

Facility Condition Assessment Report

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

COMET4 Facility Report

Arabia Mountain High Facility Executive Summary ReportReport Date: 24 Jun 2011

Facility: \High Schools\Arabia Mountain High**Address:** 6610 Browns Mill Road, Lithonia, GA 30038**Attributes:**

| | |
|----------------------|------|
| Facility Code | 0206 |
| Super Cluster | 6 |

General Information:

| | | | |
|--------------------|--------------|-------------------------|--|
| Function: | High School | Year Built: | |
| Gross Area: | 227,670 S.F. | Last Renovation: | |

Facility Description:

The Arabia Mountain High School campus consists of one main school building located at 6610 Browns Mill Road in Lithonia, Georgia. The original campus was constructed in 2009 and there have been no additions or major renovations to the main school building, associated storage and greenhouse buildings, and site features. In addition to the buildings, the campus contains a football field, baseball field, softball field, soccer/band marching field, tennis courts, and track. 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: \$0.00**Replacement Cost:** \$56,679,152.38**FCI:** 0.00%

08-Mar-2011

Arabia Mountain High School

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 FCI Report

Arabia Mountain High Weighted FCI Report

Report Date: 24 Jun 2011

| Facility Name | Last Renovation | Cost Per Sq. Ft. | Gross Area (Sq. Ft.) | Repair Cost | Replacement Cost | Weighted FCI | Critical wt 1.25 | Potentially Critical wt 1.1 | Necessary wt 1 | Recommended wt 0.75 | Discretionary wt 0.5 |
|---|-----------------|------------------|----------------------|-------------|------------------|--------------|------------------|-----------------------------|----------------|---------------------|----------------------|
| Arabia Mountain High\Tennis Courts | | \$8.87 | 13,200 | \$0 | \$117,089 | 0.00% | \$0 | \$0 | \$0 | \$0 | \$0 |
| Arabia Mountain High\Softball Field | | \$6.90 | 21,100 | \$0 | \$145,691 | 0.00% | \$0 | \$0 | \$0 | \$0 | \$0 |
| Arabia Mountain High\Soccer/Marching Band Field | | \$6.65 | 108,000 | \$0 | \$718,502 | 0.00% | \$0 | \$0 | \$0 | \$0 | \$0 |
| Arabia Mountain High\Site | | \$23.51 | 227,670 | \$0 | \$5,353,042 | 0.00% | \$0 | \$0 | \$0 | \$0 | \$0 |
| Arabia Mountain High\Greenhouse | | \$100.01 | 2,160 | \$0 | \$216,025 | 0.00% | \$0 | \$0 | \$0 | \$0 | \$0 |
| Arabia Mountain High\Football Field | | \$6.78 | 108,000 | \$0 | \$732,110 | 0.00% | \$0 | \$0 | \$0 | \$0 | \$0 |
| Arabia Mountain High\Baseball Field | | \$6.90 | 98,000 | \$0 | \$676,670 | 0.00% | \$0 | \$0 | \$0 | \$0 | \$0 |
| Arabia Mountain High\2009 Storage Building | | \$90.98 | 320 | \$0 | \$29,115 | 0.00% | \$0 | \$0 | \$0 | \$0 | \$0 |
| Arabia Mountain High\2009 Main Building | | \$212.08 | 227,670 | \$0 | \$48,283,373 | 0.00% | \$0 | \$0 | \$0 | \$0 | \$0 |
| Arabia Mountain High\Track | | \$14.73 | 27,668 | \$0 | \$407,533 | 0.00% | \$0 | \$0 | \$0 | \$0 | \$0 |

DeKalb County School System

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COMET4 Survey Report
Arabia Mountain High 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

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COMET4 Facility Report

Arabia Mountain High Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \High Schools\Arabia Mountain High\2009 Main Building

Address: 6610 Browns Mill Road, Lithonia, GA 30038

Attributes:

Building Codes 2010
Fire Sprinkler System Yes

General Information:

Function: High School **Year Built:** 2009
Gross Area: 227,670 S.F. **Last Renovation:**

Facility Description:

The Arabia Mountain High School main building is a two-story building located at 6610 Browns Mill Road in Lithonia, Georgia. There have been no additions or renovations to the main school building. This report contains condition and adequacy data collected during the 2010/2011 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Energy conservation opportunities for this building include installing a building automation system that controls both HVAC and lighting.

Current Repair Cost: \$0.00

Replacement Cost: \$48,283,373.18

FCI: 0.00%



08-Mar-2011
South Elevation



08-Mar-2011
West Elevation



08-Mar-2011
North Elevation



08-Mar-2011
East Elevation

DeKalb County School System

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COMET4 Facility Report Arabia Mountain High Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \High Schools\Arabia Mountain High\2009 Main 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 | \$212.08 | S.F. | 227,670 | 107 | \$51,651,695 | 46 | 2009 | 2017 | 2013 | | 0 | \$48,283,372 | |
| Substructure | \$6.86 | S.F. | 227,670 | 100 | \$1,561,497 | 100 | 2009 | | | | | \$1,561,497 | |
| Foundations | \$6.86 | S.F. | 227,670 | 100 | \$1,561,497 | 100 | 2009 | | | | | \$1,561,497 | |
| Standard Foundations | \$3.49 | S.F. | 227,670 | 100 | \$794,887 | 100 | 2009 | | | | | \$794,887 | |
| Special Foundations | \$4.06 | S.F. | 0 | 100 | | 100 | 2009 | | | | | | |
| Slab on Grade | \$3.37 | S.F. | 227,670 | 100 | \$766,610 | 100 | 2009 | | | | | \$766,610 | |
| Basement Construction | | | 0 | | | 0 | 0 | | | | | | |
| Basement Excavation | \$0.11 | S.F. | 0 | 100 | | 100 | 2009 | | | | | | |
| Basement Walls | \$1.59 | S.F. | 0 | 100 | | 100 | 2009 | | | | | | |
| Shell | \$54.73 | S.F. | 227,670 | 103 | \$12,839,781 | 77 | 2009 | 2019 | | | | \$12,460,561 | |
| Superstructure | \$23.92 | S.F. | 227,670 | 100 | \$5,444,819 | 100 | 2009 | | | | | \$5,444,819 | |
| Floor Construction | \$14.14 | S.F. | 227,670 | 100 | \$3,220,392 | 100 | 2009 | | | | | \$3,220,392 | |
| Roof Construction | \$9.77 | S.F. | 227,670 | 100 | \$2,224,427 | 100 | 2009 | | | | | \$2,224,427 | |
| Exterior Enclosure | \$25.20 | S.F. | 227,670 | 104 | \$5,988,358 | 68 | 2009 | 2039 | | | | \$5,737,011 | |
| Exterior Walls | \$14.16 | S.F. | 227,670 | 100 | \$3,223,534 | 100 | 2009 | | | | | \$3,223,534 | |
| Exterior Windows | \$10.42 | S.F. | 227,670 | 110 | \$2,609,303 | 30 | 2009 | 2039 | | | | \$2,372,094 | |
| Exterior Doors | \$0.62 | S.F. | 227,670 | 110 | \$155,521 | 30 | 2009 | 2039 | | | | \$141,383 | |
| Roofing | \$5.62 | S.F. | 227,670 | 110 | \$1,406,604 | 25 | 2009 | 2019 | | | | \$1,278,731 | |
| Roof Coverings - Asphalt Shingles | \$3.70 | S.F. | 0 | 110 | | 10 | 2009 | 2019 | | | | | |
| Roof Coverings - BUR | \$5.55 | S.F. | 227,670 | 110 | \$1,389,324 | 25 | 2009 | 2034 | | | | \$1,263,022 | |
| Roof Coverings - EPDM | \$2.84 | S.F. | 0 | 110 | | 15 | 2009 | | | | | | |
| Roof Coverings - Preformed Metal | \$0.07 | S.F. | 0 | 110 | | 30 | 2009 | | | | | | |
| Roof Coverings - Standing Seam Metal | \$23.47 | S.F. | 0 | 110 | | 75 | 2009 | | | | | | |
| Roof Openings | \$0.07 | S.F. | 227,670 | 110 | \$17,280 | 30 | 2009 | 2039 | | | | \$15,709 | |
| Interiors | \$50.56 | S.F. | 227,670 | 106 | \$12,256,402 | 53 | 2009 | 2017 | 2013 | | | \$11,511,209 | |
| Interior Construction | \$28.75 | S.F. | 227,670 | 104 | \$6,836,971 | 73 | 2009 | 2029 | | | | \$6,544,466 | |
| Partitions | \$17.77 | S.F. | 227,670 | 110 | \$4,451,367 | 100 | 2009 | | | | | \$4,046,698 | |
| Interior Doors | \$5.30 | S.F. | 227,670 | 80 | \$965,175 | 30 | 2009 | 2039 | | | | \$1,206,469 | |
| Fittings | \$5.67 | S.F. | 227,670 | 110 | \$1,420,429 | 20 | 2009 | 2029 | | | | \$1,291,299 | |
| Stairs | \$1.93 | S.F. | 227,670 | 100 | \$439,858 | 100 | 2009 | | | | | \$439,858 | |
| Stair Construction | \$1.93 | S.F. | 227,670 | 100 | \$439,858 | 100 | 2009 | | | | | \$439,858 | |
| Interior Finishes | \$19.88 | S.F. | 227,670 | 110 | \$4,979,573 | 22 | 2009 | 2017 | 2013 | | | \$4,526,885 | |
| Wall Finishes - Ceramic & Glazed | \$9.58 | S.F. | 0 | 110 | | 30 | 2009 | 2039 | | | | | |
| Wall Finishes - Paint | \$1.81 | S.F. | 227,670 | 110 | \$452,740 | 10 | 2009 | 2019 | 2013 | 3 | | \$411,582 | |
| Wall Finishes - Wall Coverings | \$1.99 | S.F. | 0 | 110 | | 10 | 2009 | | | | | | |
| Floor Finishes - Carpet | \$7.87 | S.F. | 27,320 | 110 | \$236,389 | 8 | 2009 | 2017 | | | | \$214,899 | |
| Floor Finishes - Ceramic & Quarry Tile | \$13.40 | S.F. | 11,384 | 110 | \$167,798 | 50 | 2009 | 2059 | | | | \$152,543 | |
| Floor Finishes - Rubber Flooring | \$19.06 | S.F. | 18,214 | 110 | \$381,831 | 50 | 2009 | 2059 | | | | \$347,119 | |
| Floor Finishes - VCT | \$8.79 | S.F. | 136,602 | 110 | \$1,320,895 | 20 | 2009 | 2029 | | | | \$1,200,814 | |
| Floor Finishes - Wood | \$13.58 | S.F. | 11,384 | 110 | \$170,044 | 20 | 2009 | 2029 | | | | \$154,586 | |
| Ceiling Finishes | \$8.98 | S.F. | 227,670 | 110 | \$2,249,876 | 20 | 2009 | 2029 | | | | \$2,045,342 | |
| Services | \$86.75 | S.F. | 227,670 | 110 | \$21,724,610 | 23 | 2009 | 2019 | | | | \$19,749,643 | |
| Conveying | \$0.84 | S.F. | 227,670 | 110 | \$210,818 | 30 | 2009 | 2039 | | | | \$191,653 | |
| Elevators and Lifts | \$0.84 | S.F. | 227,670 | 110 | \$210,818 | 30 | 2009 | 2039 | | | | \$191,653 | |
| Plumbing | \$25.87 | S.F. | 227,670 | 110 | \$6,480,059 | 24 | 2009 | 2029 | | | | \$5,890,961 | |
| Plumbing Fixtures | \$16.10 | S.F. | 227,670 | 110 | \$4,033,188 | 20 | 2009 | 2029 | | | | \$3,666,534 | |
| Domestic Water Distribution | \$3.42 | S.F. | 227,670 | 110 | \$857,096 | 30 | 2009 | 2039 | | | | \$779,178 | |
| Sanitary Waste | \$4.31 | S.F. | 227,670 | 110 | \$1,078,282 | 30 | 2009 | 2039 | | | | \$980,256 | |
| Rain Water Drainage | \$0.84 | S.F. | 227,670 | 110 | \$210,818 | 30 | 2009 | 2039 | | | | \$191,653 | |
| Other Plumbing Systems - Acid Waste | \$0.50 | S.F. | 227,670 | 110 | \$124,417 | 30 | 2009 | 2039 | | | | \$113,106 | |
| Other Plumbing Systems - Natural Gas | \$0.70 | S.F. | 227,670 | 110 | \$176,258 | 30 | 2009 | 2039 | | | | \$160,234 | |
| HVAC | \$34.21 | S.F. | 227,670 | 110 | \$8,567,499 | 22 | 2009 | 2024 | | | | \$7,788,636 | |
| Heat Generating Systems | \$4.15 | S.F. | 227,670 | 110 | \$1,040,265 | 30 | 2009 | 2039 | | | | \$945,696 | |
| Cooling Generating Systems | \$4.22 | S.F. | 227,670 | 110 | \$1,057,545 | 30 | 2009 | 2039 | | | | \$961,405 | |
| Distribution Systems & Exhaust Systems | \$4.98 | S.F. | 227,670 | 110 | \$1,247,627 | 30 | 2009 | 2039 | | | | \$1,134,206 | |
| Terminal & Package Units | \$17.29 | S.F. | 227,670 | 110 | \$4,330,406 | 15 | 2009 | 2024 | | | | \$3,936,733 | |
| Controls & Instrumentation | \$2.86 | S.F. | 227,670 | 110 | \$715,398 | 20 | 2009 | 2029 | | | | \$650,362 | |
| Other HVAC Systems/Equip - Kitchen Hood | \$0.70 | S.F. | 227,670 | 110 | \$176,258 | 30 | 2009 | 2039 | | | | \$160,234 | |
| Fire Protection | \$3.70 | S.F. | 227,670 | 110 | \$926,216 | 30 | 2009 | 2039 | | | | \$842,015 | |

DeKalb County School System

1701 Mountain Industrial Blvd
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COMET4 Facility Report

Arabia Mountain High 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. | 227,670 | 110 | \$926,216 | 30 | 2009 | 2039 | | | | \$842,015 | |
| Standpipes | \$0.40 | S.F. | 0 | 110 | | 30 | 2009 | | | | | | |
| Electrical | \$22.12 | S.F. | 227,670 | 110 | \$5,540,018 | 24 | 2009 | 2019 | | | | \$5,036,378 | |
| Electrical Service/Distribution | \$1.85 | S.F. | 227,670 | 110 | \$463,108 | 30 | 2009 | 2039 | | | | \$421,007 | |
| Branch Wiring | \$5.35 | S.F. | 227,670 | 110 | \$1,340,940 | 30 | 2009 | 2039 | | | | \$1,219,036 | |
| Lighting | \$8.03 | S.F. | 227,670 | 110 | \$2,011,410 | 30 | 2009 | 2039 | | | | \$1,828,554 | |
| Communications and Security - Fire Alarm | \$0.76 | S.F. | 227,670 | 110 | \$190,082 | 10 | 2009 | 2019 | | | | \$172,802 | |
| Communications and Security - PA & Clock Systems | \$4.71 | S.F. | 227,670 | 110 | \$1,178,506 | 10 | 2009 | 2019 | | | | \$1,071,369 | |
| Communications and Security - Security & CCTV | \$1.13 | S.F. | 227,670 | 110 | \$283,395 | 10 | 2009 | 2019 | | | | \$257,631 | |
| Other Electrical Systems - Emergency Generator | \$0.29 | S.F. | 227,670 | 110 | \$72,577 | 20 | 2009 | 2029 | | | | \$65,979 | |
| Equipment & Furnishings | \$11.25 | S.F. | 227,670 | 109 | \$2,785,561 | 19 | 2009 | 2024 | | | | \$2,560,604 | |
| Equipment | \$4.02 | S.F. | 227,670 | 107 | \$974,601 | 18 | 2009 | 2024 | | | | \$914,277 | |
| Institutional Equipment | \$0.70 | S.F. | 227,670 | 110 | \$176,258 | 20 | 2009 | 2029 | | | | \$160,234 | |
| Other Equipment (Kitchen Equipment) | \$1.95 | S.F. | 227,670 | 110 | \$487,300 | 20 | 2009 | 2029 | | | | \$443,000 | |
| Other Equipment (Sports Equipment) | \$1.37 | S.F. | 227,670 | 100 | \$311,043 | 15 | 2009 | 2024 | | | | \$311,043 | |
| Furnishings | \$7.23 | S.F. | 227,670 | 110 | \$1,810,960 | 20 | 2009 | 2029 | | | | \$1,646,327 | |
| Fixed Furnishings | \$7.23 | S.F. | 227,670 | 110 | \$1,810,960 | 20 | 2009 | 2029 | | | | \$1,646,327 | |
| Special Construction | \$1.93 | S.F. | 227,670 | 110 | \$483,844 | 20 | 2009 | 2029 | | | | \$439,858 | |
| Special Construction | \$1.93 | S.F. | 227,670 | 110 | \$483,844 | 20 | 2009 | 2029 | | | | \$439,858 | |
| Special Structures - Canopies | \$1.93 | S.F. | 227,670 | 110 | \$483,844 | 20 | 2009 | 2029 | | | | \$439,858 | |

DeKalb County School System

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COMET4 Facility Report

Arabia Mountain High Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \High Schools\Arabia Mountain High\2009 Main Building (continued)

Deficiency Sheet:

*** No Deficiencies Found ***

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Arabia Mountain High Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \High Schools\Arabia Mountain High\2009 Storage Building

Address: 6610 Browns Mill Road, Lithonia, GA 30038

Attributes:

Fire Sprinkler System No

General Information:

Function: Storage Building

Year Built: 2009

Gross Area: 320 S.F.

Last Renovation:

Facility Description:

The Storage Building at Arabia Mountain High School is located at 6610 Browns Mill Road in Lithonia, Georgia. There have been no additions and no renovations. This report contains condition and adequacy data collected during the 2010/2011 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Current Repair Cost: \$0.00

Replacement Cost: \$29,114.69

FCI: 0.00%



08-Mar-2011
West Elevation



08-Mar-2011
North Elevation



08-Mar-2011
East Elevation



08-Mar-2011
South Elevation

DeKalb County School System

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COMET4 Facility Report

Arabia Mountain High Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \High Schools\Arabia Mountain High\2009 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 | \$90.98 | S.F. | 320 | 104 | \$30,224 | 70 | 2009 | 2029 | | | 0 | \$29,114 | |
| Substructure | \$7.89 | S.F. | 320 | 100 | \$2,526 | 100 | 2009 | | | | | \$2,526 | |
| Foundations | \$7.89 | S.F. | 320 | 100 | \$2,526 | 100 | 2009 | | | | | \$2,526 | |
| Standard Foundations | \$4.49 | S.F. | 320 | 100 | \$1,435 | 100 | 2009 | | | | | \$1,435 | |
| Slab on Grade | \$3.41 | S.F. | 320 | 100 | \$1,091 | 100 | 2009 | | | | | \$1,091 | |
| Basement Construction | | | 0 | | | 0 | 0 | | | | | | |
| Basement Excavation | \$0.21 | S.F. | 0 | 100 | | 100 | 2009 | | | | | | |
| Basement Walls | \$3.41 | S.F. | 0 | 100 | | 100 | 2009 | | | | | | |
| Shell | \$67.68 | S.F. | 320 | 103 | \$22,272 | 76 | 2009 | 2029 | | | | \$21,656 | |
| Superstructure | \$13.57 | S.F. | 320 | 100 | \$4,341 | 100 | 2009 | | | | | \$4,341 | |
| Roof Construction | \$13.57 | S.F. | 320 | 100 | \$4,341 | 100 | 2009 | | | | | \$4,341 | |
| Exterior Enclosure | \$39.74 | S.F. | 320 | 101 | \$12,874 | 91 | 2009 | 2039 | | | | \$12,718 | |
| Exterior Walls | \$34.87 | S.F. | 320 | 100 | \$11,159 | 100 | 2009 | | | | | \$11,159 | |
| Exterior Windows | \$4.54 | S.F. | 0 | 110 | | 30 | 2009 | | | | | | |
| Exterior Doors | \$4.87 | S.F. | 320 | 110 | \$1,715 | 30 | 2009 | 2039 | | | | \$1,559 | |
| Roofing | \$14.37 | S.F. | 320 | 110 | \$5,057 | 20 | 2009 | 2029 | | | | \$4,597 | |
| Roof Coverings | \$14.37 | S.F. | 320 | 110 | \$5,057 | 20 | 2009 | 2029 | | | | \$4,597 | |
| Interiors | | | 0 | | | 0 | 0 | | | | | | |
| Interior Construction | | | 0 | | | 0 | 0 | | | | | | |
| Partitions | \$11.92 | S.F. | 0 | 110 | | 40 | 2009 | | | | | | |
| Interior Doors | \$2.26 | S.F. | 0 | 80 | | 30 | 2009 | | | | | | |
| Fittings | \$2.79 | S.F. | 0 | 110 | | 20 | 2009 | | | | | | |
| Interior Finishes | | | 0 | | | 0 | 0 | | | | | | |
| Wall Finishes | \$1.50 | S.F. | 0 | 110 | | 20 | 2009 | | | | | | |
| Floor Finishes | \$6.07 | S.F. | 0 | 110 | | 20 | 2009 | | | | | | |
| Ceiling Finishes | \$5.44 | S.F. | 0 | 110 | | 20 | 2009 | | | | | | |
| Services | \$15.41 | S.F. | 320 | 110 | \$5,426 | 30 | 2009 | 2039 | | | | \$4,932 | |
| Plumbing | | | 0 | | | 0 | 0 | | | | | | |
| Rain Water Drainage | \$1.38 | S.F. | 0 | 110 | | 30 | 2009 | | | | | | |
| Electrical | \$15.41 | S.F. | 320 | 110 | \$5,426 | 30 | 2009 | 2039 | | | | \$4,932 | |
| Electrical Service/Distribution | \$3.30 | S.F. | 320 | 110 | \$1,161 | 30 | 2009 | 2039 | | | | \$1,055 | |
| Lighting and Branch Wiring | \$12.12 | S.F. | 320 | 110 | \$4,265 | 30 | 2009 | 2039 | | | | \$3,877 | |

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COMET4 Facility Report

Arabia Mountain High Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \High Schools\Arabia Mountain High\2009 Storage Building (continued)

Deficiency Sheet:

*** No Deficiencies Found ***

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

COMET4 Facility Report

Arabia Mountain High Facility Executive Summary ReportReport Date: 24 Jun 2011

Facility: \High Schools\Arabia Mountain High\Baseball Field**Address:** 6610 Browns Mill Road, Lithonia, GA 30038**Attributes:****Building Codes** 5010**General Information:****Function:** High School**Year Built:** 2009**Gross Area:** 98,000 S.F.**Last Renovation:****Facility Description:**

The Baseball Field at Arabia Mountain High School is located on the campus grounds. There have been no additions and no major renovations. This report contains condition and adequacy data collected during the 2010/2011 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Current Repair Cost: \$0.00**Replacement Cost:** \$676,670.40**FCI:** 0.00%

08-Mar-2011

Baseball Field at Arabia Mountain High
School

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report

Arabia Mountain High Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \High Schools\Arabia Mountain High\Baseball Field (continued)

Building Condition:

| System | Unit Price\$ | Unit of Meas | Qty | Renewal% | Renewal\$ | Life | Installed | Calc Next Renewal | Next Renewal | RSL | Deficiency\$ | Replacement Value | FCI% |
|--|--------------|--------------|--------|----------|-----------|------|-----------|-------------------|--------------|-----|--------------|-------------------|------|
| Total | \$6.90 | S.F. | 98,000 | 103 | \$699,391 | 72 | 2009 | 2019 | | | 0 | \$676,671 | |
| Special Construction | \$0.25 | S.F. | 98,000 | 110 | \$27,166 | 10 | 2009 | 2019 | | | | \$24,696 | |
| Special Construction | \$0.25 | S.F. | 98,000 | 110 | \$27,166 | 10 | 2009 | 2019 | | | | \$24,696 | |
| Special Facilities - Sports Field - Natural Turf | \$0.25 | S.F. | 98,000 | 110 | \$27,166 | 10 | 2009 | 2019 | | | | \$24,696 | |
| Building Sitework | \$6.65 | S.F. | 98,000 | 103 | \$672,225 | 74 | 2009 | 2029 | | | | \$651,975 | |
| Site Preparation | \$4.59 | S.F. | 98,000 | 100 | \$449,467 | 100 | 2009 | | | | | \$449,467 | |
| Site Earthwork | \$4.59 | S.F. | 98,000 | 100 | \$449,467 | 100 | 2009 | | | | | \$449,467 | |
| Site Improvements | \$1.73 | S.F. | 98,000 | 110 | \$186,084 | 20 | 2009 | 2029 | | | | \$169,168 | |
| Site Development - Fencing; Scoreboard; Dug Outs | \$1.64 | S.F. | 98,000 | 110 | \$176,576 | 20 | 2009 | 2029 | | | | \$160,524 | |
| Landscaping - Irrigation | \$0.09 | S.F. | 98,000 | 110 | \$9,508 | 20 | 2009 | 2029 | | | | \$8,644 | |
| Site Mechanical Utilities | \$0.34 | S.F. | 98,000 | 110 | \$36,674 | 30 | 2009 | 2039 | | | | \$33,340 | |
| Water Supply - Water Service | \$0.34 | S.F. | 98,000 | 110 | \$36,674 | 30 | 2009 | 2039 | | | | \$33,340 | |
| Site Electrical Utilities | | | 0 | | | 0 | 0 | | | | | | |
| Site Lighting | \$1.69 | S.F. | 0 | 110 | | 30 | 2009 | | | | | | |

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COMET4 Facility Report

Arabia Mountain High Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \High Schools\Arabia Mountain High\Baseball Field (continued)

Deficiency Sheet:

*** No Deficiencies Found ***

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

COMET4 Facility Report

Arabia Mountain High Facility Executive Summary ReportReport Date: 24 Jun 2011

Facility: \High Schools\Arabia Mountain High\Football Field**Address:** 6610 Browns Mill Road, Lithonia, GA 30038**Attributes:****Building Codes** 5010**General Information:****Function:** High School**Year Built:** 2009**Gross Area:** 108,000 S.F.**Last Renovation:****Facility Description:**

The Football Field at Arabia Mountain High School is located on the campus grounds. There have been no additions and no major renovations. This report contains condition and adequacy data collected during the 2010/2011 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Current Repair Cost: \$0.00**Replacement Cost:** \$732,110.40**FCI:** 0.00%

08-Mar-2011

Football Field at Arabia Mountain High
School

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report

Arabia Mountain High Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \High Schools\Arabia Mountain High\Football Field (continued)

Building Condition:

| System | Unit Price\$ | Unit of Meas | Qty | Renewal% | Renewal\$ | Life | Installed | Calc Next Renewal | Next Renewal | RSL | Deficiency\$ | Replacement Value | FCI% |
|--|--------------|--------------|---------|----------|-----------|------|-----------|-------------------|--------------|-----|--------------|-------------------|------|
| Total | \$6.78 | S.F. | 108,000 | 103 | \$755,788 | 73 | 2009 | 2019 | | | 0 | \$732,111 | |
| Special Construction | \$0.13 | S.F. | 108,000 | 110 | \$14,969 | 10 | 2009 | 2019 | | | | \$13,608 | |
| Special Construction | \$0.13 | S.F. | 108,000 | 110 | \$14,969 | 10 | 2009 | 2019 | | | | \$13,608 | |
| Special Facilities - Football Field - Natural Turf | \$0.13 | S.F. | 108,000 | 110 | \$14,969 | 10 | 2009 | 2019 | | | | \$13,608 | |
| Building Sitework | \$6.65 | S.F. | 108,000 | 103 | \$740,819 | 74 | 2009 | 2029 | | | | \$718,503 | |
| Site Preparation | \$4.59 | S.F. | 108,000 | 100 | \$495,331 | 100 | 2009 | | | | | \$495,331 | |
| Site Earthwork | \$4.59 | S.F. | 108,000 | 100 | \$495,331 | 100 | 2009 | | | | | \$495,331 | |
| Site Improvements | \$1.73 | S.F. | 108,000 | 110 | \$205,072 | 20 | 2009 | 2029 | | | | \$186,430 | |
| Site Development - Fencing; Goal Post; Scoreboard | \$1.64 | S.F. | 108,000 | 110 | \$194,594 | 20 | 2009 | 2029 | | | | \$176,904 | |
| Landscaping - Irrigation | \$0.09 | S.F. | 108,000 | 110 | \$10,478 | 20 | 2009 | 2029 | | | | \$9,526 | |
| Site Mechanical Utilities | \$0.34 | S.F. | 108,000 | 110 | \$40,416 | 30 | 2009 | 2039 | | | | \$36,742 | |
| Water Supply - Water Service | \$0.34 | S.F. | 108,000 | 110 | \$40,416 | 30 | 2009 | 2039 | | | | \$36,742 | |
| Site Electrical Utilities | | | 0 | | | 0 | 0 | | | | | | |
| Site Lighting | \$1.69 | S.F. | 0 | 110 | | 30 | 2009 | | | | | | |

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Arabia Mountain High Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \High Schools\Arabia Mountain High\Football Field (continued)

Deficiency Sheet:

*** No Deficiencies Found ***

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Arabia Mountain High Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \High Schools\Arabia Mountain High\Greenhouse

Address: 6610 Browns Mill Road, Lithonia, GA 30038

Attributes:

Fire Sprinkler System No

General Information:

Function: High School

Year Built: 2009

Gross Area: 2,160 S.F.

Last Renovation:

Facility Description:

The Greenhouse at Arabia Mountain High School is a one-story structure located at 6610 Browns Mill Road in Lithonia, Georgia. There have been no additions and no major renovations. This report contains condition and adequacy data collected during the 2010/2011 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Current Repair Cost: \$0.00

Replacement Cost: \$216,025.24

FCI: 0.00%



08-Mar-2011
East Elevation



08-Mar-2011
North Elevation



08-Mar-2011
West Elevation



08-Mar-2011
South Elevation

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

COMET4 Facility Report

Arabia Mountain High Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \High Schools\Arabia Mountain High\Greenhouse (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 | \$100.01 | S.F. | 2,160 | 110 | \$237,628 | 30 | 2009 | 2039 | | | 0 | \$216,025 | |
| Special Construction | \$100.01 | S.F. | 2,160 | 110 | \$237,628 | 30 | 2009 | 2039 | | | | \$216,025 | |
| Special Construction | \$100.01 | S.F. | 2,160 | 110 | \$237,628 | 30 | 2009 | 2039 | | | | \$216,025 | |
| Special Structures - Greenhouse - Pre-Engineered | \$100.01 | S.F. | 2,160 | 110 | \$237,628 | 30 | 2009 | 2039 | | | | \$216,025 | |

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Arabia Mountain High Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \High Schools\Arabia Mountain High\Greenhouse (continued)

Deficiency Sheet:

*** No Deficiencies Found ***

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

COMET4 Facility Report

Arabia Mountain High Facility Executive Summary ReportReport Date: 24 Jun 2011

Facility: \High Schools\Arabia Mountain High\Site
Address: 6610 Browns Mill Road, Lithonia, GA 30038**Attributes:****Site Code** 1900**General Information:****Function:** High School**Year Built:** 2009**Gross Area:** 227,670 S.F.**Last Renovation:****Facility Description:**

The Arabia Mountain High School site was originally constructed in 2009, has a total area of 86.4 acres, and is occupied by approximately 227,670 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.

Current Repair Cost: \$0.00**Replacement Cost:** \$5,353,042.47**FCI:** 0.00%

27-Oct-2010

Aerial Image of Arabia Mountain High
School

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report

Arabia Mountain High Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \High Schools\Arabia Mountain High\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 | \$23.51 | S.F. | 227,670 | 109 | \$5,834,129 | 31 | 2009 | 2019 | | | 0 | \$5,353,043 | |
| Building Sitework | \$23.51 | S.F. | 227,670 | 109 | \$5,834,129 | 31 | 2009 | 2019 | | | | \$5,353,043 | |
| Site Improvements | \$16.65 | S.F. | 227,670 | 109 | \$4,114,327 | 24 | 2009 | 2019 | | | | \$3,789,587 | |
| Roadways | \$4.88 | S.F. | 227,670 | 110 | \$1,221,217 | 25 | 2009 | 2034 | | | | \$1,110,197 | |
| Parking Lots | \$6.36 | S.F. | 227,670 | 110 | \$1,593,577 | 25 | 2009 | 2034 | | | | \$1,448,707 | |
| Pedestrian Paving | \$0.95 | S.F. | 227,670 | 110 | \$236,670 | 30 | 2009 | 2039 | | | | \$215,154 | |
| Site Development | \$0.26 | S.F. | 227,670 | 110 | \$66,268 | 10 | 2009 | 2019 | | | | \$60,243 | |
| Site Development 2 | \$2.38 | S.F. | 227,670 | 100 | \$542,189 | 30 | 2009 | 2039 | | | | \$542,189 | |
| Fence & Guardrails | \$2.38 | S.F. | 227,670 | 100 | \$542,189 | 30 | 2009 | 2039 | | | | \$542,189 | |
| Landscaping | \$1.81 | S.F. | 227,670 | 110 | \$454,406 | 10 | 2009 | | | | | \$413,097 | |
| Site Mechanical Utilities | \$5.66 | S.F. | 227,670 | 110 | \$1,416,864 | 50 | 2009 | 2039 | | | | \$1,288,058 | |
| Water Supply | \$1.03 | S.F. | 227,670 | 110 | \$258,759 | 50 | 2009 | 2059 | | | | \$235,236 | |
| Sanitary Sewer | \$0.45 | S.F. | 227,670 | 110 | \$113,602 | 50 | 2009 | 2059 | | | | \$103,274 | |
| Storm Sewer | \$4.04 | S.F. | 227,670 | 110 | \$1,012,947 | 50 | 2009 | 2059 | | | | \$920,861 | |
| Fuel Distribution - Gas | \$0.13 | S.F. | 227,670 | 110 | \$31,556 | 30 | 2009 | 2039 | | | | \$28,687 | |
| Site Electrical Utilities | \$1.21 | S.F. | 227,670 | 110 | \$302,938 | 30 | 2009 | 2039 | | | | \$275,398 | |
| Electrical Distribution | \$0.52 | S.F. | 227,670 | 110 | \$129,380 | 30 | 2009 | 2039 | | | | \$117,618 | |
| Site Lighting | \$0.69 | S.F. | 227,670 | 110 | \$173,558 | 30 | 2009 | 2039 | | | | \$157,780 | |
| Site Communication and Security | \$0.19 | S.F. | 0 | 110 | | 30 | 2009 | | | | | | |

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Arabia Mountain High Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \High Schools\Arabia Mountain High\Site (continued)

Deficiency Sheet:

*** No Deficiencies Found ***

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

COMET4 Facility Report

Arabia Mountain High Facility Executive Summary ReportReport Date: 24 Jun 2011

Facility: \High Schools\Arabia Mountain High\Soccer/Marching Band Field**Address:** 6610 Browns Mill Road, Lithonia, GA 30038**Attributes:**

None

General Information:

| | | | |
|--------------------|--------------|-------------------------|------|
| Function: | High School | Year Built: | 2009 |
| Gross Area: | 108,000 S.F. | Last Renovation: | |

Facility Description:

The Soccer/Marching Band Field at Arabia Mountain High School is located on the campus grounds. There have been no additions and no major renovations. This report contains condition and adequacy data collected during the 2010/2011 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Current Repair Cost: \$0.00**Replacement Cost:** \$718,502.40**FCI:** 0.00%

08-Mar-2011

Soccer/Marching Band Field at Arabia
Mountain High School

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report

Arabia Mountain High Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \High Schools\Arabia Mountain High\Soccer/Marching Band Field (continued)

Building Condition:

| System | Unit Price\$ | Unit of Meas | Qty | Renewal% | Renewal\$ | Life | Installed | Calc Next Renewal | Next Renewal | RSL | Deficiency\$ | Replacement Value | FCI% |
|--|--------------|--------------|---------|----------|-----------|------|-----------|-------------------|--------------|-----|--------------|-------------------|------|
| Total | \$6.65 | S.F. | 108,000 | 103 | \$740,820 | 74 | 2009 | 2019 | | | 0 | \$718,503 | |
| Special Construction | \$0.25 | S.F. | 108,000 | 110 | \$29,938 | 10 | 2009 | 2019 | | | | \$27,216 | |
| Special Construction | \$0.25 | S.F. | 108,000 | 110 | \$29,938 | 10 | 2009 | 2019 | | | | \$27,216 | |
| Special Facilities - Sports Field - Natural Turf | \$0.25 | S.F. | 108,000 | 110 | \$29,938 | 10 | 2009 | 2019 | | | | \$27,216 | |
| Building Sitework | \$6.40 | S.F. | 108,000 | 103 | \$710,882 | 76 | 2009 | 2029 | | | | \$691,287 | |
| Site Preparation | \$4.59 | S.F. | 108,000 | 100 | \$495,331 | 100 | 2009 | | | | | \$495,331 | |
| Site Earthwork | \$4.59 | S.F. | 108,000 | 100 | \$495,331 | 100 | 2009 | | | | | \$495,331 | |
| Site Improvements | \$1.47 | S.F. | 108,000 | 110 | \$175,135 | 20 | 2009 | 2029 | | | | \$159,214 | |
| Site Development - Fencing | \$1.39 | S.F. | 108,000 | 110 | \$164,657 | 20 | 2009 | 2029 | | | | \$149,688 | |
| Landscaping - Irrigation | \$0.09 | S.F. | 108,000 | 110 | \$10,478 | 20 | 2009 | 2029 | | | | \$9,526 | |
| Site Mechanical Utilities | \$0.34 | S.F. | 108,000 | 110 | \$40,416 | 30 | 2009 | 2039 | | | | \$36,742 | |
| Water Supply - Water Service | \$0.34 | S.F. | 108,000 | 110 | \$40,416 | 30 | 2009 | 2039 | | | | \$36,742 | |
| Site Electrical Utilities | | | 0 | | | 0 | 0 | | | | | | |
| Site Lighting | \$1.69 | S.F. | 0 | 110 | | 30 | 2009 | | | | | | |

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Arabia Mountain High Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \High Schools\Arabia Mountain High\Soccer/Marching Band Field (continued)

Deficiency Sheet:

*** No Deficiencies Found ***

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

COMET4 Facility Report

Arabia Mountain High Facility Executive Summary ReportReport Date: 24 Jun 2011

Facility: \High Schools\Arabia Mountain High\Softball Field**Address:** 6610 Browns Mill Road, Lithonia, GA 30038**Attributes:****Building Codes** 5010**General Information:****Function:** High School**Year Built:** 2009**Gross Area:** 21,100 S.F.**Last Renovation:****Facility Description:**

The Softball Field at Arabia Mountain High School is located on the campus grounds. There have been no additions and no major renovations. This report contains condition and adequacy data collected during the 2010/2011 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Current Repair Cost: \$0.00**Replacement Cost:** \$145,691.28**FCI:** 0.00%

08-Mar-2011

Softball Field at Arabia Mountain High
School

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report

Arabia Mountain High Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \High Schools\Arabia Mountain High\Softball Field (continued)

Building Condition:

| System | Unit Price\$ | Unit of Meas | Qty | Renewal% | Renewal\$ | Life | Installed | Calc Next Renewal | Next Renewal | RSL | Deficiency\$ | Replacement Value | FCI% |
|--|--------------|--------------|--------|----------|-----------|------|-----------|-------------------|--------------|-----|--------------|-------------------|------|
| Total | \$6.90 | S.F. | 21,100 | 103 | \$150,583 | 72 | 2009 | 2019 | | | 0 | \$145,691 | |
| Special Construction | \$0.25 | S.F. | 21,100 | 110 | \$5,849 | 10 | 2009 | 2019 | | | | \$5,317 | |
| Special Construction | \$0.25 | S.F. | 21,100 | 110 | \$5,849 | 10 | 2009 | 2019 | | | | \$5,317 | |
| Special Facilities - Sports Field - Natural Turf | \$0.25 | S.F. | 21,100 | 110 | \$5,849 | 10 | 2009 | 2019 | | | | \$5,317 | |
| Building Sitework | \$6.65 | S.F. | 21,100 | 103 | \$144,734 | 74 | 2009 | 2029 | | | | \$140,374 | |
| Site Preparation | \$4.59 | S.F. | 21,100 | 100 | \$96,773 | 100 | 2009 | | | | | \$96,773 | |
| Site Earthwork | \$4.59 | S.F. | 21,100 | 100 | \$96,773 | 100 | 2009 | | | | | \$96,773 | |
| Site Improvements | \$1.73 | S.F. | 21,100 | 110 | \$40,065 | 20 | 2009 | 2029 | | | | \$36,423 | |
| Site Development - Fencing; Scoreboard; Dug Outs | \$1.64 | S.F. | 21,100 | 110 | \$38,018 | 20 | 2009 | 2029 | | | | \$34,562 | |
| Landscaping - Irrigation | \$0.09 | S.F. | 21,100 | 110 | \$2,047 | 20 | 2009 | 2029 | | | | \$1,861 | |
| Site Mechanical Utilities | \$0.34 | S.F. | 21,100 | 110 | \$7,896 | 30 | 2009 | 2039 | | | | \$7,178 | |
| Water Supply - Water Service | \$0.34 | S.F. | 21,100 | 110 | \$7,896 | 30 | 2009 | 2039 | | | | \$7,178 | |
| Site Electrical Utilities | | | 0 | | | 0 | 0 | | | | | | |
| Site Lighting | \$1.69 | S.F. | 0 | 110 | | 30 | 2009 | | | | | | |

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Arabia Mountain High Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \High Schools\Arabia Mountain High\Softball Field (continued)

Deficiency Sheet:

*** No Deficiencies Found ***

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

COMET4 Facility Report

Arabia Mountain High Facility Executive Summary ReportReport Date: 24 Jun 2011

Facility: \High Schools\Arabia Mountain High\Tennis Courts**Address:** 6610 Browns Mill Road, Lithonia, GA 30038**Attributes:****Building Codes** 5010**General Information:****Function:** High School**Year Built:** 2009**Gross Area:** 13,200 S.F.**Last Renovation:****Facility Description:**

The Tennis Courts at Arabia Mountain High School are located on the campus grounds. There have been no additions and no major renovations. This report contains condition and adequacy data collected during the 2010/2011 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Current Repair Cost: \$0.00**Replacement Cost:** \$117,089.28**FCI:** 0.00%

08-Mar-2011

Tennis Courts at Arabia Mountain High
School

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report

Arabia Mountain High Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \High Schools\Arabia Mountain High\Tennis Courts (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 | \$8.87 | S.F. | 13,200 | 109 | \$127,534 | 22 | 2009 | 2029 | | | 0 | \$117,089 | |
| Special Construction | \$7.91 | S.F. | 13,200 | 110 | \$114,894 | 20 | 2009 | 2029 | | | | \$104,449 | |
| Special Construction | \$7.91 | S.F. | 13,200 | 110 | \$114,894 | 20 | 2009 | 2029 | | | | \$104,449 | |
| Special Facilities - Tennis Court Hard Surface | \$7.91 | S.F. | 13,200 | 110 | \$114,894 | 20 | 2009 | 2029 | | | | \$104,449 | |
| Building Sitework | \$0.96 | S.F. | 13,200 | 100 | \$12,640 | 38 | 2009 | 2039 | | | | \$12,640 | |
| Site Preparation | \$0.11 | S.F. | 13,200 | 100 | \$1,497 | 100 | 2009 | | | | | \$1,497 | |
| Site Earthwork | \$0.11 | S.F. | 13,200 | 100 | \$1,497 | 100 | 2009 | | | | | \$1,497 | |
| Site Improvements | \$0.84 | S.F. | 13,200 | 100 | \$11,143 | 30 | 2009 | 2039 | | | | \$11,143 | |
| Site Development - Fencing | \$0.84 | S.F. | 13,200 | 100 | \$11,143 | 30 | 2009 | 2039 | | | | \$11,143 | |
| Site Electrical Utilities | | | 0 | | | 0 | 0 | | | | | | |
| Site Lighting | \$0.69 | S.F. | 0 | 110 | | 30 | 2009 | | | | | | |

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Arabia Mountain High Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \High Schools\Arabia Mountain High\Tennis Courts (continued)

Deficiency Sheet:

*** No Deficiencies Found ***

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

COMET4 Facility Report

Arabia Mountain High Facility Executive Summary ReportReport Date: 24 Jun 2011

Facility: \High Schools\Arabia Mountain High\Track
Address: 6610 Browns Mill Road, Lithonia, GA 30038**Attributes:****Building Codes** 5010**General Information:****Function:** High School**Year Built:** 2009**Gross Area:** 27,668 S.F.**Last Renovation:****Facility Description:**

The Track at Arabia Mountain High School is located on the campus grounds. There have been no additions and no major renovations. This report contains condition and adequacy data collected during the 2010/2011 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Current Repair Cost: \$0.00**Replacement Cost:** \$407,533.04**FCI:** 0.00%

08-Mar-2011

Track at Arabia Mountain High School

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report

Arabia Mountain High Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \High Schools\Arabia Mountain High\Track (continued)

Building Condition:

| System | Unit Price\$ | Unit of Meas | Qty | Renewal% | Renewal\$ | Life | Installed | Calc Next Renewal | Next Renewal | RSL | Deficiency\$ | Replacement Value | FCI% |
|--|--------------|--------------|--------|----------|-----------|------|-----------|-------------------|--------------|-----|--------------|-------------------|------|
| Total | \$14.73 | S.F. | 27,668 | 108 | \$440,198 | 27 | 2009 | 2019 | | | 0 | \$407,533 | |
| Special Construction | \$11.81 | S.F. | 27,668 | 110 | \$359,319 | 10 | 2009 | 2019 | | | | \$326,654 | |
| Special Construction | \$11.81 | S.F. | 27,668 | 110 | \$359,319 | 10 | 2009 | 2019 | | | | \$326,654 | |
| Special Facilities - Running Track Surface & Curbing | \$11.81 | S.F. | 27,668 | 110 | \$359,319 | 10 | 2009 | 2019 | | | | \$326,654 | |
| Building Sitework | \$2.92 | S.F. | 27,668 | 100 | \$80,879 | 100 | 2009 | | | | | \$80,879 | |
| Site Preparation | \$2.92 | S.F. | 27,668 | 100 | \$80,879 | 100 | 2009 | | | | | \$80,879 | |
| Site Earthwork | \$2.92 | S.F. | 27,668 | 100 | \$80,879 | 100 | 2009 | | | | | \$80,879 | |

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Arabia Mountain High Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \High Schools\Arabia Mountain High\Track (continued)

Deficiency Sheet:

*** No Deficiencies Found ***

Educational Adequacy Report

Suitability Report - Full

Project #: 4469

County: DeKalb

Site #: 0206

Project: Assessments 2010

Region: 1

Site: Arabia Mountain HS

Grade Config: 9 - 12

Site Type: High

Site Size: 0.00

| Suitability | Rating | Score | Possible Score | Percent Score |
|----------------------------------|--------|-------|----------------|---------------|
| Suitability - High School | | | | |
| Site | | | | |
| Traffic | Fair | 0.67 | 1.00 | 67.00 |
| Pedestrian Traffic | Fair | 0.66 | 0.98 | 67.00 |
| Parking | Good | 2.11 | 2.11 | 100.00 |
| Play Courts & Fields | Good | 2.77 | 2.77 | 100.00 |
| Safety and Security | | | | |
| Fencing | Unsat | 0.00 | 0.85 | 0.00 |
| 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 | Good | 0.50 | 0.50 | 100.00 |
| 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 | Poor | 4.50 | 13.65 | 33.00 |
| Adjacencies | Good | 2.93 | 2.93 | 100.00 |
| Storage\Fixed Equip. | Fair | 1.96 | 2.93 | 67.00 |
| 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 | 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 | G/F | 0.45 | 0.45 | 100.00 |
| Storage\Fixed Equip. | G/F | 0.45 | 0.45 | 100.00 |

Project #: 4469

County: DeKalb

Site #: 0206

Project: Assessments 2010

Region: 1

Site: Arabia Mountain HS

Grade Config: 9 - 12

Site Type: High

Site Size: 0.00

| 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. | P/U | 0.00 | 0.50 | 0.00 |
| Performing Arts\Auditorium | | | | |
| Size | Good | 1.12 | 1.12 | 100.00 |
| Adjacencies | Good | 0.24 | 0.24 | 100.00 |
| Storage\Fixed Equip. | Fair | 0.12 | 0.24 | 50.00 |
| Vocational Technical | | | | |
| Size | Fair | 4.01 | 5.98 | 67.00 |
| Adjacencies | Good | 1.28 | 1.28 | 100.00 |
| Storage\Fixed Equip. | P/U | 0.00 | 1.28 | 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 | Fair | 0.91 | 1.83 | 50.00 |
| Adjacencies | G/F | 0.39 | 0.39 | 100.00 |
| Storage\Fixed Equip. | G/F | 0.39 | 0.39 | 100.00 |
| Restrooms (Student) | Fair | 0.46 | 0.91 | 50.00 |
| 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 | G/F | 0.24 | 0.24 | 100.00 |
| Custodial & Maintenance | G/F | 0.50 | 0.50 | 100.00 |
| Total For Site: | | 74.75 | 100.00 | 74.75 |

Comments**Suitability - High School**

Arabia Mountain High School is an environmental education theme school that is reportedly the only LEED certified school in DCSS. The school was built in 2008 and serves students in grades 9 through 12. The facility can be secured for public access only to specific areas during special and athletic events.

Suitability - High School->Site-->Traffic

The parent drop off area conflicts with the student parking area. There is only one entrance to the school from the main road causing traffic backups (for those needing to turn left into the school) on a very busy main road during peak times. A light and longer turn lane were suggested as mitigating measures. The bus and delivery routes are separated and appropriate

Suitability - High School->Site-->Pedestrian Traffic

The students access to the school from the student parking lot conflicts with the parent drop off area.

Suitability - High School->Site-->Parking

The school has 513 parking spaces. The main entrance and rear lighting is poor.

Suitability - High School->Site-->Play Courts & Fields

The site lacks adequate external storage for sports and PE equipment.

Project #: 4469

County: DeKalb

Site #: 0206

Project: Assessments 2010

Region: 1

Site: Arabia Mountain HS

Grade Config: 9 - 12

Site Type: High

Site Size: 0.00

| Suitability | Rating | Score | Possible Score | Percent Score |
|---|--------|-------|----------------|---------------|
| Suitability - High School->Safety and Security-->Fencing The school has no perimeter fencing which is problematic because the school backs up to a public park/reserve area. | | | | |
| Suitability - High School->Safety and Security-->Signage & Way Finding All rooms are identified with signage; however, the site lacks wayfinding signs. | | | | |
| Suitability - High School->Safety and Security-->Ease of Supervision The school is set up in pods for ease of supervision and supervision is enhanced with security cameras; however, staff reported that more cameras are needed and that existing cameras should be repositioned. | | | | |
| Suitability - High School->Safety and Security-->Limited Entrances All doors except main entrance remain locked and can be opened by key or keycard. | | | | |
| Suitability - High School->School Climate-->Landscaping The school sprinkler system has a couple leaks and has been problematic, but landscaping is good. School also needs more landscaping maintenance personnel. | | | | |
| Suitability - High School->General Classrooms-->Size Most of the classrooms do not meet the DCSS size standard and are crowded. Specifically, the majority of the general classrooms are 700 square feet and some are only 616 square feet. A couple interior classrooms lack natural light. | | | | |
| Suitability - High School->General Classrooms-->Storage\Fixed Equip. All classes have promethean boards and whiteboards; however, many lacked adequate storage. | | | | |
| Suitability - High School->Remedial - Special Needs-->Storage\Fixed Equip. Special education storage could be improved, but is considered adequate. | | | | |
| Suitability - High School->P.E.-->Size The gym lacks a visitor's locker room. | | | | |
| Suitability - High School->Music-->Size The band, choral, and keyboarding spaces are all slightly smaller than the DCSS size guidelines. | | | | |
| Suitability - High School->Music-->Storage\Fixed Equip. Symphony storage was reported as inadequate, but deemed satisfactory. | | | | |
| Suitability - High School->Art-->Size One of the two art classrooms is smaller than the DCSS size guideline. | | | | |
| Suitability - High School->Art-->Storage\Fixed Equip. The art classes lack adequate storage, drying racks, and clay traps. The classes share two kilns which have excellent ventilation. | | | | |
| Suitability - High School->Performing Arts\Auditorium-->Storage\Fixed Equip. The auditorium lacks adequate ventilation and the sound system is reportedly poor. The space lacks an orchestra pit and has very high lights for which it is difficult to change the bulbs when needed. | | | | |
| Suitability - High School->Vocational Technical-->Size The health labs (972 square feet) do not meet the DCSS size standard (2,000 square feet). | | | | |
| Suitability - High School->Vocational Technical-->Storage\Fixed Equip. The health labs and engineering spaces lack adequate storage. | | | | |
| Suitability - High School->Administration-->Size Due to lack of space, the conference room is converted to an office and there is not a space for a secretary. | | | | |
| Suitability - High School->Restrooms (Student) Most of the restrooms are adequate; however, a couple lacked adequate ventilation and adequate towel dispensers. | | | | |

Project #: 4469

County: DeKalb

Site #: 0206

Project: Assessments 2010

Region: 1

Site: Arabia Mountain HS

Grade Config: 9 - 12

Site Type: High

Site Size: 0.00

| Suitability | Rating | Score | Possible Score | Percent Score |
|--|--------|-------|----------------|---------------|
| Suitability - High School->Cafeteria Circulation, even with four lines, is inadequate and could be improved with better design. | | | | |
| Suitability - High School->Counseling Counseling area storage is adequate. | | | | |
| Suitability - High School->Clinic Cots for students are in the health department away from the clinic. | | | | |

Technology Readiness Report

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Technology Readiness Report - Full

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|---------------------------|----------------|--------------------------|
| Project #: 4469 | County: DeKalb | Site #: 0206 |
| Project: Assessments 2010 | Region: 1 | Site: Arabia Mountain 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 | 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 | Unsat | 0.00 | 5.00 | 0.00 |
| Total For Site: | | 95.00 | 100.00 | 95.00 |

Comments

Technology Readiness->Video Distribution
 Every classroom has a Promethean board.

Technology Readiness->Projectors
 All classrooms have Promethean boards and almost all have the projection units mounted on the ceiling; however, the ceilings are too high in some areas and the projectors are mounted on the wall.