80	0.00
Storage\Fixed Equip.	G/F	1.80	1.80	100.00
Music				
Size	(N/A)	0.00	0.00	0.00
Adjacencies	(N/A)	0.00	0.00	0.00
Storage\Fixed Equip.	(N/A)	0.00	0.00	0.00

Suitability	Rating	Score	Possible Score	Percent Score
Art				
Size	Good	2.33	2.33	100.00
Adjacencies	G/F	0.50	0.50	100.00
Storage\Fixed Equip.	G/F	0.50	0.50	100.00
Performing Arts\Auditorium				
Size	(N/A)	0.00	0.00	0.00
Adjacencies	(N/A)	0.00	0.00	0.00
Storage\Fixed Equip.	(N/A)	0.00	0.00	0.00
Vocational Technical				
Size	Good	5.98	5.98	100.00
Adjacencies	Good	1.28	1.28	100.00
Storage\Fixed Equip.	G/F	1.28	1.28	100.00
Science				
Size	Good	2.90	2.90	100.00
Adjacencies	Good	0.62	0.62	100.00
Storage\Fixed Equip.	G/F	0.62	0.62	100.00
Administration				
Size	Good	1.83	1.83	100.00
Adjacencies	G/F	0.39	0.39	100.00
Storage\Fixed Equip.	G/F	0.39	0.39	100.00
Restrooms (Student)	Good	0.91	0.91	100.00
Teacher Lounge and Work Room(s)	Good	0.71	0.71	100.00
Cafeteria	Fair	2.68	4.00	67.00
Food Prep	Good	5.11	5.11	100.00
Counseling	Good	0.76	0.76	100.00
Clinic	P/U	0.00	0.24	0.00
Custodial & Maintenance	P/U	0.00	0.50	0.00
Total For Site:		77.76	90.82	85.62

Comments**Suitability - High School**

The Elizabeth Andrews High School is a non-traditional high school that provides a secondary program to high school students who wish to accelerate the manner in which they complete the remaining required units for graduation. This non-traditional secondary program provides an educational opportunity to high school students to fast-track their studies over a nine-week term. The DeKalb County School System built the school in a former retail space, and co-located the school with the district offices. The school has a large number of classrooms, and has a

Suitability - High School->School Climate-->School Environment

The school has very few windows and there are no windows in any of the classrooms.

Suitability - High School->P.E.-->Size

The school gym is too small for the age of the students, and the number of students in the school.

Suitability - High School->P.E.-->Adjacencies

The entrance to the school gym conflicts with the delivery area to the school kitchen.

Suitability - High School->Cafeteria

The school cafeteria is smaller than it should be for the current student enrollment.

Project #: 4469

County: DeKalb

Site #: 0109-1

Project: Assessments 2010

Region: 1

Site: Elizabeth Andrews HS

Grade Config: 10 - 12

Site Type: High

Site Size: 0.00

Suitability

Rating

Score

**Possible
Score**

**Percent
Score**

Suitability - High School->Clinic

The school does not have a clinic and needs one.

Suitability - High School->Custodial & Maintenance

The school lacks custodial space and storage.

Technology Readiness Report

BASYS

Building Assessment System

Technology Readiness Report - Full

Project #: 4469

County: DeKalb

Site #: 0109-2

Project: Assessments 2010

Region: 1

Site: DeKalb Early College Acade

Technology Readiness	Rating	Score	Possible Score	Percent Score
Technology Readiness				
MDFIT Equipment Environment	Good	15.00	15.00	100.00
Electrical Power	Good	10.00	10.00	100.00
Cooling	Good	10.00	10.00	100.00
Drops	Good	10.00	10.00	100.00
Wireless	Good	5.00	5.00	100.00
WAN Backbone	Good	10.00	10.00	100.00
LAN-WAN Performance	Good	10.00	10.00	100.00
Video Distribution	Good	5.00	5.00	100.00
Voice Distribution	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	Good	5.00	5.00	100.00
Total For Site:		100.00	100.00	100.00

Comments

Technology Readiness Report - Full

Project #: 4469

County: DeKalb

Site #: 0109-1

Project: Assessments 2010

Region: 1

Site: Elizabeth Andrews HS

Technology Readiness	Rating	Score	Possible Score	Percent Score
Technology Readiness				
MDFIT Equipment Environment	Good	15.00	15.00	100.00
Electrical Power	Good	10.00	10.00	100.00
Cooling	Good	10.00	10.00	100.00
Drops	Good	10.00	10.00	100.00
Wireless	Good	5.00	5.00	100.00
WAN Backbone	Good	10.00	10.00	100.00
LAN-WAN Performance	Good	10.00	10.00	100.00
Video Distribution	Fair	2.50	5.00	50.00
Voice Distribution	Good	5.00	5.00	100.00
Faculty & Staff Technology	Good	10.00	10.00	100.00
Emergency Alert	Good	5.00	5.00	100.00
Projectors	Unsat	0.00	5.00	0.00
Total For Site:		92.50	100.00	92.50

Comments

Technology Readiness->Video Distribution

The school uses a combination of analog video and smartboards to distribute video, but not all classrooms have access to video.

Technology Readiness->Projectors

Approximately 50% of classrooms lack fixed projectors.