

Facility Condition Assessment Report

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

COMET4 Facility Report

Ashford Park Elementary Facility Executive Summary ReportReport Date: 28 Jun 2011

Facility: \Elementary Schools\Ashford Park Elementary
Address: 2968 Cravenridge Drive N.E., Atlanta, GA 30319**Attributes:****Facility Code** 3050
Super Cluster 1**General Information:****Function:** Elementary School
Gross Area: 49,726 S.F.
Year Built:
Last Renovation:**Facility Description:**

The Ashford Park Elementary School campus consists of two buildings located at 2968 Cravenridge Drive NE in Atlanta, Georgia. The original campus was constructed in 1955, an addition to the main school building was constructed in 1960, and a gymnasium building was constructed in 2000. In addition to these buildings, the campus contains a storage building, covered walkway, hard surface play area, and playfield. This report contains condition and adequacy data collected during the 2010/2011 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report for each building and other facilities on the campus.

Current Repair Cost: \$2,702,772.61**Replacement Cost:** \$10,716,577.88**FCI:** 25.22%

25-Mar-2011
Ashford Park Elementary School

DeKalb County School System

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COMET4 FCI Report

Ashford Park Elementary Weighted FCI Report

Report Date: 28 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
Ashford Park Elementary\Hard Surface Play Area		\$11.31	8,000	\$98,572	\$90,518	108.90%	\$0	\$0	\$98,572	\$0	\$0
Ashford Park Elementary\Playfield		\$6.22	78,520	\$141,477	\$488,740	28.95%	\$0	\$0	\$141,477	\$0	\$0
Ashford Park Elementary\ 1955, 1960 Building	Jan 1986	\$182.33	44,248	\$2,189,313	\$8,067,890	27.14%	\$0	\$0	\$2,189,313	\$0	\$0
Ashford Park Elementary\ 2000 Gym		\$168.12	5,478	\$168,651	\$920,939	18.31%	\$0	\$0	\$168,651	\$0	\$0
Ashford Park Elementary\Site		\$21.56	49,726	\$104,759	\$1,072,023	9.77%	\$0	\$0	\$104,759	\$0	\$0
Ashford Park Elementary\2000 Covered Walkway		\$27.64	2,500	\$0	\$69,104	0.00%	\$0	\$0	\$0	\$0	\$0
Ashford Park Elementary\ 1960 Storage		\$66.94	110	\$0	\$7,364	0.00%	\$0	\$0	\$0	\$0	\$0

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COMET4 Survey Report
Ashford Park Elementary Detailed Facility Needs Assessment Report

Report Date: 28 Jun 2011

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Location / Note
DeKalb County School System								\$1,982,278	\$720,494	\$2,702,773			
Elementary Schools								\$1,982,278	\$720,494	\$2,702,773			
Ashford Park Elementary								\$1,982,278	\$720,494	\$2,702,773			
1955, 1960 Building								\$1,586,410	\$602,903	\$2,189,313			
Building Systems								\$1,586,410	\$602,903	\$2,189,313			
B2020	Exterior Windows	System		Beyond Service Life	Renew System	1	Ea.	\$222,921	\$84,720	\$307,641	Necessary	Deferred Maintenance	The original metal frame, single pane, operable windows are aged, worn, and inefficient, and should be replaced.
C1020	Interior Doors	System		Beyond Service Life	Renew System	1	Ea.	\$53,452	\$20,314	\$73,766	Necessary	Deferred Maintenance	The doors are original and worn and should be replaced.
C1030	Fittings	System		Beyond Service Life	Renew System	1	Ea.	\$90,045	\$34,221	\$124,266	Necessary	Deferred Maintenance	Fittings, such as chalk and tack boards, toilet and bath accessories, toilet partitions, and shelving, are aged, worn, and damaged, and should be replaced.
C3020	Floor Finishes - Carpet	System		Beyond Service Life	Renew System	1	Ea.	\$13,876	\$5,273	\$19,149	Necessary	Deferred Maintenance	The carpet is aged, worn, and stained, and should be replaced.
C3020	Floor Finishes - VCT	System		Beyond Service Life	Renew System	1	Ea.	\$226,333	\$86,016	\$312,349	Necessary	Deferred Maintenance	The VCT and VAT are aged, worn, scuffed, and separating, and should be replaced.
C3030	Ceiling Finishes	System		Beyond Service Life	Renew System	1	Ea.	\$316,860	\$120,420	\$437,280	Necessary	Deferred Maintenance	The acoustical ceiling tile and grid system is aged and stained and should be replaced.
D3020	Heat Generating Systems	System		Beyond Service Life	Renew System	1	Ea.	\$146,505	\$55,678	\$202,183	Necessary	Deferred Maintenance	The original boiler is aged and inefficient and should be replaced with an energy efficient model.
D3090	Other HVAC Systems/Equip - Kitchen Hood	System		Beyond Service Life	Renew System	1	Ea.	\$41,372	\$15,723	\$57,095	Necessary	Deferred Maintenance	The original kitchen hood is aged, worn, and inefficient, and should be replaced.
E1090	Other Equipment (Kitchen Equipment)	System		Beyond Service Life	Renew System	1	Ea.	\$326,108	\$123,935	\$450,043	Necessary	Deferred Maintenance	The kitchen equipment is aged and inefficient and should be replaced.
E2010	Fixed Furnishings	System		Beyond Service Life	Renew System	1	Ea.	\$148,939	\$56,603	\$205,542	Necessary	Deferred Maintenance	Fixed furnishings, such as the base/wall cabinets, counter tops, window shades, and fixed seating, are worn, beyond their service life, and should be replaced.

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COMET4 Survey Report Ashford Park Elementary Detailed Facility Needs Assessment Report

Report Date: 28 Jun 2011

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Location / Note
2000 Gym Building Systems								\$122,211	\$46,440	\$168,651			
C3010	Wall Finishes - Paint	System		Beyond Service Life	Renew System	1	Ea.	\$122,211	\$46,440	\$168,651	Necessary	Deferred Maintenance	The wall paint is aged and scuffed and should be repainted.
C3020	Floor Finishes - Neoprene	System		Beyond Service Life	Renew System	1	Ea.	\$6,628	\$2,519	\$9,147	Necessary	Deferred Maintenance	The neoprene flooring is worn, has bubbles, and should be replaced.
D3050	Terminal & Package Units	Packaged A/C, Elec. Ht., Const. Volume		Missing	Install Package A/C - 20 ton	1	Ea.	\$74,892	\$28,459	\$103,350	Necessary	Capital Improvement	An air conditioning system is missing in the gymnasium and should be installed.
\$40,691								\$15,463		\$56,154			
Hard Surface Play Area Building Systems								\$78,232	\$20,340	\$98,572			
F1040	Special Facilities - Basketball Court Hard Surface	System		Beyond Service Life	Renew System	1	Ea.	\$78,232	\$20,340	\$98,572	Necessary	Deferred Maintenance	The hard surface play area is aged and cracked and should be resurfaced and repainted.
Playfield Building Systems								\$112,284	\$29,194	\$141,477			
F1040	Special Facilities - Sports Field - Natural Turf	System		Beyond Service Life	Renew System	1	Ea.	\$112,284	\$29,194	\$141,477	Necessary	Deferred Maintenance	The play field turf is worn and damaged and should be reseeded.
G2040	Site Development - Fencing	System		Beyond Service Life	Renew System	1	Ea.	\$17,274	\$4,491	\$21,766	Necessary	Deferred Maintenance	The fence is rusted and damaged and should be replaced.
\$95,009								\$24,702		\$119,712			
Site Building Systems								\$83,142	\$21,617	\$104,759			
G2030	Pedestrian Paving	System		Beyond Service Life	Renew System	1	Ea.	\$83,142	\$21,617	\$104,759	Necessary	Deferred Maintenance	The pedestrian paving and walkways are aged and damaged and should be replaced.
G2040	Site Development	System		Beyond Service Life	Renew System	1	Ea.	\$71,655	\$18,630	\$90,286	Necessary	Deferred Maintenance	Site development features, such as the flagpole, site furnishings, and signage, are beyond their service life and should be replaced.
\$11,487								\$2,987		\$14,473			

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Ashford Park Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Ashford Park Elementary\ 1955, 1960 Building**Address:** 2968 Cravenridge Drive N.E., Atlanta, GA 30319**Attributes:****Building Codes** 2010, 2011
Fire Sprinkler System No**General Information:****Function:** Elementary School
Gross Area: 44,248 S.F.
Year Built: 1955
Last Renovation: 1986**Facility Description:**

The Ashford Park Elementary School main building is a one-story building located at 2968 Cravenridge Drive NE in Atlanta, Georgia. Originally built in 1955, there has been one addition in 1960 and a number of partial renovations since 1986. This report contains condition and adequacy data collected during the 2010/2011 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Energy conservation opportunities for this building include: 1) Replacing the original exterior windows and doors; and 2) Replacing the current energy management system with a building automation management system that completely controls HVAC, lighting, and site lighting.

Current Repair Cost: \$2,189,313.00**Replacement Cost:** \$8,067,890.09**FCI:** 27.14%25-Mar-2011
North Elevation25-Mar-2011
East Elevation25-Mar-2011
South Elevation25-Mar-2011
West Elevation

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COMET4 Facility Report

Ashford Park Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Ashford Park Elementary\ 1955, 1960 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	\$182.33	S.F.	44,248	108	\$8,699,727	39	1976	1963	2015		\$2,189,312	\$8,067,890	27
Substructure	\$13.21	S.F.	44,248	100	\$584,383	100	1955					\$584,383	
Foundations	\$13.21	S.F.	44,248	100	\$584,383	100	1955					\$584,383	
Standard Foundations	\$6.49	S.F.	44,248	100	\$287,001	100	1955					\$287,001	
Special Foundations	\$4.14	S.F.	0	100		100	0						
Slab on Grade	\$6.72	S.F.	44,248	100	\$297,382	100	1955					\$297,382	
Basement Construction			0			0	0						
Basement Excavation	\$0.22	S.F.	0	100		100	0						
Basement Walls	\$5.93	S.F.	0	100		100	0						
Shell	\$32.20	S.F.	44,248	104	\$1,483,492	69	1980	1985	2017		\$307,641	\$1,424,626	22
Superstructure	\$4.43	S.F.	44,248	100	\$196,016	100	0					\$196,016	
Floor Construction	\$14.15	S.F.	0	100		100	0						
Roof Construction	\$4.43	S.F.	44,248	100	\$196,016	100	0					\$196,016	
Exterior Enclosure	\$21.65	S.F.	44,248	103	\$989,910	75	1955	1985	2017		\$307,641	\$958,096	32
Exterior Walls	\$14.46	S.F.	44,248	100	\$639,952	100	0					\$639,952	
Exterior Windows	\$6.32	S.F.	44,248	110	\$307,641	30	1955	1985			\$307,641	\$279,674	110
Exterior Doors	\$0.87	S.F.	44,248	110	\$42,317	30	1955	1985	2017	7		\$38,470	
Roofing	\$6.11	S.F.	44,248	110	\$297,566	25	2005	2030				\$270,514	
Roof Coverings - Asphalt Shingles	\$3.70	S.F.	0	110		10	0						
Roof Coverings - BUR	\$5.55	S.F.	44,248	110	\$270,026	25	2005	2030				\$245,478	
Roof Coverings - EPDM	\$2.84	S.F.	0	110		15	0						
Roof Coverings - Preformed Metal	\$4.28	S.F.	0	110		30	0						
Roof Coverings - Standing Seam Metal	\$23.47	S.F.	0	110		75	0						
Roof Openings	\$0.57	S.F.	44,248	110	\$27,540	30	2005	2035				\$25,036	
Interiors	\$40.04	S.F.	44,248	108	\$1,921,061	40	1960	1963	2018		\$966,808	\$1,771,569	55
Interior Construction	\$11.04	S.F.	44,248	104	\$509,701	70	1955	1975			\$198,030	\$488,514	41
Partitions	\$6.40	S.F.	44,248	110	\$311,671	100	1955					\$283,338	
Interior Doors	\$2.08	S.F.	44,248	80	\$73,765	30	1955	1985			\$73,765	\$92,207	80
Fittings	\$2.55	S.F.	44,248	110	\$124,265	20	1955	1975			\$124,265	\$112,969	110
Stairs			0			0	0						
Stair Construction		S.F.	0	100		100	0						
Interior Finishes	\$29.00	S.F.	44,248	110	\$1,411,360	29	1965	1963	2018		\$768,778	\$1,283,055	60
Wall Finishes - Ceramic & Glazed	\$9.58	S.F.	17,699	110	\$186,463	30	1955	1985	2020	10		\$169,512	
Wall Finishes - Paint	\$1.81	S.F.	26,549	110	\$52,796	10	2004	2014				\$47,997	
Wall Finishes - Wall Coverings	\$1.99	S.F.	0	110		10	0						
Floor Finishes - Carpet	\$7.87	S.F.	2,213	110	\$19,149	8	1955	1963			\$19,149	\$17,408	110
Floor Finishes - Ceramic & Quarry Tile	\$13.40	S.F.	3,097	110	\$45,651	50	1955	2005	2018	8		\$41,500	
Floor Finishes - Terrazzo	\$48.99	S.F.	6,637	110	\$357,672	50	1955	2005	2018	8		\$325,157	
Floor Finishes - VCT	\$8.79	S.F.	32,301	110	\$312,349	20	1955	1975			\$312,349	\$283,954	110
Floor Finishes - Wood	\$13.58	S.F.	0	110		20	0						
Ceiling Finishes	\$8.98	S.F.	44,248	110	\$437,280	20	1955	1975			\$437,280	\$397,527	110
Services	\$82.24	S.F.	44,248	110	\$4,002,691	23	1986	1985	2015		\$259,278	\$3,638,811	7
Conveying			0			0	0						
Elevators and Lifts		S.F.	0	110		30	0						
Plumbing	\$24.01	S.F.	44,248	110	\$1,168,767	23	1972	1985	2015			\$1,062,516	
Plumbing Fixtures	\$16.11	S.F.	44,248	110	\$783,880	20	2010	2030				\$712,618	
Domestic Water Distribution	\$3.59	S.F.	44,248	110	\$174,643	30	1955	1985	2015	5		\$158,767	
Sanitary Waste	\$3.05	S.F.	44,248	110	\$148,447	30	1955	1985	2015	5		\$134,952	
Rain Water Drainage	\$0.88	S.F.	44,248	110	\$42,989	30	1955	1985	2015	5		\$39,081	
Other Plumbing Systems - Natural Gas	\$0.39	S.F.	44,248	110	\$18,808	30	1986	2016				\$17,098	
HVAC	\$33.87	S.F.	44,248	110	\$1,648,365	21	1989	1985			\$259,278	\$1,498,513	17
Heat Generating Systems	\$4.15	S.F.	44,248	110	\$202,183	30	1955	1985			\$202,183	\$183,803	110
Cooling Generating Systems	\$4.22	S.F.	44,248	110	\$205,542	30	2010	2040				\$186,856	
Distribution & Exhaust Systems	\$3.80	S.F.	44,248	110	\$184,719	30	2006	2036				\$167,926	
Terminal & Package Units	\$17.29	S.F.	44,248	110	\$841,647	15	2004	2019				\$765,133	
Controls & Instrumentation	\$3.23	S.F.	44,248	110	\$157,179	20	2004	2024				\$142,890	
Other HVAC Systems/Equip - Kitchen Hood	\$1.17	S.F.	44,248	110	\$57,095	30	1955	1985			\$57,095	\$51,905	110
Fire Protection			0			0	0						
Sprinklers	\$4.25	S.F.	0	110		30	0						
Standpipes	\$0.44	S.F.	0	110		30	0						
Electrical	\$24.36	S.F.	44,248	110	\$1,185,559	24	1995	2014				\$1,077,782	

DeKalb County School System

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Report Date: 28 Jun 2011

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Electrical Service/Distribution	\$1.95	S.F.	44,248	110	\$94,710	30	1986	2016				\$86,100	
Branch Wiring	\$6.53	S.F.	44,248	110	\$317,717	30	1986	2016				\$288,833	
Lighting	\$8.58	S.F.	44,248	110	\$417,801	30	1986	2016				\$379,819	
Communications and Security - Clock & PA Systems	\$5.51	S.F.	44,248	110	\$268,010	10	2004	2014				\$243,646	
Communications and Security - Fire Alarm	\$1.20	S.F.	44,248	110	\$58,438	10	2004	2014				\$53,126	
Communications and Security - Security & CCTV	\$0.59	S.F.	44,248	110	\$28,883	10	2004	2014				\$26,258	
Equipment & Furnishings	\$13.47	S.F.	44,248	110	\$655,585	20	1955	1975			\$655,585	\$595,986	110
Equipment	\$9.25	S.F.	44,248	110	\$450,043	20	1955	1975			\$450,043	\$409,130	110
Commercial Equipment	\$0.77	S.F.	0	110		20	0						
Institutional Equipment	\$0.40	S.F.	0	110		20	0						
Other Equipment (Kitchen Equipment)	\$9.25	S.F.	44,248	110	\$450,043	20	1955	1975			\$450,043	\$409,130	110
Furnishings	\$4.22	S.F.	44,248	110	\$205,542	20	1955	1975			\$205,542	\$186,856	110
Fixed Furnishings	\$4.22	S.F.	44,248	110	\$205,542	20	1955	1975			\$205,542	\$186,856	110
Special Construction	\$1.19	S.F.	44,248	100	\$52,515	25	1955	1980	2020			\$52,515	
Special Construction	\$1.19	S.F.	44,248	100	\$52,515	25	1955	1980	2020			\$52,515	
Special Structures - Canopies	\$1.19	S.F.	44,248	100	\$52,515	25	1955	1980	2020	10		\$52,515	

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COMET4 Facility Report

Ashford Park Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Ashford Park Elementary\ 1955, 1960 Building (continued)

Renewal Schedule:

Systems	2010-12	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$2,189,312		\$459,352	\$424,387	\$1,013,792	\$52,045	\$535,175	\$1,098,158	\$321,167		
Substructure											
Foundations											
Standard Foundations											
Special Foundations											
Slab on Grade											
Basement Construction											
Basement Excavation											
Basement Walls											
Shell	\$307,641					\$52,045					
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure	\$307,641					\$52,045					
Exterior Walls											
Exterior Windows	\$307,641										
Exterior Doors						\$52,045					
Roofing											
Roof Coverings - Asphal Shingles											
Roof Coverings - BUR											
Roof Coverings - EPDM											
Roof Coverings - Preformed Metal											
Roof Coverings - Standing Seam											
Metal											
Roof Openings											
Interiors	\$966,808		\$59,423				\$535,175		\$250,591		
Interior Construction	\$198,030										
Partitions											
Interior Doors	\$73,765										
Fittings	\$124,265										
Stairs											
Stair Construction											
Interior Finishes	\$768,778		\$59,423				\$535,175		\$250,591		
Wall Finishes - Ceramic & Glazed									\$250,591		
Wall Finishes - Paint			\$59,423								
Wall Finishes - Wall Coverings											
Floor Finishes - Carpet	\$19,149						\$24,257				
Floor Finishes - Ceramic & Quarry							\$57,829				
Tile											
Floor Finishes - Terrazzo							\$453,089				
Floor Finishes - VCT	\$312,349										
Floor Finishes - Wood											
Ceiling Finishes	\$437,280										
Services	\$259,278		\$399,929	\$424,387	\$1,013,792			\$1,098,158			
Conveying											
Elevators and Lifts											
Plumbing				\$424,387	\$22,457						
Plumbing Fixtures											
Domestic Water Distribution				\$202,460							
Sanitary Waste				\$172,091							
Rain Water Drainage				\$49,836							
Other Plumbing Systems - Natural					\$22,457						
Gas											
HVAC	\$259,278							\$1,098,158			
Heat Generating Systems	\$202,183										
Cooling Generating Systems											
Distribution & Exhaust Systems											
Terminal & Package Units								\$1,098,158			
Controls & Instrumentation											
Other HVAC Systems/Equip -	\$57,095										
Kitchen Hood											
Fire Protection											
Sprinklers											
Standpipes											
Electrical			\$399,929		\$991,335						

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Systems	2010-12	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Electrical Service/Distribution					\$113,089						
Branch Wiring					\$379,370						
Lighting					\$498,876						
Communications and Security - Clock & PA Systems			\$301,648								
Communications and Security - Fire Alarm			\$65,773								
Communications and Security - Security & CCTV			\$32,508								
Equipment & Furnishings	\$655,585										
Equipment	\$450,043										
Commercial Equipment											
Institutional Equipment											
Other Equipment (Kitchen Equipment)	\$450,043										
Furnishings	\$205,542										
Fixed Furnishings	\$205,542										
Special Construction									\$70,576		
Special Construction									\$70,576		
Special Structures - Canopies									\$70,576		

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Ashford Park Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Ashford Park Elementary\ 1955, 1960 Building (continued)

Deficiency Sheet:

Deficiency:

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

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

Wed, 13-Apr-2011



Estimates:

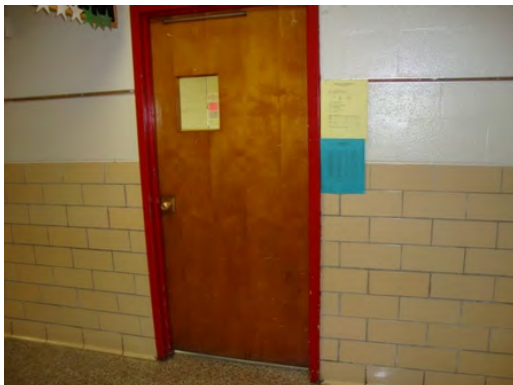
Raw Cost	\$222,921.42
Plus or (Minus) Additional Cost	\$84,719.63
Total Estimated Amount	\$307,641.05

Deficiency:

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

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

Wed, 13-Apr-2011



Estimates:

Raw Cost	\$53,451.58
Plus or (Minus) Additional Cost	\$20,313.88
Total Estimated Amount	\$73,765.46

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COMET4 Facility Report

Ashford Park Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Ashford Park Elementary\ 1955, 1960 Building (continued)

Deficiency:

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

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

Tue, 29-Mar-2011



Estimates:

Raw Cost	\$90,044.68
Plus or (Minus) Additional Cost	\$34,220.81
Total Estimated Amount	\$124,265.49

Deficiency:

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

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

Wed, 13-Apr-2011



Estimates:

Raw Cost	\$13,875.51
Plus or (Minus) Additional Cost	\$5,273.28
Total Estimated Amount	\$19,148.79

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Ashford Park Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Ashford Park Elementary\ 1955, 1960 Building (continued)

Deficiency:

Assembly: **C3020**
System: **Floor Finishes - VCT**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**

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

Wed, 13-Apr-2011

Note: **The VCT and VAT are aged, worn, scuffed, and separating, and should be replaced.**



Estimates:

Raw Cost	\$226,333.11
Plus or (Minus) Additional Cost	\$86,016.21
Total Estimated Amount	\$312,349.32

Deficiency:

Assembly: **C3030**
System: **Ceiling Finishes**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**

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

Wed, 13-Apr-2011

Note: **The acoustical ceiling tile and grid system is aged and stained and should be replaced.**



Estimates:

Raw Cost	\$316,859.93
Plus or (Minus) Additional Cost	\$120,420.26
Total Estimated Amount	\$437,280.19

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Ashford Park Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Ashford Park Elementary\ 1955, 1960 Building (continued)

Deficiency:

Assembly: **D3020**
System: **Heat Generating Systems**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**

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

Wed, 13-Apr-2011

Note: **The original boiler is aged and inefficient and should be replaced with an energy efficient model.**



Estimates:

Raw Cost	\$146,505.13
Plus or (Minus) Additional Cost	\$55,678.18
Total Estimated Amount	\$202,183.31

Deficiency:

Assembly: **D3090**
System: **Other HVAC Systems/Equip - Kitchen Hood**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**

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

Thu, 14-Apr-2011

Note: **The original kitchen hood is aged, worn, and inefficient, and should be replaced.**



Estimates:

Raw Cost	\$41,371.88
Plus or (Minus) Additional Cost	\$15,723.08
Total Estimated Amount	\$57,094.96

DeKalb County School System

1701 Mountain Industrial Blvd
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COMET4 Facility Report

Ashford Park Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Ashford Park Elementary\ 1955, 1960 Building (continued)

Deficiency:

Assembly: **E1090**
System: **Other Equipment (Kitchen Equipment)**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**

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

Wed, 13-Apr-2011

Note: **The kitchen equipment is aged and inefficient and should be replaced.**



Estimates:

Raw Cost	\$326,107.76
Plus or (Minus) Additional Cost	\$123,934.83
Total Estimated Amount	\$450,042.59

Deficiency:

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

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

Wed, 13-Apr-2011

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



Estimates:

Raw Cost	\$148,938.77
Plus or (Minus) Additional Cost	\$56,603.07
Total Estimated Amount	\$205,541.84

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Ashford Park Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Ashford Park Elementary\ 1960 Storage
Address: 2968 Cravenridge Drive N.E., Atlanta, GA 30319

Attributes:

Fire Sprinkler System No

General Information:

Function: Storage Building

Year Built: 1960

Gross Area: 110 S.F.

Last Renovation:

Facility Description:

The Storage Building at Ashford Park Elementary School is located at 2968 Cravenridge Drive NE in Atlanta, 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: \$7,363.82

FCI: 0.00%



25-Mar-2011
South Elevation



25-Mar-2011
East Elevation



25-Mar-2011
Southeast Elevation



25-Mar-2011
West Elevation

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report

Ashford Park Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Ashford Park Elementary\ 1960 Storage (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$66.94	S.F.	110	102	\$7,529	81	1980	1990			0	\$7,363	
Substructure	\$3.41	S.F.	110	100	\$375	100	1960					\$375	
Foundations	\$3.41	S.F.	110	100	\$375	100	1960					\$375	
Standard Foundations	\$4.49	S.F.	0	100			1960						
Slab on Grade	\$3.41	S.F.	110	100	\$375	100	1960					\$375	
Basement Construction			0			0	0						
Basement Excavation	\$0.21	S.F.	0	100		100	1960						
Basement Walls	\$3.41	S.F.	0	100		100	1960						
Shell	\$63.53	S.F.	110	102	\$7,154	80	1985	1990				\$6,988	
Superstructure	\$13.56	S.F.	110	100	\$1,492	100	1960					\$1,492	
Roof Construction	\$13.57	S.F.	110	100	\$1,492	100	1960					\$1,492	
Exterior Enclosure	\$35.60	S.F.	110	100	\$3,924	98	1985	1990				\$3,916	
Exterior Walls	\$34.87	S.F.	110	100	\$3,836	100	1960					\$3,836	
Exterior Windows	\$4.54	S.F.	0	110		30	1960	1990					
Exterior Doors	\$0.73	S.F.	110	110	\$88	30	2010	2040				\$80	
Roofing	\$14.36	S.F.	110	110	\$1,738	20	2010	2030				\$1,580	
Roof Coverings	\$14.37	S.F.	110	110	\$1,738	20	2010	2030				\$1,580	
Interiors			0			0	0						
Interior Construction			0			0	0						
Partitions	\$11.92	S.F.	0	110		40	0						
Interior Doors	\$2.26	S.F.	0	80		30	0						
Fittings	\$2.79	S.F.	0	110		20	0						
Interior Finishes			0			0	0						
Wall Finishes	\$1.50	S.F.	0	110		20	0						
Floor Finishes	\$6.07	S.F.	0	110		20	0						
Ceiling Finishes	\$5.44	S.F.	0	110		20	0						
Services			0			0	0						
Plumbing			0			0	0						
Rain Water Drainage	\$1.38	S.F.	0	110		30	0						
Electrical			0			0	0						
Electrical Service/Distribution	\$3.30	S.F.	0	110		30	0						
Lighting and Branch Wiring	\$12.12	S.F.	0	110		30	0						

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Ashford Park Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Ashford Park Elementary\ **1960 Storage** (continued)

Deficiency Sheet:

*** No Deficiencies Found ***

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Ashford Park Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Ashford Park Elementary\ 2000 Gym

Address: 2968 Cravenridge Drive N.E., Atlanta, GA 30319

Attributes:

Building Codes 2020
Fire Sprinkler System No

General Information:

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

Facility Description:

The 2000 Gymnasium at Ashford Park Elementary School is a one-story building located at 2968 Cravenridge Drive NE in Atlanta, Georgia. There have been no additions and no major renovations to this 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.

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

Current Repair Cost: \$168,651.19

Replacement Cost: \$920,939.25

FCI: 18.31%



25-Mar-2011
North Elevation



25-Mar-2011
East Elevation



25-Mar-2011
South Elevation



25-Mar-2011
West Elevation

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report Ashford Park Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Ashford Park Elementary\ 2000 Gym (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$168.12	S.F.	5,478	106	\$979,775	53	2000	2008	2015		\$168,651	\$920,942	18
Substructure	\$17.07	S.F.	5,478	100	\$93,513	100	2000					\$93,513	
Foundations	\$17.07	S.F.	5,478	100	\$93,513	100	2000					\$93,513	
Standard Foundations	\$10.57	S.F.	5,478	100	\$57,907	100	2000					\$57,907	
Slab on Grade	\$6.50	S.F.	5,478	100	\$35,606	100	2000					\$35,606	
Shell	\$45.06	S.F.	5,478	103	\$254,585	89	2000	2030				\$246,822	
Superstructure	\$14.21	S.F.	5,478	100	\$77,864	100	2000					\$77,864	
Roof Construction	\$14.21	S.F.	5,478	100	\$77,864	100	2000					\$77,864	
Exterior Enclosure	\$18.96	S.F.	5,478	101	\$105,124	91	2000	2030				\$103,869	
Exterior Walls	\$16.67	S.F.	5,478	100	\$91,320	100	2000					\$91,320	
Exterior Doors	\$2.29	S.F.	5,478	110	\$13,804	30	2000	2030				\$12,549	
Roofing	\$11.88	S.F.	5,478	110	\$71,597	75	2000	2075				\$65,089	
Roof Coverings - Standing Seam Metal	\$11.88	S.F.	5,478	110	\$71,597	75	2000	2075				\$65,089	
Interiors	\$45.28	S.F.	5,478	107	\$265,876	41	2000	2008			\$112,497	\$248,056	45
Interior Construction	\$21.51	S.F.	5,478	104	\$122,655	76	2000	2020				\$117,855	
Partitions	\$13.57	S.F.	5,478	110	\$81,742	100	2000					\$74,311	
Interior Doors	\$4.25	S.F.	5,478	80	\$18,627	40	2000	2040				\$23,284	
Fittings	\$3.70	S.F.	5,478	110	\$22,286	20	2000	2020				\$20,260	
Interior Finishes	\$23.77	S.F.	5,478	110	\$143,221	11	2000	2008			\$112,497	\$130,201	86
Wall Finishes - Ceramic	\$7.19	S.F.	0	110		30	2000						
Wall Finishes - Paint	\$1.52	S.F.	5,478	110	\$9,147	10	2000	2010			\$9,147	\$8,316	110
Floor Finishes - Ceramic Tile	\$7.16	S.F.	274	110	\$2,159	50	2000	2050				\$1,962	
Floor Finishes - Neoprene	\$19.06	S.F.	4,930	110	\$103,350	8	2000	2008			\$103,350	\$93,955	110
Floor Finishes - VCT	\$5.38	S.F.	274	110	\$1,622	15	2000	2015				\$1,475	
Ceiling Finishes	\$4.47	S.F.	5,478	110	\$26,943	20	2000	2020				\$24,493	
Services	\$60.71	S.F.	5,478	110	\$365,801	23	2000	2010	2015		\$56,154	\$332,551	17
Plumbing	\$14.37	S.F.	5,478	110	\$86,565	30	2000	2030				\$78,696	
Plumbing Fixtures	\$7.20	S.F.	5,478	110	\$43,407	30	2000	2030				\$39,461	
Domestic Water Distribution	\$5.96	S.F.	5,478	110	\$35,923	30	2000	2030				\$32,658	
Sanitary Waste	\$0.87	S.F.	5,478	110	\$5,239	30	2000	2030				\$4,763	
Rain Water Drainage	\$0.22	S.F.	0	110		30	2000						
Other Plumbing Systems - Natural Gas	\$0.33	S.F.	5,478	110	\$1,996	30	2000	2030				\$1,814	
HVAC	\$28.61	S.F.	5,478	110	\$172,382	21	2000	2015			\$56,154	\$156,712	36
Distribution Systems & Exhaust Systems	\$10.39	S.F.	5,478	110	\$62,616	30	2000	2030				\$56,924	
Terminal & Package Units	\$16.63	S.F.	5,478	110	\$100,203	15	2000	2015			\$56,154	\$91,094	62
Controls & Instrumentation	\$1.59	S.F.	5,478	110	\$9,563	20	2000	2020				\$8,694	
Fire Protection			0			0	0						
Sprinklers	\$3.91	S.F.	0	110		30	2000						
Electrical	\$17.73	S.F.	5,478	110	\$106,854	22	2000	2010	2015			\$97,143	
Electrical Service/Distribution	\$1.34	S.F.	5,478	110	\$8,066	30	2000	2030				\$7,333	
Branch Wiring	\$5.96	S.F.	5,478	110	\$35,923	30	2000	2030				\$32,658	
Lighting	\$5.96	S.F.	5,478	110	\$35,923	20	2000	2020				\$32,658	
Communications and Security - Fire Alarm	\$2.46	S.F.	5,478	110	\$14,802	10	2000	2010	2015	5		\$13,456	
Communications and Security - Public Address & Clock System	\$1.01	S.F.	5,478	110	\$6,070	20	2000	2020				\$5,519	
Communications and Security - Security & CCTV	\$1.01	S.F.	5,478	110	\$6,070	10	2000	2010	2015	5		\$5,519	

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report

Ashford Park Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Ashford Park Elementary\ 2000 Gym (continued)

Renewal Schedule:

Systems	2010-12	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$168,651			\$142,239			\$130,921		\$147,740		
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Shell											
Superstructure											
Roof Construction											
Exterior Enclosure											
Exterior Walls											
Exterior Doors											
Roofing											
Roof Coverings - Standing Seam Metal											
Interiors	\$112,497			\$1,880			\$130,921		\$78,452		
Interior Construction									\$29,950		
Partitions											
Interior Doors											
Fittings									\$29,950		
Interior Finishes	\$112,497			\$1,880			\$130,921		\$48,502		
Wall Finishes - Ceramic											
Wall Finishes - Paint	\$9,147								\$12,293		
Floor Finishes - Ceramic Tile											
Floor Finishes - Neoprene	\$103,350						\$130,921				
Floor Finishes - VCT				\$1,880							
Ceiling Finishes									\$36,209		
Services	\$56,154			\$140,359					\$69,288		
Plumbing											
Plumbing Fixtures											
Domestic Water Distribution											
Sanitary Waste											
Rain Water Drainage											
Other Plumbing Systems - Natural Gas											
HVAC	\$56,154			\$116,163					\$12,852		
Distribution Systems & Exhaust Systems											
Terminal & Package Units	\$56,154			\$116,163							
Controls & Instrumentation									\$12,852		
Fire Protection											
Sprinklers											
Electrical				\$24,196					\$56,436		
Electrical Service/Distribution											
Branch Wiring											
Lighting									\$48,278		
Communications and Security - Fire Alarm				\$17,159							
Communications and Security - Public Address & Clock System									\$8,158		
Communications and Security - Security & CCTV				\$7,037							

Facility: \Elementary Schools\Ashford Park Elementary\ 2000 Gym (continued)

Deficiency Sheet:

Deficiency:

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

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

Wed, 13-Apr-2011



Estimates:

Raw Cost	\$6,628.38
Plus or (Minus) Additional Cost	\$2,518.78
Total Estimated Amount	\$9,147.16

Deficiency:

Assembly: **C3020**
System: **Floor Finishes - Neoprene**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The neoprene flooring is worn, has bubbles, and should be replaced.**

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

Wed, 13-Apr-2011



Estimates:

Raw Cost	\$74,891.63
Plus or (Minus) Additional Cost	\$28,458.82
Total Estimated Amount	\$103,350.45

DeKalb County School System

1701 Mountain Industrial Blvd
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COMET4 Facility Report

Ashford Park Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Ashford Park Elementary\ **2000 Gym** (continued)

Deficiency:

Assembly: **D3050**
System: **Terminal & Package Units**
Material: **Packaged A/C, Elec. Ht., Const. Volume**
Distress: **Missing**
Category: **Capital Improvement**
Correction: **Install Package A/C - 20 ton**

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

Sun, 26-Jun-2011

Note: **An air conditioning system is missing in the gymnasium and should be installed.**



Estimates:

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

DeKalb County School System

1701 Mountain Industrial Blvd
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COMET4 Facility Report

Ashford Park Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Ashford Park Elementary\2000 Covered Walkway

Address: 2968 Cravenridge Drive N.E., Atlanta, GA 30319

Attributes:

None

General Information:

Function: Elementary School

Year Built: 2000

Gross Area: 2,500 S.F.

Last Renovation:

Facility Description:

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

Current Repair Cost: \$0.00

Replacement Cost: \$69,103.50

FCI: 0.00%



25-Mar-2011
East Elevation



25-Mar-2011
West Elevation



25-Mar-2011
South Elevation



25-Mar-2011
North Elevation

DeKalb County School System1701 Mountain Industrial Blvd
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COMET4 Facility Report

Ashford Park Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Ashford Park Elementary\2000 Covered Walkway (continued)**Building Condition:**

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$27.64	S.F.	2,500	100	\$69,104	25	2000	2025			0	\$69,104	
Special Construction	\$27.64	S.F.	2,500	100	\$69,104	25	2000	2025				\$69,104	
Special Construction	\$27.64	S.F.	2,500	100	\$69,104	25	2000	2025				\$69,104	
Special Structures - Covered Walkways Metal	\$27.64	S.F.	2,500	100	\$69,104	25	2000	2025				\$69,104	

DeKalb County School System

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COMET4 Facility Report

Ashford Park Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Ashford Park Elementary\2000 Covered Walkway (continued)

Deficiency Sheet:

*** No Deficiencies Found ***

DeKalb County School System1701 Mountain Industrial Blvd
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COMET4 Facility Report

Ashford Park Elementary Facility Executive Summary ReportReport Date: 28 Jun 2011

Facility: \Elementary Schools\Ashford Park Elementary\Hard Surface Play Area**Address:** 2968 Cravenridge Drive N.E., Atlanta, GA 30319**Attributes:**

None

General Information:**Function:** Elementary School**Year Built:** 1986**Gross Area:** 8,000 S.F.**Last Renovation:****Facility Description:**

The Hard Surface Play Area at Ashford Park Elementary 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: \$98,572.32**Replacement Cost:** \$90,518.40**FCI:** 108.90%

25-Mar-2011
Hard Surface Play Area

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report

Ashford Park Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Ashford Park Elementary\Hard Surface Play Area (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$11.31	S.F.	8,000	110	\$99,479	21	1986	1986			\$98,572	\$90,518	109
Equipment & Furnishings			0			0	0						
Equipment			0			0	0						
Other Equipment	\$1.94	S.F.	0	0		0	1986	1986					
Special Construction	\$11.20	S.F.	8,000	110	\$98,572	20	1986	2006			\$98,572	\$89,611	110
Special Construction	\$11.20	S.F.	8,000	110	\$98,572	20	1986	2006			\$98,572	\$89,611	110
Special Facilities - Basketball Court Hard Surface	\$11.20	S.F.	8,000	110	\$98,572	20	1986	2006			\$98,572	\$89,611	110
Building Sitework	\$0.11	S.F.	8,000	100	\$907	100	1986					\$907	
Site Preparation	\$0.11	S.F.	8,000	100	\$907	100	1986					\$907	
Site Earthwork	\$0.11	S.F.	8,000	100	\$907	100	1986					\$907	
Site Improvements			0			0	0						
Site Development - Fencing	\$0.84	S.F.	0	100		30	1986						
Site Electrical Utilities			0			0	0						
Site Lighting	\$0.69	S.F.	0	100		30	1986						

Facility: \Elementary Schools\Ashford Park Elementary\Hard Surface Play Area (continued)

Deficiency Sheet:

Deficiency:

Assembly: **F1040**
System: **Special Facilities - Basketball Court Hard Surface System**

Material: **Beyond Service Life**
Distress: **Deferred Maintenance**
Category: **Renew System**

Correction: **The hard surface play area is aged and cracked and should be resurfaced and repainted.**

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

Sat, 25-Jun-2011



Estimates:

Raw Cost	\$78,232.00
Plus or (Minus) Additional Cost	\$20,340.32
Total Estimated Amount	\$98,572.32

DeKalb County School System1701 Mountain Industrial Blvd
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COMET4 Facility Report

Ashford Park Elementary Facility Executive Summary ReportReport Date: 28 Jun 2011

Facility: \Elementary Schools\Ashford Park Elementary\Playfield**Address:** 2968 Cravenridge Drive N.E., Atlanta, GA 30319**Attributes:**

None

General Information:**Function:** Elementary School**Year Built:** 1955**Gross Area:** 78,520 S.F.**Last Renovation:****Facility Description:**

The Playfield at Ashford Park Elementary 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: \$141,477.34**Replacement Cost:** \$488,739.89**FCI:** 28.95%

25-Mar-2011

Playfield at Ashford Park Elementary
School

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report

Ashford Park Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Ashford Park Elementary\Playfield (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$6.22	S.F.	78,520	103	\$501,602	77	1955	1965			\$141,478	\$488,740	29
Special Construction	\$0.25	S.F.	78,520	110	\$21,766	10	1955	1965			\$21,766	\$19,787	110
Special Construction	\$0.25	S.F.	78,520	110	\$21,766	10	1955	1965			\$21,766	\$19,787	110
Special Facilities - Sports Field - Natural Turf	\$0.25	S.F.	78,520	110	\$21,766	10	1955	1965			\$21,766	\$19,787	110
Building Sitework	\$5.97	S.F.	78,520	102	\$479,836	80	1955	1975			\$119,712	\$468,953	26
Site Preparation	\$4.59	S.F.	78,520	100	\$360,124	100	1955					\$360,124	
Site Earthwork	\$4.59	S.F.	78,520	100	\$360,124	100	1955					\$360,124	
Site Improvements	\$1.39	S.F.	78,520	110	\$119,712	20	1955	1975			\$119,712	\$108,829	110
Site Development - Fencing	\$1.39	S.F.	78,520	110	\$119,712	20	1955	1975			\$119,712	\$108,829	110
Landscaping - Irrigation	\$0.09	S.F.	0	110		20	1955						
Site Mechanical Utilities			0			0	0						
Water Supply - Water Service	\$0.34	S.F.	0	110		30	1955						
Site Electrical Utilities			0			0	0						
Site Lighting	\$1.69	S.F.	0	110		30	1955						

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Ashford Park Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Ashford Park Elementary**Playfield** (continued)

Deficiency Sheet:

Deficiency:

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

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

Wed, 13-Apr-2011



Estimates:

Raw Cost	\$17,274.40
Plus or (Minus) Additional Cost	\$4,491.34
Total Estimated Amount	\$21,765.74

Deficiency:

Assembly: **G2040**
System: **Site Development - Fencing System**
Material: **Beyond Service Life**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The fence is rusted and damaged and should be replaced.**

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

Wed, 13-Apr-2011



Estimates:

Raw Cost	\$95,009.20
Plus or (Minus) Additional Cost	\$24,702.39
Total Estimated Amount	\$119,711.59

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

COMET4 Facility Report

Ashford Park Elementary Facility Executive Summary ReportReport Date: 28 Jun 2011

Facility: \Elementary Schools\Ashford Park Elementary\Site**Address:** 2968 Cravenridge Drive N.E., Atlanta, GA 30319**Attributes:****Site Code** 1025**General Information:****Function:** Elementary School**Year Built:** 1955**Gross Area:** 49,726 S.F.**Last Renovation:****Facility Description:**

The Ashford Elementary School site was originally constructed in 1955, has a total area of 7.2 acres, and is occupied by approximately 49,726 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: \$104,758.76**Replacement Cost:** \$1,072,022.94**FCI:** 9.77%

04-Nov-2010

Aerial Image of Ashford Park Elementary
School

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Ashford Park Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Ashford Park Elementary\Site (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$21.56	S.F.	49,726	110	\$1,179,224	35	1963	1965	2016		\$104,759	\$1,072,020	10
Building Sitework	\$21.56	S.F.	49,726	110	\$1,179,224	35	1963	1965	2016		\$104,759	\$1,072,020	10
Site Improvements	\$9.89	S.F.	49,726	110	\$541,024	21	1955	1965	2016		\$104,759	\$491,839	21
Roadways	\$3.25	S.F.	49,726	110	\$177,814	25	1955	1980	2016	6		\$161,649	
Parking Lots	\$1.47	S.F.	49,726	110	\$80,637	25	1955	1980	2016	6		\$73,306	
Pedestrian Paving	\$1.65	S.F.	49,726	110	\$90,286	30	1955	1985			\$90,286	\$82,078	110
Site Development	\$0.26	S.F.	49,726	110	\$14,473	10	1955	1965			\$14,473	\$13,157	110
Site Development 2			0			0	0						
Fence & Guardrails	\$1.98	S.F.	0	100		30	1955	1985					
Landscaping	\$3.25	S.F.	49,726	110	\$177,814	10	1955					\$161,649	
Site Mechanical Utilities	\$10.46	S.F.	49,726	110	\$572,037	50	1963	2005	2020			\$520,033	
Water Supply	\$2.38	S.F.	49,726	110	\$130,259	50	1955	2005	2020	10		\$118,417	
Sanitary Sewer	\$2.36	S.F.	49,726	110	\$128,881	50	1955	2005	2020	10		\$117,164	
Storm Sewer	\$5.51	S.F.	49,726	110	\$301,181	50	1955	2005	2020	10		\$273,801	
Fuel Distribution - Gas	\$0.21	S.F.	49,726	110	\$11,716	30	1986	2016				\$10,651	
Site Electrical Utilities	\$1.21	S.F.	49,726	110	\$66,163	30	1986	2016				\$60,148	
Electrical Distribution	\$0.52	S.F.	49,726	110	\$28,257	30	1986	2016				\$25,688	
Site Lighting	\$0.69	S.F.	49,726	110	\$37,906	30	1986	2016				\$34,460	

DeKalb County School System1701 Mountain Industrial Blvd
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COMET4 Facility Report

Ashford Park Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Ashford Park Elementary\Site (continued)**Renewal Schedule:**

Systems	2010-12	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$104,759				\$401,596				\$772,477		
Building Sitework	\$104,759				\$401,596				\$772,477		
Site Improvements	\$104,759				\$308,603				\$19,451		
Roadways					\$212,319						
Parking Lots					\$96,284						
Pedestrian Paving	\$90,286										
Site Development	\$14,473								\$19,451		
Site Development 2											
Fence & Guardrails											
Landscaping											
Site Mechanical Utilities					\$13,990				\$753,026		
Water Supply									\$175,058		
Sanitary Sewer									\$173,205		
Storm Sewer									\$404,763		
Fuel Distribution - Gas					\$13,990						
Site Electrical Utilities					\$79,003						
Electrical Distribution					\$33,741						
Site Lighting					\$45,262						

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Ashford Park Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Ashford Park Elementary\Site (continued)

Deficiency Sheet:

Deficiency:

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

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

Wed, 13-Apr-2011



Estimates:

Raw Cost	\$71,655.17
Plus or (Minus) Additional Cost	\$18,630.34
Total Estimated Amount	\$90,285.51

Deficiency:

Assembly: **G2040**
System: **Site Development**
Material: **Beyond Service Life**
Distress: **Deferred Maintenance**
Category: **Renew System**
Correction: **Site development features, such as the flagpole, site furnishings, and signage, are beyond their service life and should be replaced.**
Note:

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

Fri, 24-Jun-2011



Estimates:

Raw Cost	\$11,486.71
Plus or (Minus) Additional Cost	\$2,986.54
Total Estimated Amount	\$14,473.25

Educational Adequacy Report

Suitability Report - Full

Project #: 4469	County: DeKalb	Site #: 3050
Project: Assessments 2010	Region: 1	Site: Ashford Park ES
Grade Config: PK-5	Site Type: Elementary	Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - Elementary				
Site				
Traffic	Fair	1.34	2.00	67.00
Pedestrian Traffic	Good	0.97	0.97	100.00
Parking	Fair	0.54	0.81	67.00
Playground	Poor	0.77	2.34	33.00
Safety and Security				
Fencing	Fair	0.50	0.75	67.00
Signage & Way Finding	Fair	0.67	1.00	67.00
Ease of Supervision	G/F	3.50	3.50	100.00
Limited Entrances	G/F	0.50	0.50	100.00
Interior Circulation	G/F	0.50	0.50	100.00
Sprinkler System	Unsat	0.00	0.50	0.00
School Climate				
Learning Style Variety	P/U	0.00	5.00	0.00
School Environment	G/F	5.00	5.00	100.00
Landscaping	P/U	0.00	1.00	0.00
General Classrooms				
Size	Good	16.45	16.45	100.00
Adjacencies	Fair	2.36	3.53	67.00
Storage\Fixed Equip.	Fair	2.36	3.53	67.00
Remedial - Special Needs				
Size	Good	3.50	3.50	100.00
Adjacencies	G/F	0.75	0.75	100.00
Storage\Fixed Equip.	G/F	0.75	0.75	100.00
Library				
Size	P/U	0.00	3.41	0.00
Adjacencies	G/F	0.73	0.73	100.00
Storage\Fixed Equip.	G/F	0.73	0.73	100.00
P.E.				
Size	Fair	3.36	6.72	50.00
Adjacencies	G/F	1.44	1.44	100.00
Storage\Fixed Equip.	G/F	1.44	1.44	100.00
Music				
Size	P/U	0.00	2.59	0.00
Adjacencies	P/U	0.00	0.56	0.00
Storage\Fixed Equip.	P/U	0.00	0.56	0.00

Project #: 4469

County: DeKalb

Site #: 3050

Project: Assessments 2010

Region: 1

Site: Ashford Park ES

Grade Config: PK-5

Site Type: Elementary

Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
Art				
Size	Good	1.64	1.64	100.00
Adjacencies	G/F	0.35	0.35	100.00
Storage\Fixed Equip.	P/U	0.00	0.35	0.00
Performing Arts\Auditorium				
Size	Good	2.12	2.12	100.00
Adjacencies	Fair	0.30	0.45	67.00
Storage\Fixed Equip.	Fair	0.23	0.45	50.00
Computer Labs				
Size	P/U	0.00	1.19	0.00
Adjacencies	G/F	0.26	0.26	100.00
Storage\Fixed Equip.	G/F	0.26	0.26	100.00
Kindergarten				
Size	P/U	0.00	2.86	0.00
Adjacencies	G/F	0.61	0.61	100.00
Storage\Fixed Equip.	P/U	0.00	0.61	0.00
Administration				
Size	Fair	1.25	2.49	50.00
Adjacencies	G/F	0.53	0.53	100.00
Storage\Fixed Equip.	G/F	0.53	0.53	100.00
Restrooms (Student)	Fair	0.44	0.89	50.00
Teacher Lounge and Work Room(s)	Fair	0.63	1.27	50.00
Cafeteria	Unsat	0.00	5.00	0.00
Food Prep	Fair	4.16	6.20	67.00
Counseling	Good	0.29	0.29	100.00
Clinic	P/U	0.00	0.58	0.00
Custodial & Maintenance	G/F	0.50	0.50	100.00
Total For Site:		62.28	100.00	62.28

Comments

Suitability - Elementary

Ashford Park is a traditional pre-k through grade 5 elementary school located in the heart of a residential neighborhood.

Suitability - Elementary->Site-->Traffic

The parent drop lane is on street, but one-way and seems to work well and have good separation.

Suitability - Elementary->Site-->Pedestrian Traffic

The site needs additional sidewalks around the building on both sides.

Suitability - Elementary->Site-->Parking

The off street parking is inadequate for the school on a daily basis and very inadequate for school events. Some of the off street parking is on dirt.

Suitability - Elementary->Site-->Playground

The school has a large field that is poorly graded. It floods during rains, has poor ADA accessibility, has no sprinkler system and the grass is in poor condition. Portable trailers on the fields are an obstruction for supervision. The blacktop play area is cracked with grass growing through and has no lines or basketball hoops, etc. Playground equipment has ramps, but no fencing and is on wood chips.

Project #: 4469

County: DeKalb

Site #: 3050

Project: Assessments 2010

Region: 1

Site: Ashford Park ES

Grade Config: PK-5

Site Type: Elementary

Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - Elementary->Safety and Security-->Fencing One area of the fence near the playground is damaged and down, and fencing is needed near the parent drop off to prevent unfettered access to the playground areas.				
Suitability - Elementary->Safety and Security-->Signage & Way Finding All rooms are well marked; however, the site lacks way finding to the major spaces.				
Suitability - Elementary->Safety and Security-->Ease of Supervision The lighting outside is inadequate.				
Suitability - Elementary->Safety and Security-->Sprinkler System The school does not have fire sprinklers.				
Suitability - Elementary->School Climate-->Learning Style Variety The school lacks small group breakout or testing areas.				
Suitability - Elementary->School Climate-->School Environment The hall lighting was reported as inconsistent, but appeared adequate.				
Suitability - Elementary->School Climate-->Landscaping The school has landscaping, but the grass is spotty in the fields and some other areas - reflected in the site rating. The fields have serious drainage issues and the blacktop was cracked and barely usable.				
Suitability - Elementary->General Classrooms-->Adjacencies Some of the classes are not near the computer lab which is isolated on one side of the school.				
Suitability - Elementary->General Classrooms-->Storage\Fixed Equip. Storage was adequate, and most classes had smartboards instead of whiteboards.				
Suitability - Elementary->Library-->Size The library is only 2,160 square feet, well below the 4,500 DCSS standard.				
Suitability - Elementary->P.E.-->Size The gym square footage of 4,410 is below the DCSS standard of 5,400.				
Suitability - Elementary->Music-->Size The music room is 912 square feet and below the 1,100 DCSS standard.				
Suitability - Elementary->Music-->Adjacencies The music room is located in the middle of classrooms.				
Suitability - Elementary->Music-->Storage\Fixed Equip. The room lacked adequate storage and does not have a whiteboard.				
Suitability - Elementary->Art-->Size The art room is also the music room.				
Suitability - Elementary->Art-->Storage\Fixed Equip. The room lacked adequate storage and does not have a whiteboard.				
Suitability - Elementary->Performing Arts\Auditorium-->Adjacencies Noise from the stage extends to the main office. There is not sufficient acoustical separation.				
Suitability - Elementary->Performing Arts\Auditorium-->Storage\Fixed Equip. The stage lacks adequate storage.				
Suitability - Elementary->Computer Labs-->Size The computer lab is 744 square feet and less than the 1,100 DCSS standard.				
Suitability - Elementary->Kindergarten-->Size All of the kindergarten and pre-k spaces are less than 800 square feet and do not meet the 900 square foot DCSS standard.				

Project #: 4469

County: DeKalb

Site #: 3050

Project: Assessments 2010

Region: 1

Site: Ashford Park ES

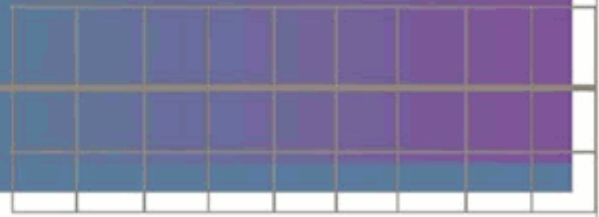
Grade Config: PK-5

Site Type: Elementary

Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
<p>Suitability - Elementary->Kindergarten-->Storage\Fixed Equip. The storage for all the kindergarten and pre-k spaces is limited.</p>				
<p>Suitability - Elementary->Administration-->Size The main office is inadequate in size for the school.</p>				
<p>Suitability - Elementary->Restrooms (Student) The boy's restrooms generally lacked privacy partitions and some stalls had broken locks.</p>				
<p>Suitability - Elementary->Teacher Lounge and Work Room(s) The workroom is too small and has an inadequate number of mail slots. Both the workroom and lounge are isolated on one side of the facility making accessibility difficult.</p>				
<p>Suitability - Elementary->Cafeteria The cafeteria is about 3,600 square feet, below the 5,644 DCSS standards. The space is cramped, lacks storage, and has several electrical outlets that do not work.</p>				
<p>Suitability - Elementary->Food Prep The food prep area is small for a school of this size and has limited storage and very old equipment. The office in the space is inadequate in size.</p>				
<p>Suitability - Elementary->Clinic The clinic is too small and lacks an attached bathroom.</p>				
<p>Suitability - Elementary->Custodial & Maintenance All of the custodial closets lacked adequate ventilation.</p>				

Technology Readiness Report



Technology Readiness Report - Full

Project #: 4469	County: DeKalb	Site #: 3050
Project: Assessments 2010	Region: 1	Site: Ashford Park ES

Technology Readiness	Rating	Score	Possible Score	Percent Score
Technology Readiness				
MDFIT Equipment Environment	Fair	7.50	15.00	50.00
Electrical Power	Good	10.00	10.00	100.00
Cooling	Good	10.00	10.00	100.00
Drops	Poor	3.30	10.00	33.00
Wireless	Unsat	0.00	5.00	0.00
WAN Backbone	Good	10.00	10.00	100.00
LAN-WAN Performance	Fair	6.70	10.00	67.00
Video Distribution	Unsat	0.00	5.00	0.00
Voice Distribution	Good	5.00	5.00	100.00
Faculty & Staff Technology	Good	10.00	10.00	100.00
Emergency Alert	Good	5.00	5.00	100.00
Projectors	Unsat	0.00	5.00	0.00
Total For Site:		67.50	100.00	67.50

Comments

Technology Readiness->MDFIT Equipment Environment

The equipment area is properly conditioned and accessible, but is in a regular office type room with glass windows to the outside and on the door, making security tenuous. The space is large but lacks storage areas.

Technology Readiness->Drops

All rooms have two drops, but few have four computers per room. Most rooms have only one drop for the teacher and a smartboard.

Technology Readiness->Wireless

Only the media center and portables have wireless.

Technology Readiness->LAN-WAN Performance

Staff estimate the Internet reliability at 80-90 percent.

Technology Readiness->Video Distribution

Only the media center has access to cable.

Technology Readiness->Projectors

All classes except 3-4 have smartboards (approximately 93 percent); however, some are on carts or wall mounted.