

Facility Condition Assessment Report

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

COMET4 Facility Report

Austin Elementary Facility Executive Summary ReportReport Date: 30 Jun 2011

Facility: \Elementary Schools\Austin Elementary
Address: 5435 Roberts Drive, Dunwoody, GA 30338**Attributes:****Facility Code** 0175
Super Cluster 1**General Information:****Function:** Elementary School
Gross Area: 60,581 S.F.
Year Built:
Last Renovation:**Facility Description:**

Austin Elementary School campus consists of two buildings located at 5435 Roberts Drive in Dunwoody, Georgia. The original campus was constructed in 1975, an addition to the main school building was constructed in 1978, and a gymnasium building was constructed in 2000. In addition to these buildings, the campus contains a storage building, covered walkway, playgrounds, and playfield. This report contains condition and adequacy data collected during the 2010/2011 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report for each building or other facility on the campus.

Current Repair Cost: \$4,649,208.81**Replacement Cost:** \$13,219,479.19**FCI:** 35.17%

30-Nov-2010
Austin Elementary School

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 FCI Report
Austin Elementary Weighted FCI Report

Report Date: 30 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
Austin Elementary\1975, 1978 Building		\$200.65	55,103	\$4,284,457	\$11,056,334	34.93%	\$0	\$0	\$2,648,470	\$1,582,454	\$53,534
Austin Elementary\Site		\$19.82	60,581	\$297,237	\$1,200,703	24.04%	\$0	\$0	\$262,811	\$34,426	\$0
Austin Elementary\2000 Gym		\$166.01	5,478	\$67,515	\$909,394	6.95%	\$0	\$0	\$58,884	\$0	\$8,631
Austin Elementary\Covered Walkway		\$27.64	1,600	\$0	\$44,226	0.00%	\$0	\$0	\$0	\$0	\$0
Austin Elementary\1978 Storage Building		\$110.28	80	\$0	\$8,822	0.00%	\$0	\$0	\$0	\$0	\$0

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Survey Report

Austin Elementary Detailed Facility Needs Assessment Report

Report Date: 30 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								\$3,387,237	\$1,261,972	\$4,649,209			
Elementary Schools								\$3,387,237	\$1,261,972	\$4,649,209			
Austin Elementary								\$3,387,237	\$1,261,972	\$4,649,209			
1975, 1978 Building								\$3,104,679	\$1,179,778	\$4,284,457			
Building Systems								\$3,104,679	\$1,179,778	\$4,284,457			
B2020	Exterior Windows	System		Beyond Service Life	Renew System	1	Ea.	\$277,609	\$105,491	\$383,100	Necessary	Deferred Maintenance	The original metal frame, single pane, operable windows are aged, worn, and inefficient and should be replaced.
B2030	Exterior Doors	System		Beyond Service Life	Renew System	1	Ea.	\$38,186	\$14,511	\$52,697	Recommended	Deferred Maintenance	The original metal exterior doors are aged, rusted, and damaged, and should be replaced.
B3010	Roof Coverings - BUR	System		Needs Remediation	Renew System	1	Ea.	\$243,665	\$92,593	\$336,258	Necessary	Deferred Maintenance	The roof covering is aged, has reported leaks, and should be replaced.
C1020	Interior Doors	System		Beyond Service Life	Renew System	1	Ea.	\$66,564	\$25,294	\$91,859	Recommended	Deferred Maintenance	The original wood interior doors are aged, worn, in need of new hardware, and should be replaced.
C1030	Fittings	System		Beyond Service Life	Renew System	1	Ea.	\$112,135	\$42,611	\$154,746	Recommended	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.
C3010	Wall Finishes - Ceramic & Glazed	System		Damaged	Renew System	1	Ea.	\$38,956	\$14,803	\$53,760	Necessary	Deferred Maintenance	The original ceramic tile walls are aged, chipped, and damaged, and should be replaced.
C3010	Wall Finishes - Paint	System		Beyond Service Life	Renew System	1	Ea.	\$57,640	\$21,903	\$79,543	Recommended	Deferred Maintenance	The wall paint is aged and the walls should be repainted.
C3020	Floor Finishes - Carpet	System		Beyond Service Life	Renew System	1	Ea.	\$94,677	\$35,977	\$130,654	Recommended	Deferred Maintenance	All carpeted areas / The carpet is aged, worn, stained, and faded, and should be replaced.
D2040	Rain Water Drainage	System		Beyond Service Life	Renew System	1	Ea.	\$38,793	\$14,741	\$53,534	Discretionary	Deferred Maintenance	The rain water drainage system is operating properly with no reported stoppages, but is aged and should be replaced with the roof covering.
D3020	Heat Generating Systems	System		Beyond Service Life	Renew System	1	Ea.	\$182,446	\$69,329	\$251,776	Recommended	Deferred Maintenance	The existing boiler is operable, but aged and should be replaced.
D3040	Distribution & Exhaust Systems	System		Needs Remediation	Renew System	1	Ea.	\$204,873	\$77,852	\$282,725	Necessary	Deferred Maintenance	The exhaust system is original, reported to have odors in all restrooms, and should be replaced.
D3090	Other HVAC Systems/Equip - Kitchen Hood	System		Beyond Service Life	Renew System	1	Ea.	\$51,521	\$19,578	\$71,099	Recommended	Deferred Maintenance	The existing kitchen hood and exhaust system is operable, but is aged and should be replaced.
D5010	Electrical Service/Distribution	System		Beyond Service Life	Renew System	1	Ea.	\$85,465	\$32,477	\$117,941	Recommended	Deferred Maintenance	The original electrical distribution system is operable, but is aged and should be replaced.
D5020	Branch Wiring	System		Beyond Service Life	Renew System	1	Ea.	\$286,701	\$108,946	\$395,647	Recommended	Deferred Maintenance	The branch wiring is original and operable, but is aged and should be replaced.

DeKalb County School System

1701 Mountain Industrial Blvd
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COMET4 Survey Report

Austin Elementary Detailed Facility Needs Assessment Report

Report Date: 30 Jun 2011

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Location / Note
	D5020	Lighting	System	Beyond Service Life	Renew System	1	Ea.	\$171,370	\$65,121	\$236,491	Recommended	Deferred Maintenance	The lighting system has received a partial upgrade to T-8 model fixtures, but the remaining 50% of the system is original, aged, and should be replaced.
	C3030	Ceiling Finishes	System	Needs Remediation	Renew System	1	Ea.	\$394,593	\$149,945	\$544,538	Necessary	Deferred Maintenance	The ceiling tile and grid system is stained and warped and should be replaced.
	D3050	Terminal & Package Units	System	Beyond Service Life	Renew System	1	Ea.	\$759,485	\$288,604	\$1,048,089	Necessary	Deferred Maintenance	The wall mounted heat pumps are aged and worn and should be replaced.
2000 Gym Building Systems								\$46,655	\$20,859	\$67,515			
	C3010	Wall Finishes - Paint	System	Beyond Service Life	Renew System	1	Ea.	\$46,655	\$20,859	\$67,515			
								\$5,964	\$2,667	\$8,631	Discretionary	Deferred Maintenance	The wall paint is aged and the walls should be repainted.
	D3050	Terminal & Package Units	Packaged A/C, Elec. Ht., Const. Volume	Missing	Install Package A/C - 20 ton	1	Ea.	\$40,691	\$18,193	\$58,884	Necessary	Capital Improvement	Air conditioning is missing in the gymnasium and should be installed.
Site Building Systems								\$235,902	\$61,335	\$297,237			
	G2010	Roadways	System	Beyond Service Life	Renew System	1	Ea.	\$235,902	\$61,335	\$297,237			
								\$171,929	\$44,702	\$216,630	Necessary	Deferred Maintenance	The asphaltic roadways are aged, have many road cuts and repairs, and should be resurfaced.
	G4010	Electrical Distribution	System	Beyond Service Life	Renew System	1	Ea.	\$27,322	\$7,104	\$34,426	Recommended	Deferred Maintenance	The original site electrical distribution system is operable, but is aged and should be replaced.
	G4020	Site Lighting	System	Inadequate	Renew System	1	Ea.	\$36,652	\$9,529	\$46,181	Necessary	Deferred Maintenance	Site lighting is inadequate and should be replaced.

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Austin Elementary Facility Executive Summary Report

Report Date: 30 Jun 2011

Facility: \Elementary Schools\Austin Elementary\1975, 1978 Building
Address: 5435 Roberts Drive, Dunwoody, GA 30338

Attributes:

Building Codes 2010, 2011
Fire Sprinkler System No

General Information:

Function: Elementary School **Year Built:** 1975
Gross Area: 55,103 S.F. **Last Renovation:**

Facility Description:

The Austin Elementary School main building is a two-story building located at 5435 Roberts Drive in Dunwoody, Georgia. There have been no additions and no major renovations with the exception of plumbing fixture upgrades in 2010. This report contains condition and adequacy data collected during the 2010/2011 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

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

Current Repair Cost: \$4,284,457.18

Replacement Cost: \$11,056,333.76

FCI: 38.75%



30-Nov-2010
West Elevation



30-Nov-2010
North Elevation



30-Nov-2010
East Elevation



30-Nov-2010
South Elevation

DeKalb County School System

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Stone Mountain, GA 30083

COMET4 Facility Report
Austin Elementary Facility Executive Summary Report

Report Date: 30 Jun 2011

Facility: \Elementary Schools\Austin Elementary\1975, 1978 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	\$200.65	S.F.	55,103	104	\$11,549,903	46	1980	1985	2010		\$4,284,457	\$11,056,334	39
Substructure	\$19.36	S.F.	55,103	100	\$1,066,871	100	1975					\$1,066,871	
Foundations	\$13.21	S.F.	55,103	100	\$727,723	100	1975					\$727,723	
Standard Foundations	\$6.49	S.F.	55,103	100	\$357,398	100	1975					\$357,398	
Special Foundations		S.F.	0	100		100	1975						
Slab on Grade	\$6.72	S.F.	55,103	100	\$370,325	100	1975					\$370,325	
Basement Construction	\$6.15	S.F.	55,103	100	\$339,148	100	1975					\$339,148	
Basement Excavation	\$0.22	S.F.	55,103	100	\$12,167	100	1975					\$12,167	
Basement Walls	\$5.93	S.F.	55,103	100	\$326,981	100	1975					\$326,981	
Shell	\$45.77	S.F.	55,103	103	\$2,592,504	79	1975	2000			\$772,055	\$2,522,318	31
Superstructure	\$18.57	S.F.	55,103	100	\$1,023,527	100	1975					\$1,023,527	
Floor Construction	\$14.14	S.F.	55,103	100	\$779,432	100	1975					\$779,432	
Roof Construction	\$4.43	S.F.	55,103	100	\$244,095	100	1975					\$244,095	
Exterior Enclosure	\$21.65	S.F.	55,103	103	\$1,232,719	75	1975	2005			\$435,797	\$1,193,102	37
Exterior Walls	\$14.46	S.F.	55,103	100	\$796,922	100	1975					\$796,922	
Exterior Windows	\$6.32	S.F.	55,103	110	\$383,100	30	1975	2005			\$383,100	\$348,273	110
Exterior Doors	\$0.87	S.F.	55,103	110	\$52,697	30	1975	2005			\$52,697	\$47,907	110
Roofing	\$5.55	S.F.	55,103	110	\$336,258	25	1975	2000			\$336,258	\$305,689	110
Roof Coverings - Asphalt Shingles		S.F.	0	110		10	1975						
Roof Coverings - BUR	\$5.55	S.F.	55,103	110	\$336,258	25	1975	2000			\$336,258	\$305,689	110
Roof Coverings - EPDM		S.F.	0	110		15	1975						
Roof Coverings - Preformed Metal		S.F.	0	110		30	1975						
Roof Coverings - Standing Seam Metal		S.F.	0	110		75	1975						
Roof Openings	\$0.57	S.F.	0	110		30	1975	2005					
Interiors	\$39.84	S.F.	55,103	108	\$2,375,116	43	1981	1985	2010		\$1,055,100	\$2,195,143	48
Interior Construction	\$11.04	S.F.	55,103	104	\$634,724	70	1975	1995			\$246,605	\$608,338	41
Partitions	\$6.40	S.F.	55,103	110	\$388,119	100	1975					\$352,836	
Interior Doors	\$2.08	S.F.	55,103	80	\$91,859	30	1975	2005			\$91,859	\$114,824	80
Fittings	\$2.55	S.F.	55,103	110	\$154,746	20	1975	1995			\$154,746	\$140,678	110
Stairs	\$0.92	S.F.	55,103	100	\$50,948	100	1975					\$50,948	
Stair Construction	\$0.92	S.F.	55,103	100	\$50,948	100	1975					\$50,948	
Interior Finishes	\$27.87	S.F.	55,103	110	\$1,689,444	31	1990	1985	2010		\$808,495	\$1,535,857	53
Wall Finishes - Ceramic & Glazed	\$9.58	S.F.	5,103	110	\$53,760	30	1975	2005			\$53,760	\$48,872	110
Wall Finishes - Paint	\$1.81	S.F.	40,000	110	\$79,543	10	1992	2002			\$79,543	\$72,312	110
Wall Finishes - Wall Coverings		S.F.	0	110		10	1975	1985					
Floor Finishes - Carpet	\$7.87	S.F.	15,100	110	\$130,654	8	2000	2008			\$130,654	\$118,777	110
Floor Finishes - Ceramic & Quarry Tile	\$13.40	S.F.	8,500	110	\$125,288	50	1975	2025				\$113,898	
Floor Finishes - Terrazzo	\$48.99	S.F.	10,200	110	\$549,668	50	1975	2025				\$499,698	
Floor Finishes - VCT	\$8.79	S.F.	21,303	110	\$205,993	20	1992	2012	2015	5		\$187,266	
Floor Finishes - Wood		S.F.	0	110		20	1975						
Ceiling Finishes	\$8.98	S.F.	55,103	110	\$544,538	20	1992	2012	2010		\$544,538	\$495,034	110
Services	\$84.28	S.F.	55,103	104	\$4,824,493	22	1982	1990	2010		\$2,457,302	\$4,643,894	53
Conveying	\$1.17	S.F.	55,103	110	\$71,099	30	1975	2005	2015			\$64,636	
Elevators and Lifts	\$1.17	S.F.	55,103	110	\$71,099	30	1975	2005	2015	5		\$64,636	
Plumbing	\$24.01	S.F.	55,103	110	\$1,455,447	23	1982	2005	2015		\$53,534	\$1,323,134	4
Plumbing Fixtures	\$16.10	S.F.	55,103	110	\$976,153	20	2010	2030				\$887,412	
Domestic Water Distribution	\$3.59	S.F.	55,103	110	\$217,481	30	1975	2005	2015	5		\$197,710	
Sanitary Waste	\$3.05	S.F.	55,103	110	\$184,858	30	1975	2005	2015	5		\$168,053	
Rain Water Drainage	\$0.88	S.F.	55,103	110	\$53,534	30	1975	2005			\$53,534	\$48,667	110
Other Plumbing Systems - Natural Gas	\$0.39	S.F.	55,103	110	\$23,421	30	1975	2005	2015	5		\$21,292	
HVAC	\$34.73	S.F.	55,103	110	\$2,105,379	22	1982	1990			\$1,653,689	\$1,913,981	86
Heat Generating Systems	\$4.15	S.F.	55,103	110	\$251,776	30	1975	2005			\$251,776	\$228,887	110
Cooling Generating Systems	\$4.22	S.F.	55,103	110	\$255,958	30	1992	2022				\$232,689	
Distribution & Exhaust Systems	\$4.66	S.F.	55,103	110	\$282,725	30	1975	2005			\$282,725	\$257,022	110
Terminal & Package Units	\$17.29	S.F.	55,103	110	\$1,048,089	15	1975	1990			\$1,048,089	\$952,808	110
Controls & Instrumentation	\$3.23	S.F.	55,103	110	\$195,732	20	2000	2020				\$177,939	
Other HVAC Systems/Equip - Kitchen Hood	\$1.17	S.F.	55,103	110	\$71,099	30	1975	2005			\$71,099	\$64,636	110
Fire Protection			0			0	0		2010				
Sprinklers	\$4.25	S.F.	0	110		30	0		2010				
Standpipes		S.F.	0	110		30	1975						
Electrical	\$24.36	S.F.	55,103	89	\$1,192,568	23	1984	2002	2015		\$750,079	\$1,342,143	56

DeKalb County School System

1701 Mountain Industrial Blvd
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COMET4 Facility Report
Austin Elementary Facility Executive Summary Report

Report Date: 30 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.	55,103	110	\$117,941	30	1975	2005			\$117,941	\$107,219	110
Branch Wiring	\$6.53	S.F.	55,103	110	\$395,647	30	1975	2005			\$395,647	\$359,679	110
Lighting	\$8.58	S.F.	55,103	50	\$236,491	30	1975	2005			\$236,491	\$472,982	50
Communications and Security - Clock & PA Systems	\$5.51	S.F.	55,103	110	\$333,749	10	1992	2002	2015	5		\$303,408	
Communications and Security - Fire Alarm	\$1.20	S.F.	55,103	110	\$72,772	10	1992	2002	2015	5		\$66,157	
Communications and Security - Security & CCTV	\$0.59	S.F.	55,103	110	\$35,968	10	1992	2002	2015	5		\$32,698	
Other Electrical Systems - Emergency Generator	\$0.37	S.F.	0	110		20	1975						
Equipment & Furnishings	\$11.40	S.F.	55,103	110	\$690,919	20	1975	1995	2015			\$628,108	
Equipment	\$7.18	S.F.	55,103	110	\$434,961	20	1975	1995	2015			\$395,419	
Commercial Equipment		S.F.	0	110		20	1975						
Institutional Equipment		S.F.	0	110		20	1975						
Other Equipment - Kitchen Equipment	\$7.18	S.F.	55,103	110	\$434,961	20	1975	1995	2015	5		\$395,419	
Furnishings	\$4.22	S.F.	55,103	110	\$255,958	20	1975	1995	2015			\$232,689	
Fixed Furnishings	\$4.22	S.F.	55,103	110	\$255,958	20	1975	1995	2015	5		\$232,689	
Special Construction			0			0	0						
Special Construction			0			0	0						
Special Structures - Canopies		S.F.	0	100		25	1975						

DeKalb County School System

1701 Mountain Industrial Blvd
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COMET4 Facility Report
Austin Elementary Facility Executive Summary Report

Report Date: 30 Jun 2011

Facility: \Elementary Schools\Austin Elementary\1975, 1978 Building (continued)

Renewal Schedule:

Systems	2010-12	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$4,284,457			\$2,128,730			\$165,509		\$369,947		\$364,935
Substructure											
Foundations											
Standard Foundations											
Special Foundations											
Slab on Grade											
Basement Construction											
Basement Excavation											
Basement Walls											
Shell	\$772,055										
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure	\$435,797										
Exterior Walls											
Exterior Windows	\$383,100										
Exterior Doors	\$52,697										
Roofing	\$336,258										
Roof Coverings - Asphal Shingles											
Roof Coverings - BUR	\$336,258										
Roof Coverings - EPDM											
Roof Coverings - Preformed Metal											
Roof Coverings - Standing Seam											
Metal											
Roof Openings											
Interiors	\$1,055,100			\$238,802			\$165,509		\$106,899		
Interior Construction	\$246,605										
Partitions											
Interior Doors	\$91,859										
Fittings	\$154,746										
Stairs											
Stair Construction											
Interior Finishes	\$808,495			\$238,802			\$165,509		\$106,899		
Wall Finishes - Ceramic & Glazed	\$53,760										
Wall Finishes - Paint	\$79,543								\$106,899		
Wall Finishes - Wall Coverings											
Floor Finishes - Carpet	\$130,654						\$165,509				
Floor Finishes - Ceramic & Quarry											
Tile											
Floor Finishes - Terrazzo											
Floor Finishes - VCT				\$238,802							
Floor Finishes - Wood											
Ceiling Finishes	\$544,538										
Services	\$2,457,302			\$1,088,964					\$263,048		\$364,935
Conveying				\$82,424							
Elevators and Lifts				\$82,424							
Plumbing	\$53,534			\$493,573							
Plumbing Fixtures											
Domestic Water Distribution				\$252,120							
Sanitary Waste				\$214,302							
Rain Water Drainage	\$53,534										
Other Plumbing Systems - Natural				\$27,151							
Gas											
HVAC	\$1,653,689								\$263,048		\$364,935
Heat Generating Systems	\$251,776										
Cooling Generating Systems											\$364,935
Distribution & Exhaust Systems	\$282,725										
Terminal & Package Units	\$1,048,089										
Controls & Instrumentation									\$263,048		
Other HVAC Systems/Equip -	\$71,099										
Kitchen Hood											
Fire Protection											
Sprinklers											
Standpipes											
Electrical	\$750,079			\$512,967							

Facility: \Elementary Schools\Austin Elementary\1975, 1978 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
Fri, 24-Jun-2011



Estimates:

Raw Cost	\$277,608.91
Plus or (Minus) Additional Cost	\$105,491.39
Total Estimated Amount	\$383,100.30

Deficiency:

Assembly: **B2030**
System: **Exterior Doors**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The original metal exterior doors are aged, rusted, and damaged, and should be replaced.**

Surveyor/Update: Chuck Gulley
Priority: 4
Quantity: 1
Fri, 24-Jun-2011



Estimates:

Raw Cost	\$38,186.38
Plus or (Minus) Additional Cost	\$14,510.82
Total Estimated Amount	\$52,697.20

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Austin Elementary Facility Executive Summary Report

Report Date: 30 Jun 2011

Facility: \Elementary Schools\Austin Elementary\1975, 1978 Building (continued)

Deficiency:

Assembly: **B3010**
System: **Roof Coverings - BUR System**
Material: **System**
Distress: **Needs Remediation**
Category: **Deferred Maintenance**
Correction: **Renew System**

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

Mon, 31-Jan-2011

Note: **The roof covering is aged, has reported leaks, and should be replaced.**



Estimates:

Raw Cost	\$243,665.47
Plus or (Minus) Additional Cost	\$92,592.88
Total Estimated Amount	\$336,258.35

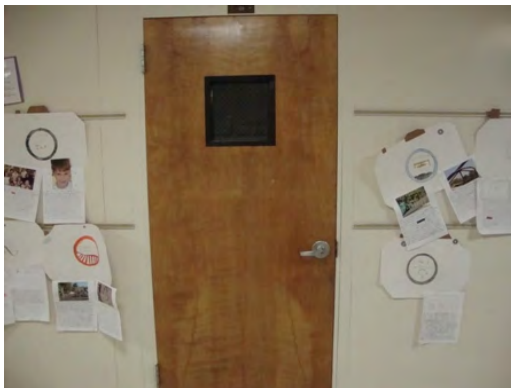
Deficiency:

Assembly: **C1020**
System: **Interior Doors**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**

Surveyor/Update: Chuck Gulley
Priority: 4
Quantity: 1

Mon, 31-Jan-2011

Note: **The original wood interior doors are aged, worn, in need of new hardware, and should be replaced.**



Estimates:

Raw Cost	\$66,564.42
Plus or (Minus) Additional Cost	\$25,294.48
Total Estimated Amount	\$91,858.90

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Austin Elementary Facility Executive Summary Report

Report Date: 30 Jun 2011

Facility: \Elementary Schools\Austin Elementary\1975, 1978 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: 4
Quantity: 1

Mon, 31-Jan-2011



Estimates:

Raw Cost	\$112,134.61
Plus or (Minus) Additional Cost	\$42,611.15
Total Estimated Amount	\$154,745.76

Deficiency:

Assembly: **C3010**
System: **Wall Finishes - Ceramic & Glazed**
Material: **System**
Distress: **Damaged**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The original ceramic tile walls are aged, chipped, and damaged, and should be replaced.**

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

Mon, 31-Jan-2011



Estimates:

Raw Cost	\$38,956.30
Plus or (Minus) Additional Cost	\$14,803.39
Total Estimated Amount	\$53,759.69

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Austin Elementary Facility Executive Summary Report

Report Date: 30 Jun 2011

Facility: \Elementary Schools\Austin Elementary\1975, 1978 Building (continued)

Deficiency:

Assembly: **C3010**
System: **Wall Finishes - Paint**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**

Surveyor/Update: Chuck Gulley
Priority: 4
Quantity: 1

Sun, 26-Jun-2011

Note: **The wall paint is aged and the walls should be repainted.**



Estimates:

Raw Cost	\$57,640.00
Plus or (Minus) Additional Cost	\$21,903.20
Total Estimated Amount	\$79,543.20

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, stained, and faded, and should be replaced.**

Surveyor/Update: Chuck Gulley
Priority: 4
Quantity: 1

Fri, 24-Jun-2011



Estimates:

Raw Cost	\$94,677.00
Plus or (Minus) Additional Cost	\$35,977.26
Total Estimated Amount	\$130,654.26

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Austin Elementary Facility Executive Summary Report

Report Date: 30 Jun 2011

Facility: \Elementary Schools\Austin Elementary\1975, 1978 Building (continued)

Deficiency:

Assembly: **C3030**
System: **Ceiling Finishes System**
Material: **Needs Remediation**
Distress: **Needs Remediation**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The ceiling tile and grid system is stained and warped and should be replaced.**

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

Wed, 30-Mar-2011



Estimates:

Raw Cost	\$394,592.58
Plus or (Minus) Additional Cost	\$149,945.18
Total Estimated Amount	\$544,537.76

Deficiency:

Assembly: **D2040**
System: **Rain Water Drainage System**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The rain water drainage system is operating properly with no reported stoppages, but is aged and should be replaced with the roof covering.**

Surveyor/Update: Chuck Gulley
Priority: 5
Quantity: 1

Fri, 24-Jun-2011



Estimates:

Raw Cost	\$38,792.51
Plus or (Minus) Additional Cost	\$14,741.15
Total Estimated Amount	\$53,533.66

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Austin Elementary Facility Executive Summary Report

Report Date: 30 Jun 2011

Facility: \Elementary Schools\Austin Elementary\1975, 1978 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: 4
Quantity: 1

Mon, 31-Jan-2011

Note: **The existing boiler is operable, but aged and should be replaced.**



Estimates:

Raw Cost	\$182,446.03
Plus or (Minus) Additional Cost	\$69,329.49
Total Estimated Amount	\$251,775.52

Deficiency:

Assembly: **D3040**
System: **Distribution & Exhaust Systems**
Material: **System**
Distress: **Needs Remediation**
Category: **Deferred Maintenance**
Correction: **Renew System**

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

Mon, 31-Jan-2011

Note: **The exhaust system is original, reported to have odors in all restrooms, and should be replaced.**



Estimates:

Raw Cost	\$204,872.95
Plus or (Minus) Additional Cost	\$77,851.72
Total Estimated Amount	\$282,724.67

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Austin Elementary Facility Executive Summary Report

Report Date: 30 Jun 2011

Facility: \Elementary Schools\Austin Elementary\1975, 1978 Building (continued)

Deficiency:

Assembly: **D3050**
System: **Terminal & Package Units**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**

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

Sun, 26-Jun-2011

Note: **The wall mounted heat pumps are aged and worn and should be replaced.**



Estimates:

Raw Cost	\$759,484.65
Plus or (Minus) Additional Cost	\$288,604.17
Total Estimated Amount	\$1,048,088.82

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: 4
Quantity: 1

Mon, 31-Jan-2011

Note: **The existing kitchen hood and exhaust system is operable, but is aged and should be replaced.**



Estimates:

Raw Cost	\$51,521.31
Plus or (Minus) Additional Cost	\$19,578.10
Total Estimated Amount	\$71,099.41

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report
Austin Elementary Facility Executive Summary Report

Report Date: 30 Jun 2011

Facility: \Elementary Schools\Austin Elementary\1975, 1978 Building (continued)

Deficiency:

Assembly: **D5010**
System: **Electrical Service/Distribution System**
Material: **Beyond Service Life**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**

Surveyor/Update: Chuck Gulley
Priority: 4
Quantity: 1

Mon, 31-Jan-2011

Note: **The original electrical distribution system is operable, but is aged and should be replaced.**



Estimates:

Raw Cost	\$85,464.75
Plus or (Minus) Additional Cost	\$32,476.61
Total Estimated Amount	\$117,941.36

Deficiency:

Assembly: **D5020**
System: **Branch Wiring System**
Material: **Beyond Service Life**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**

Surveyor/Update: Chuck Gulley
Priority: 4
Quantity: 1

Mon, 31-Jan-2011

Note: **The branch wiring is original and operable, but is aged and should be replaced.**



Estimates:

Raw Cost	\$286,700.91
Plus or (Minus) Additional Cost	\$108,946.35
Total Estimated Amount	\$395,647.26

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Austin Elementary Facility Executive Summary Report

Report Date: 30 Jun 2011

Facility: \Elementary Schools\Austin Elementary\1975, 1978 Building (continued)

Deficiency:

Assembly: **D5020**
System: **Lighting**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**

Surveyor/Update: Chuck Gulley
Priority: 4
Quantity: 1

Mon, 31-Jan-2011

Note: **The lighting system has received a partial upgrade to T-8 model fixtures, but the remaining 50% of the system is original, aged, and should be replaced.**



Estimates:

Raw Cost	\$171,370.33
Plus or (Minus) Additional Cost	\$65,120.73
Total Estimated Amount	\$236,491.06

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report
Austin Elementary Facility Executive Summary Report

Report Date: 30 Jun 2011

Facility: \Elementary Schools\Austin Elementary\1978 Storage Building
Address: 5435 Roberts Drive, Dunwoody, GA 30338

Attributes:
None

General Information:

Function:	Storage Building	Year Built:	1978
Gross Area:	80 S.F.	Last Renovation:	

Facility Description:

The Storage Building at Austin Elementary School is a one-story building located at 5435 Roberts Drive in Dunwoody, 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:** \$8,822.06 **FCI:** 0.00%



30-Nov-2010
South Elevation



30-Nov-2010
North Elevation



30-Nov-2010
East Elevation



30-Nov-2010
West Elevation

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report
Austin Elementary Facility Executive Summary Report

Report Date: 30 Jun 2011

Facility: \Elementary Schools\Austin Elementary\1978 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	\$110.29	S.F.	80	109	\$9,653	63	1982	2008	2015		0	\$8,823	
Substructure	\$7.90	S.F.	80	100	\$632	100	1978					\$632	
Foundations	\$7.90	S.F.	80	100	\$632	100	1978					\$632	
Standard Foundations	\$4.49	S.F.	80	100	\$359	100	1978					\$359	
Slab on Grade	\$3.41	S.F.	80	100	\$273	100	1978					\$273	
Basement Construction			0			0	0						
Basement Excavation		S.F.	0	100		100	1978						
Basement Walls		S.F.	0	100		100	1978						
Shell	\$49.18	S.F.	80	100	\$3,939	99	1987	2035				\$3,934	
Superstructure	\$13.56	S.F.	80	100	\$1,085	100	1978					\$1,085	
Roof Construction	\$13.57	S.F.	80	100	\$1,085	100	1978					\$1,085	
Exterior Enclosure	\$35.61	S.F.	80	100	\$2,854	98	1992	2035				\$2,849	
Exterior Walls	\$34.87	S.F.	80	100	\$2,790	100	1978					\$2,790	
Exterior Windows		S.F.	0	110		30	1978						
Exterior Doors	\$0.73	S.F.	80	110	\$64	30	2005	2035				\$59	
Roofing			0			0	0						
Roof Coverings		S.F.	0	110		20	1978						
Interiors			0			0	0						
Interior Construction			0			0	0						
Partitions		S.F.	0	110		40	1978						
Interior Doors		S.F.	0	80		30	1978						
Fittings		S.F.	0	110		20	1978						
Interior Finishes			0			0	0						
Wall Finishes		S.F.	0	110		20	1978						
Floor Finishes		S.F.	0	110		20	1978						
Ceiling Finishes		S.F.	0	110		20	1978						
Services	\$53.21	S.F.	80	119	\$5,082	30	1978	2008	2015			\$4,257	
Plumbing	\$49.91	S.F.	80	120	\$4,792	30	1978	2008	2015			\$3,993	
Sanitary Waste Equipment	\$49.91	S.F.	80	120	\$4,792	30	1978	2008	2015	5		\$3,993	
Rain Water Drainage		S.F.	0	110		30	1978						
Electrical	\$3.30	S.F.	80	110	\$290	30	1978	2008	2015			\$264	
Electrical Service/Distribution	\$3.30	S.F.	80	110	\$290	30	1978	2008	2015	5		\$264	
Lighting and Branch Wiring		S.F.	0	110		30	1978	2008					

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Austin Elementary Facility Executive Summary Report

Report Date: 30 Jun 2011

Facility: \Elementary Schools\Austin Elementary\1978 Storage Building (continued)

Deficiency Sheet:

*** No Deficiencies Found ***

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

COMET4 Facility Report

Austin Elementary Facility Executive Summary Report

Report Date: 30 Jun 2011

Facility: \Elementary Schools\Austin Elementary\2000 Gym**Address:** 5435 Roberts Drive, Dunwoody, GA 30338**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 Building at Austin Elementary School is a one-story building located at 5435 Roberts Drive in Dunwoody, 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.

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

Current Repair Cost: \$67,514.58**Replacement Cost:** \$909,393.82**FCI:** 7.42%30-Nov-2010
North Elevation30-Nov-2010
South Elevation30-Nov-2010
East Elevation30-Nov-2010
West Elevation

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report
Austin Elementary Facility Executive Summary Report

Report Date: 30 Jun 2011

Facility: \Elementary Schools\Austin 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	\$166.01	S.F.	5,478	106	\$965,461	57	2000	2010	2015		\$67,515	\$909,393	7
Substructure	\$17.90	S.F.	5,478	100	\$98,059	100	2000					\$98,059	
Foundations	\$17.90	S.F.	5,478	100	\$98,059	100	2000					\$98,059	
Standard Foundations	\$11.08	S.F.	5,478	100	\$60,722	100	2000					\$60,722	
Special Foundations		S.F.	5,478	100		100	2000						
Slab on Grade	\$6.82	S.F.	5,478	100	\$37,337	100	2000					\$37,337	
Basement Construction		S.F.	5,478			0	2000						
Basement Excavation		S.F.	5,478	100		100	2000						
Basement Walls		S.F.	5,478	100		100	2000						
Shell	\$58.95	S.F.	5,478	105	\$337,509	77	2000	2015				\$322,954	
Superstructure	\$14.91	S.F.	5,478	100	\$81,650	100	2000					\$81,650	
Floor Construction		S.F.	5,478	100		100	2000						
Roof Construction	\$14.91	S.F.	5,478	100	\$81,650	100	2000					\$81,650	
Exterior Enclosure	\$31.00	S.F.	5,478	104	\$177,205	68	2000	2030				\$169,801	
Exterior Walls	\$17.48	S.F.	5,478	100	\$95,761	100	2000					\$95,761	
Exterior Windows	\$11.11	S.F.	5,478	110	\$66,969	30	2000	2030				\$60,881	
Exterior Doors	\$2.40	S.F.	5,478	110	\$14,475	30	2000	2030				\$13,159	
Roofing	\$13.05	S.F.	5,478	110	\$78,654	73	2000	2015				\$71,503	
Roof Coverings - BUR		S.F.	5,478	110		20	2000	2020					
Roof Coverings - EPDM		S.F.	5,478	110		15	2000	2015					
Roof Coverings - Standing Seam Metal	\$12.46	S.F.	5,478	110	\$75,079	75	2000	2075				\$68,253	
Roof Openings	\$0.59	S.F.	5,478	110	\$3,575	30	2000	2030				\$3,250	
Interiors	\$43.77	S.F.	5,478	107	\$256,436	47	2000	2010			\$8,631	\$239,782	4
Interior Construction	\$22.56	S.F.	5,478	104	\$128,619	76	2000	2020				\$123,586	
Partitions	\$14.22	S.F.	5,478	110	\$85,717	100	2000					\$77,925	
Interior Doors	\$4.46	S.F.	5,478	80	\$19,533	40	2000	2040				\$24,416	
Fittings	\$3.88	S.F.	5,478	110	\$23,369	20	2000	2020				\$21,245	
Stairs		S.F.	5,478			0	2000						
Stair Construction		S.F.	5,478	100		100	2000						
Interior Finishes	\$21.21	S.F.	5,478	110	\$127,817	18	2000	2010			\$8,631	\$116,196	7
Wall Finishes - Ceramic	\$7.54	S.F.	549	110	\$4,553	30	2000	2030				\$4,139	
Wall Finishes - Paint	\$1.59	S.F.	4,929	110	\$8,631	10	2000	2010			\$8,631	\$7,846	110
Floor Finishes - Ceramic Tile	\$7.51	S.F.	549	110	\$4,536	50	2000					\$4,123	
Floor Finishes - Neoprene	\$16.28	S.F.	4,380	110	\$78,436	15	2000					\$71,306	
Floor Finishes - VCT	\$5.64	S.F.	549	110	\$3,408	15	2000	2015				\$3,098	
Ceiling Finishes	\$4.69	S.F.	5,478	110	\$28,253	20	2000	2020				\$25,684	
Services	\$45.38	S.F.	5,478	110	\$273,457	27	2000	2010	2015		\$58,884	\$248,598	24
Conveying		S.F.	5,478			0	2000	2030					
Elevators and Lifts		S.F.	5,478	110		30	2000	2030					
Plumbing	\$15.30	S.F.	5,478	110	\$82,170	30	2000	2030				\$83,791	
Plumbing Fixtures	\$7.55	S.F.	5,478	110	\$45,518	30	2000	2030				\$41,380	
Domestic Water Distribution	\$6.25	S.F.	5,478	110	\$37,670	30	2000	2030				\$34,246	
Sanitary Waste	\$0.91	S.F.	5,478	110	\$5,494	30	2000	2030				\$4,994	
Rain Water Drainage	\$0.23	S.F.	5,478	110	\$1,395	30	2000	2030				\$1,268	
Other Plumbing Systems - Natural Gas	\$0.35	S.F.	5,478	110	\$2,093	30	2000	2030				\$1,903	
HVAC	\$11.49	S.F.	5,478	110	\$69,236	29	2000	2015			\$58,884	\$62,942	94
Heat Generating Systems	\$4.36	S.F.	0	110		30	2000						
Cooling Generating Systems	\$4.43	S.F.	0	110		30	2000						
Distribution Systems & Exhaust Systems	\$10.90	S.F.	5,478	110	\$65,661	30	2000	2030				\$59,692	
Terminal & Package Units	\$0.30	S.F.	5,478	110	\$1,831	15	2000	2015			\$58,884	\$1,665	3537
Controls & Instrumentation	\$0.29	S.F.	5,478	110	\$1,744	20	2000	2020				\$1,585	
Fire Protection			0			0	0						
Sprinklers	\$4.10	S.F.	0	110		30	2000						
Electrical	\$18.60	S.F.	5,478	110	\$112,051	22	2000	2010	2015			\$101,865	
Electrical Service/Distribution	\$1.40	S.F.	5,478	110	\$8,458	30	2000	2030				\$7,689	
Branch Wiring	\$6.25	S.F.	5,478	110	\$37,670	30	2000	2030				\$34,246	
Lighting	\$6.25	S.F.	5,478	110	\$37,670	20	2000	2020				\$34,246	
Communications and Security - Fire Alarm	\$2.58	S.F.	5,478	110	\$15,521	10	2000	2010	2015	5		\$14,110	
Communications and Security - Public Address & Clock System	\$1.06	S.F.	5,478	110	\$6,366	20	2000	2020	2015	5		\$5,787	
Communications and Security - Security & CCTV	\$1.06	S.F.	5,478	110	\$6,366	10	2000	2010	2015	5		\$5,787	
Other Electrical Systems - Emergency Generator	\$0.45	S.F.	0	110		20	2000						

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report

Austin Elementary Facility Executive Summary Report

Report Date: 30 Jun 2011

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Equipment & Furnishings			0			0	0						
Equipment			0			0	0						
Commercial Equipment	\$6.60	S.F.	0	110		20	2000						
Institutional Equipment	\$7.99	S.F.	0	110		20	2000						
Furnishings			0			0	0						
Fixed Furnishings	\$1.69	S.F.	0	110		20	2000						

Facility: \Elementary Schools\Austin 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 the walls should be repainted.**

Surveyor/Update: Chuck Gulley
 Priority: 5
 Quantity: 1

Sun, 26-Jun-2011



Estimates:

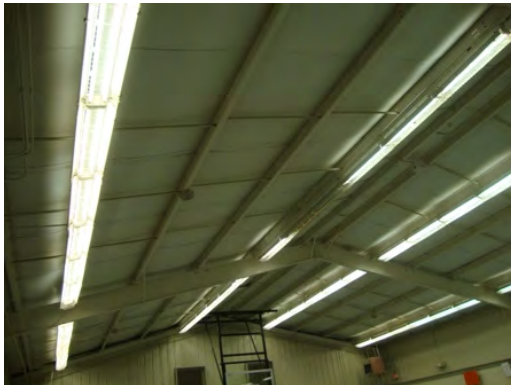
	Raw Cost	\$5,964.09
	Plus or (Minus) Additional Cost	\$2,666.54
	Total Estimated Amount	\$8,630.63

Deficiency:

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

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

Tue, 03-May-2011



Estimates:

	Raw Cost	\$40,691.00
	Plus or (Minus) Additional Cost	\$18,192.95
	Total Estimated Amount	\$58,883.95

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Austin Elementary Facility Executive Summary Report

Report Date: 30 Jun 2011

Facility: \Elementary Schools\Austin Elementary\Covered Walkway
Address: 5435 Roberts Drive, Dunwoody, GA 30338

Attributes:
None

General Information:

Function:	Elementary School	Year Built:	2000
Gross Area:	1,600 S.F.	Last Renovation:	

Facility Description:

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

Current Repair Cost: \$0.00 **Replacement Cost:** \$44,226.24 **FCI:** 0.00%



30-Nov-2010
West Elevation



30-Nov-2010
North Elevation



30-Nov-2010
North Elevation



30-Nov-2010
South Elevation

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

COMET4 Facility Report

Austin Elementary Facility Executive Summary Report

Report Date: 30 Jun 2011

Facility: \Elementary Schools\Austin Elementary\Covered Walkway (continued)**Building Condition:**

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$27.64	S.F.	1,600	100	\$44,226	25	2000	2025			0	\$44,226	
Special Construction	\$27.64	S.F.	1,600	100	\$44,226	25	2000	2025				\$44,226	
Special Construction	\$27.64	S.F.	1,600	100	\$44,226	25	2000	2025				\$44,226	
Special Structures - Covered Walkways Metal	\$27.64	S.F.	1,600	100	\$44,226	25	2000	2025				\$44,226	

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Austin Elementary Facility Executive Summary Report

Report Date: 30 Jun 2011

Facility: \Elementary Schools\Austin Elementary\Covered Walkway (continued)

Deficiency Sheet:

*** No Deficiencies Found ***

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

COMET4 Facility Report

Austin Elementary Facility Executive Summary ReportReport Date: 30 Jun 2011

Facility: \Elementary Schools\Austin Elementary\Site**Address:** 5435 Roberts Drive, Dunwoody, GA 30338**Attributes:****Site Code** 1035**General Information:****Function:** Elementary School**Year Built:** 1975**Gross Area:** 60,581 S.F.**Last Renovation:****Facility Description:**

The Austin Elementary School site was originally constructed in 1975, has a total area of 10.4 acres, and is occupied by approximately 60,581 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: \$297,237.04**Replacement Cost:** \$1,200,703.30**FCI:** 24.76%

04-Nov-2010

Aerial Image of Austin Elementary School

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report
Austin Elementary Facility Executive Summary Report

Report Date: 30 Jun 2011

Facility: \Elementary Schools\Austin 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	\$19.82	S.F.	60,581	110	\$1,320,772	36	1975	1985	2015		\$297,237	\$1,200,704	25
Building Sitework	\$19.82	S.F.	60,581	110	\$1,320,772	36	1975	1985	2015		\$297,237	\$1,200,704	25
Site Improvements	\$8.15	S.F.	60,581	110	\$543,254	20	1975	1985	2015		\$216,630	\$493,869	44
Roadways	\$3.25	S.F.	60,581	110	\$216,630	25	1975	2000			\$216,630	\$196,937	110
Parking Lots		S.F.	60,581	110		25	1975	2000					
Pedestrian Paving	\$1.65	S.F.	60,581	110	\$109,994	30	1975	2005	2015	5		\$99,995	
Site Development		S.F.	60,581	110		10	1975	1985					
Site Development 2		S.F.	60,581			0	1975	2005					
Fence & Guardrails		S.F.	60,581	100		30	1975	2005					
Landscaping	\$3.25	S.F.	60,581	110	\$216,630	10	1975					\$196,937	
Site Mechanical Utilities	\$10.46	S.F.	60,581	110	\$696,911	50	1975	2005	2015			\$633,556	
Water Supply	\$2.38	S.F.	60,581	110	\$158,694	50	1975	2025				\$144,268	
Sanitary Sewer	\$2.36	S.F.	60,581	110	\$157,015	50	1975	2025				\$142,741	
Storm Sewer	\$5.51	S.F.	60,581	110	\$366,928	50	1975	2025				\$333,571	
Fuel Distribution - Gas	\$0.21	S.F.	60,581	110	\$14,274	30	1975	2005	2015	5		\$12,976	
Site Electrical Utilities	\$1.21	S.F.	60,581	110	\$80,607	30	1975	2005			\$80,607	\$73,279	110
Electrical Distribution	\$0.52	S.F.	60,581	110	\$34,426	30	1975	2005			\$34,426	\$31,296	110
Site Lighting	\$0.69	S.F.	60,581	110	\$46,181	30	1975	2005			\$46,181	\$41,983	110

Facility: \Elementary Schools\Austin Elementary\Site (continued)

Deficiency Sheet:

Deficiency:

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

Surveyor/Update: Chuck Gulley Fri, 24-Jun-2011
Priority: 3
Quantity: 1



Estimates:

Raw Cost	\$171,928.88
Plus or (Minus) Additional Cost	\$44,701.51
Total Estimated Amount	\$216,630.39

Deficiency:

Assembly: **G4010**
System: **Electrical Distribution**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The original site electrical distribution system is operable, but is aged and should be replaced.**

Surveyor/Update: Chuck Gulley Mon, 31-Jan-2011
Priority: 4
Quantity: 1



Estimates:

Raw Cost	\$27,322.03
Plus or (Minus) Additional Cost	\$7,103.73
Total Estimated Amount	\$34,425.76

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Austin Elementary Facility Executive Summary Report

Report Date: 30 Jun 2011

Facility: \Elementary Schools\Austin Elementary\Site (continued)

Deficiency:

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

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

Mon, 27-Dec-2010



Estimates:

Raw Cost	\$36,651.51
Plus or (Minus) Additional Cost	\$9,529.39
Total Estimated Amount	\$46,180.90

Educational Adequacy Report

Suitability Report - Full

Project #: 4469

County: DeKalb

Site #: 0175

Project: Assessments 2010

Region: 1

Site: Austin ES

Grade Config: PK-3

Site Type: Elementary

Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - Elementary				
Site				
Traffic	Poor	0.66	2.00	33.00
Pedestrian Traffic	Poor	0.32	0.97	33.00
Parking	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	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	P/U	0.00	0.50	0.00
Sprinkler System	Unsat	0.00	0.50	0.00
School Climate				
Learning Style Variety	P/U	0.00	5.00	0.00
School Environment	P/U	0.00	5.00	0.00
Landscaping	G/F	1.00	1.00	100.00
General Classrooms				
Size	Unsat	0.00	16.45	0.00
Adjacencies	Good	3.53	3.53	100.00
Storage\Fixed Equip.	Poor	1.16	3.53	33.00
Remedial - Special Needs				
Size	P/U	0.00	3.50	0.00
Adjacencies	G/F	0.75	0.75	100.00
Storage\Fixed Equip.	P/U	0.00	0.75	0.00
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.	P/U	0.00	1.44	0.00
Music				
Size	P/U	0.00	2.59	0.00
Adjacencies	P/U	0.00	0.56	0.00
Storage\Fixed Equip.	P/U	0.00	0.56	0.00

Project #: 4469

County: DeKalb

Site #: 0175

Project: Assessments 2010

Region: 1

Site: Austin ES

Grade Config: PK-3

Site Type: Elementary

Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
Art				
Size	P/U	0.00	1.64	0.00
Adjacencies	P/U	0.00	0.35	0.00
Storage\Fixed Equip.	P/U	0.00	0.35	0.00
Performing Arts\Auditorium				
Size	Good	2.12	2.12	100.00
Adjacencies	Good	0.45	0.45	100.00
Storage\Fixed Equip.	Good	0.45	0.45	100.00
Computer Labs				
Size	P/U	0.00	1.19	0.00
Adjacencies	G/F	0.26	0.26	100.00
Storage\Fixed Equip.	P/U	0.00	0.26	0.00
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	P/U	0.00	2.49	0.00
Adjacencies	G/F	0.53	0.53	100.00
Storage\Fixed Equip.	P/U	0.00	0.53	0.00
Restrooms (Student)	Fair	0.44	0.89	50.00
Teacher Lounge and Work Room(s)	Fair	0.63	1.27	50.00
Cafeteria	Poor	1.65	5.00	33.00
Food Prep	Fair	4.16	6.20	67.00
Counseling	Good	0.29	0.29	100.00
Clinic	G/F	0.58	0.58	100.00
Custodial & Maintenance	P/U	0.00	0.50	0.00
Total For Site:		32.02	100.00	32.02

Comments

Suitability - Elementary

Austin Elementary school serves students in grades PK-3, in a building constructed in 1972. A two story addition was constructed in 1978. The gym was added in 2000. The building is configured in educational pods, with open concept classrooms. Most rooms have had walls installed to make rooms more private. Rooms do not have doors and in some cases movable storage is used to help provide some privacy. There are nine portable classrooms.

Suitability - Elementary->Site-->Traffic

Austin Elementary school is located on Roberts Drive, which is a direct route to Georgia Highway 400. A high percentage of parents drive their child to school. There are two traffic circles used by parents, both of which pass through parking areas. A light at the main circle limits the ability for traffic to enter or leave the grounds. In the afternoon, traffic is backed up for several blocks attempting to enter the campus.

Suitability - Elementary->Site-->Pedestrian Traffic

Due to the difficult traffic flow on campus, many parents drop their child in nearby neighborhoods. This requires students to cross through traffic on their way to and from school.

Suitability - Elementary->Site-->Parking

There is a lack of adequate parking on this site. Some cars are parked on the grass near the playground area.

Project #: 4469

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Site #: 0175

Project: Assessments 2010

Region: 1

Site: Austin ES

Grade Config: PK-3

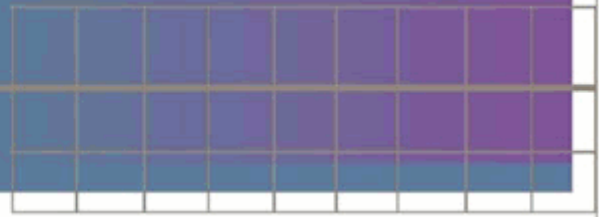
Site Type: Elementary

Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - Elementary->Site-->Playground There is not enough age-appropriate equipment for the student population. There is no blacktop space. The parent group has recently added a grass area for student use and has helped upgrade equipment.				
Suitability - Elementary->Safety and Security-->Fencing There are some access points to playground areas.				
Suitability - Elementary->Safety and Security-->Signage & Way Finding There is a lack of large signage and wayfinding signs.				
Suitability - Elementary->Safety and Security-->Interior Circulation There are a number of areas where student traffic is a distraction to the education in classrooms. During poor weather, students exiting the building to the gym or playgrounds all use one hallway.				
Suitability - Elementary->Safety and Security-->Sprinkler System There are no sprinklers at this site.				
Suitability - Elementary->School Climate-->Learning Style Variety The small learning spaces and the openness of the classrooms are a distraction to learning.				
Suitability - Elementary->School Climate-->School Environment The open concept classrooms with the inability to abate noise detract from the learning environment.				
Suitability - Elementary->General Classrooms-->Size There are very few classrooms that meet the district guideline for size.				
Suitability - Elementary->General Classrooms-->Storage\Fixed Equip. All of the older classrooms lack storage and cabinetry. There is not space for student coats and backpacks. There is a large quantity of portable storage.				
Suitability - Elementary->Remedial - Special Needs-->Size There are special education spaces located in portables. The ESOL room is small and the EIP class meets in the bookroom.				
Suitability - Elementary->Remedial - Special Needs-->Storage\Fixed Equip. There is a lack of adequate storage for program needs.				
Suitability - Elementary->Library-->Size The library space is less than 3000 square feet in size, which is below district guidelines. The computer lab takes up some of this space, which does not leave enough room for other learning spaces. The librarian office and storage room are not located immediately in the library.				
Suitability - Elementary->Library-->Storage\Fixed Equip. Support spaces for the library are not conveniently located.				
Suitability - Elementary->P.E.-->Size The gym is small for the number of students being served at one time.				
Suitability - Elementary->P.E.-->Storage\Fixed Equip. There is a lack of storage to meet program needs.				
Suitability - Elementary->Music-->Size The music classroom is in a portable.				
Suitability - Elementary->Music-->Adjacencies The music classroom is in a portable.				
Suitability - Elementary->Music-->Storage\Fixed Equip. The music classroom is in a portable.				

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - Elementary->Art-->Size The art room is located in a portable.				
Suitability - Elementary->Art-->Adjacencies The art room is located in a portable.				
Suitability - Elementary->Art-->Storage\Fixed Equip. The art room is located in a portable.				
Suitability - Elementary->Performing Arts\Auditorium-->Size Parents have recently done some upgrades on the stage.				
Suitability - Elementary->Computer Labs-->Size The computer lab is located on one side of the library in a crowded space.				
Suitability - Elementary->Computer Labs-->Storage\Fixed Equip. There is a lack of adequate storage space.				
Suitability - Elementary->Kindergarten-->Size The kindergarten and PK rooms are under the district guidelines for size.				
Suitability - Elementary->Kindergarten-->Storage\Fixed Equip. There is a lack of adequate storage and there is no water in the kindergarten rooms.				
Suitability - Elementary->Administration-->Size There is no conference room in the administrative area and the library is used for many activities that would normally be in a conference room. The secretaries are in a small work space. The reception area is small, which is complicated by the number of students coming to the clinic to use the restroom.				
Suitability - Elementary->Administration-->Storage\Fixed Equip. There is limited workspace and storage in the administrative area.				
Suitability - Elementary->Restrooms (Student) There is not an adequate number of restrooms or fixtures for the student population.				
Suitability - Elementary->Teacher Lounge and Work Room(s) There is a lack of adult restrooms in this facility. The teacher lounge is small for the number of staff. The electrical service there is inadequate and there is no sink.				
Suitability - Elementary->Cafeteria The cafeteria is 3700 square feet in size, which is below district guidelines. Lunch is served from 10:00am-1:00pm. The serving line process is congested.				
Suitability - Elementary->Food Prep The office is small. The freezer does not work consistently.				
Suitability - Elementary->Clinic The clinic has two beds and two restrooms, but the configuration of the space is difficult, with students coming from the playground and portable classrooms.				
Suitability - Elementary->Custodial & Maintenance There is a shortage of custodial spaces.				

Technology Readiness Report



Technology Readiness Report - Full

Project #: 4469	County: DeKalb	Site #: 0175
Project: Assessments 2010	Region: 1	Site: Austin ES

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	Unsat	0.00	5.00	0.00
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:		90.00	100.00	90.00

Comments

Technology Readiness->Wireless
 The wireless use in the portables is inconsistent.

Technology Readiness->Voice Distribution
 VOIP service is only in the portable classrooms.

Technology Readiness->Projectors
 Less than 25% of the building has ceiling-mounted projectors.