

# **Facility Condition Assessment Report**

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**DeKalb County School System**1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 Facility Report

**Browns Mill Elementary Facility Executive Summary Report**Report Date: 28 Jun 2011

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**Facility:** \Elementary Schools\Browns Mill Elementary**Address:** 4863 Browns Mill Road, Lithonia, GA 30038**Attributes:**

<b>Facility Code</b>	0191
<b>Super Cluster</b>	4

**General Information:**

<b>Function:</b>	Elementary School	<b>Year Built:</b>
<b>Gross Area:</b>	75,978 S.F.	<b>Last Renovation:</b>

**Facility Description:**

The Browns Mill Elementary School campus consists of two buildings located at 4863 Browns Mill Road in Lithonia, Georgia. The original campus was constructed in 1990 and a gymnasium building was constructed in 2003. In addition to the buildings, the campus contains a covered walkway, hard surface play area, playfield, softball field, and storage 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 for each building or other facility on the campus.

**Current Repair Cost:** \$3,094,128.70**Replacement Cost:** \$16,296,612.24**FCI:** 18.99%

01-Dec-2010  
Browns Mill Elementary School

**DeKalb County School System**

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 FCI Report

**Browns Mill 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
Browns Mill Elementary\Covered Walkway		\$27.64	1,600	\$44,226	\$44,226	100.00%	\$0	\$0	\$44,226	\$0	\$0
Browns Mill Elementary\1990 Building		\$181.20	70,500	\$2,737,062	\$12,774,770	20.65%	\$0	\$464,716	\$1,691,111	\$581,235	\$0
Browns Mill Elementary\Hard Surface Play Area		\$13.26	9,600	\$20,433	\$127,250	12.04%	\$0	\$0	\$0	\$20,433	\$0
Browns Mill Elementary\Site		\$23.54	75,978	\$203,240	\$1,788,279	9.94%	\$0	\$0	\$123,207	\$57,918	\$22,114
Browns Mill Elementary\2003 Gym		\$149.87	5,478	\$56,154	\$821,014	6.84%	\$0	\$0	\$56,154	\$0	\$0
Browns Mill Elementary\Softball Field		\$4.84	21,100	\$5,849	\$102,090	4.30%	\$0	\$0	\$0	\$5,849	\$0
Browns Mill Elementary\Playfield		\$6.22	98,000	\$27,166	\$609,991	2.23%	\$0	\$0	\$0	\$0	\$27,166
Browns Mill Elementary\Storage Building		\$72.48	400	\$0	\$28,991	0.00%	\$0	\$0	\$0	\$0	\$0

**DeKalb County School System**

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COMET4 Survey Report  
**Browns Mill 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								\$2,259,837	\$834,292	\$3,094,129			
Elementary Schools								\$2,259,837	\$834,292	\$3,094,129			
Browns Mill Elementary								\$2,259,837	\$834,292	\$3,094,129			
1990 Building								\$1,983,378	\$753,684	\$2,737,062			
Building Systems								\$1,983,378	\$753,684	\$2,737,062			
C3020	Floor Finishes - Carpet	System		Needs Remediation	Renew System	1	Ea.	\$47,934	\$18,215	\$66,149	Recommended	Deferred Maintenance	The carpet is worn and stained and should be replaced.
D3050	Terminal & Package Units	System		Beyond Service Life	Renew System	1	Ea.	\$971,702	\$369,247	\$1,340,948	Necessary	Deferred Maintenance	The original roof mounted package units are aged and worn and should be scheduled for replacement.
D5090	Other Electrical Systems - Emergency Generator	System		Beyond Service Life	Renew System	1	Ea.	\$20,939	\$7,957	\$28,895	Recommended	Deferred Maintenance	The original emergency generator is aged and should be scheduled for replacement.
B3010	Roof Coverings - BUR	System		Needs Remediation	Renew System	1	Ea.	\$311,751	\$118,465	\$430,216	Potentially Critical	Deferred Maintenance	The built-up roof covering is reported to be leaking throughout the building and should be replaced.
D3040	Distribution & Exhaust Systems	Roof Exhaust Fan Systems		Missing	Replace Exhaust System	1	Ea.	\$16,438	\$6,246	\$22,684	Necessary	Deferred Maintenance	The exhaust fans in the restrooms are missing and should be installed to ventilate these areas properly.
C3020	Floor Finishes - VCT	System		Beyond Service Life	Renew System	1	Ea.	\$352,312	\$133,879	\$486,191	Recommended	Deferred Maintenance	The VCT tile throughout the school is soon to expire. Additionally the tile in the cafeteria is separating and showing signs of excessive wear due to uneven sub flooring. It is recommended that the tile be replaced.
A1010	Standard Foundations	Standard Foundations		Needs Remediation	Professional Engineering Study	1	Each	\$25,000	\$9,500	\$34,500	Potentially Critical	Deferred Maintenance	The exterior walls have observable cracks that should be studied by a professional engineer to determine the cause. Pricing does not include remediation measures.
E2010	Fixed Furnishings	System		Beyond Service Life	Renew System	1	Ea.	\$237,303	\$90,175	\$327,478	Necessary	Deferred Maintenance	Fixed furnishings, such as the base/wall cabinets, counter tops, window shades, and fixed seating, are damaged, beyond their service life, and should be replaced.
2003 Gym Building Systems								\$40,691	\$15,463	\$56,154			
D3050	Terminal & Package Units	Packaged A/C, Elec. Ht., Const. Volume		Missing	Install Package A/C - 20 ton	1	Ea.	\$40,691	\$15,463	\$56,154	Necessary	Capital Improvement	An air conditioning system is missing in the gymnasium and should be installed.

# DeKalb County School System

1701 Mountain Industrial Blvd  
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## COMET4 Survey Report Browns Mill 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
Covered Walkway Building Systems F1010		Special Structures - Covered Walkways Metal	System	Needs Remediation	Renew System	1	Ea.	\$32,048 \$32,048 \$32,048	\$12,178 \$12,178 \$12,178	\$44,226 \$44,226 \$44,226	Necessary	Deferred Maintenance	The covered walkway is damaged due to severe leaking through roof when it rains.
Hard Surface Play Area Building Systems E1090		Other Equipment	System	Needs Remediation	Renew System	1	Ea.	\$16,217 \$16,217 \$16,217	\$4,216 \$4,216 \$4,216	\$20,433 \$20,433 \$20,433	Recommended	Deferred Maintenance	The basketball goals are aged, rusted, and damaged, and should be replaced.
Playfield Building Systems F1040		Special Facilities - Sports Field - Natural Turf	System	Damaged	Renew System	1	Ea.	\$21,560 \$21,560 \$21,560	\$5,606 \$5,606 \$5,606	\$27,166 \$27,166 \$27,166	Discretionary	Deferred Maintenance	The playing field turf is damaged and should be re-seeded.
Site Building Systems G2040		Site Development	System	Inadequate	Renew System	1	Ea.	\$161,301 \$161,301 \$17,551	\$41,938 \$41,938 \$4,563	\$203,240 \$203,240 \$22,114	Discretionary	Deferred Maintenance	The site grading is inadequate and should be regraded.
G4020		Site Lighting	System	Inadequate	Renew System	1	Ea.	\$45,967	\$11,951	\$57,918	Recommended	Deferred Maintenance	Site lighting is inadequate and should be replaced.
G2020		Parking Lots	System	Beyond Service Life	Renew System	1	Ea.	\$97,784	\$25,424	\$123,207	Necessary	Deferred Maintenance	The parking lots are aged and cracking and should be resurfaced and restriped.
Softball Field Building Systems F1040		Special Facilities - Sports Field - Natural Turf	System	Damaged	Renew System	1	Ea.	\$4,642 \$4,642 \$4,642	\$1,207 \$1,207 \$1,207	\$5,849 \$5,849 \$5,849	Recommended	Deferred Maintenance	The softball field turf is aged and worn and should be reseeded.

**DeKalb County School System**1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 Facility Report

**Browns Mill Elementary Facility Executive Summary Report**

Report Date: 28 Jun 2011

**Facility:** \Elementary Schools\Browns Mill Elementary\1990 Building**Address:** 4863 Browns Mill Road, Lithonia, GA 30038**Attributes:****Building Codes** 2010  
**Fire Sprinkler System** Yes**General Information:****Function:** Elementary School **Year Built:** 1990  
**Gross Area:** 70,500 S.F. **Last Renovation:****Facility Description:**

The Browns Mill Elementary School main building is a one-story building located at 4863 Browns Mill Road in Lithonia, Georgia. Originally built in 1990, 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.

Energy conservation opportunities for this building include: 1) Replacing the roof covering and insulation; 2) Replacing the roof mounted terminal and package units; and 3) Replace exterior lighting with energy efficient system.

**Current Repair Cost:** \$2,737,061.79**Replacement Cost:** \$12,774,770.19**FCI:** 21.43%01-Dec-2010  
North Elevation01-Dec-2010  
West Elevation01-Dec-2010  
South Elevation01-Dec-2010  
East Elevation

**DeKalb County School System**

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COMET4 Facility Report  
**Browns Mill Elementary Facility Executive Summary Report**

Report Date: 28 Jun 2011

**Facility:** \Elementary Schools\Browns Mill Elementary\1990 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	\$181.20	S.F.	70,500	108	\$13,781,878	39	1990	1998	2010		\$2,737,061	\$12,774,769	21
Substructure	\$13.21	S.F.	70,500	100	\$931,065	100	1990				\$34,500	\$931,065	4
Foundations	\$13.21	S.F.	70,500	100	\$931,065	100	1990				\$34,500	\$931,065	4
Standard Foundations	\$6.49	S.F.	70,500	100	\$457,263	100	1990				\$34,500	\$457,263	8
Special Foundations	\$4.14	S.F.	0	100		100	1990						
Slab on Grade	\$6.72	S.F.	70,500	100	\$473,802	100	1990					\$473,802	
Basement Construction			0			0	0						
Basement Excavation	\$0.22	S.F.	0	100		100	1990						
Basement Walls	\$5.93	S.F.	0	100		100	1990						
Shell	\$32.20	S.F.	70,500	104	\$2,363,563	69	1990	2015	2010		\$430,216	\$2,269,776	19
Superstructure	\$4.43	S.F.	70,500	100	\$312,301	100	1990					\$312,301	
Floor Construction	\$14.14	S.F.	0	100		100	1990						
Roof Construction	\$4.43	S.F.	70,500	100	\$312,301	100	1990					\$312,301	
Exterior Enclosure	\$21.65	S.F.	70,500	103	\$1,577,168	75	1990	2020				\$1,526,480	
Exterior Walls	\$14.46	S.F.	70,500	100	\$1,019,599	100	1990					\$1,019,599	
Exterior Windows	\$6.32	S.F.	70,500	110	\$490,147	30	1990	2020				\$445,588	
Exterior Doors	\$0.87	S.F.	70,500	110	\$67,422	30	1990	2020				\$61,293	
Roofing	\$6.11	S.F.	70,500	110	\$474,094	25	1990	2015	2010		\$430,216	\$430,995	100
Roof Coverings - Asphal Shingles	\$3.70	S.F.	0	110		10	1990						
Roof Coverings - BUR	\$5.55	S.F.	70,500	110	\$430,216	25	1990	2015	2010		\$430,216	\$391,106	110
Roof Coverings - EPDM	\$2.84	S.F.	0	110		15	1990						
Roof Coverings - Preformed Metal	\$4.28	S.F.	0	110		30	1990						
Roof Coverings - Standing Seam Metal	\$23.47	S.F.	0	110		75	1990						
Roof Openings	\$0.57	S.F.	70,500	110	\$43,878	30	1990	2020				\$39,889	
Interiors	\$37.85	S.F.	70,500	108	\$2,891,042	40	1990	1998	2010		\$552,340	\$2,668,285	21
Interior Construction	\$11.04	S.F.	70,500	104	\$812,079	70	1990	2010	2015			\$778,320	
Partitions	\$6.40	S.F.	70,500	110	\$496,568	100	1990					\$451,426	
Interior Doors	\$2.08	S.F.	70,500	80	\$117,526	30	1990	2020				\$146,908	
Fittings	\$2.55	S.F.	70,500	110	\$197,985	20	1990	2010	2015	5		\$179,986	
Stairs			0			0	0						
Stair Construction	\$1.59	S.F.	0	100		100	1990						
Interior Finishes	\$26.81	S.F.	70,500	110	\$2,078,963	28	1990	1998	2010		\$552,340	\$1,889,965	29
Wall Finishes - Ceramic & Glazed	\$9.58	S.F.	10,575	110	\$111,407	30	1990	2020				\$101,279	
Wall Finishes - Paint	\$1.81	S.F.	59,925	110	\$119,166	10	1990	2000	2013	3		\$108,332	
Wall Finishes - Wall Coverings	\$1.99	S.F.	0	110		10	1990						
Floor Finishes - Carpet	\$7.87	S.F.	7,645	110	\$66,149	8	1990	1998			\$66,149	\$60,136	110
Floor Finishes - Ceramic & Quarry Tile	\$13.40	S.F.	2,000	110	\$29,480	50	1990	2040				\$26,800	
Floor Finishes - Terrazzo	\$48.99	S.F.	10,575	110	\$569,876	50	1990	2040				\$518,069	
Floor Finishes - VCT	\$8.79	S.F.	50,280	110	\$486,191	20	1990	2010	2010		\$486,191	\$441,991	110
Floor Finishes - Wood	\$13.58	S.F.	0	110		20	1990						
Ceiling Finishes	\$8.98	S.F.	70,500	110	\$696,694	20	1990	2010	2013	3		\$633,358	
Services	\$87.73	S.F.	70,500	110	\$6,803,197	23	1990	2000	2013		\$1,392,527	\$6,184,725	23
Conveying			0			0	0						
Elevators and Lifts	\$1.17	S.F.	0	110		30	1990						
Plumbing	\$24.01	S.F.	70,500	110	\$1,862,130	23	1990	2010	2013			\$1,692,846	
Plumbing Fixtures	\$16.10	S.F.	70,500	110	\$1,248,912	20	1990	2010	2013	3		\$1,135,374	
Domestic Water Distribution	\$3.59	S.F.	70,500	110	\$278,249	30	1990	2020				\$252,954	
Sanitary Waste	\$3.05	S.F.	70,500	110	\$236,512	30	1990	2020				\$215,011	
Rain Water Drainage	\$0.88	S.F.	70,500	110	\$68,492	30	1990	2020				\$62,266	
Other Plumbing Systems - Natural Gas	\$0.39	S.F.	70,500	110	\$29,965	30	1990	2020				\$27,241	
HVAC	\$34.73	S.F.	70,500	110	\$2,693,667	22	1990	2005	2013		\$1,363,632	\$2,448,789	56
Heat Generating Systems	\$4.15	S.F.	70,500	110	\$322,127	30	1990	2020				\$292,843	
Cooling Generating Systems	\$4.22	S.F.	70,500	110	\$327,478	30	1990	2020				\$297,707	
Distribution & Exhaust Systems	\$4.66	S.F.	70,500	110	\$361,724	30	1990	2020			\$22,684	\$328,840	7
Terminal & Package Units	\$17.29	S.F.	70,500	110	\$1,340,948	15	1990	2005			\$1,340,948	\$1,219,044	110
Controls & Instrumentation	\$3.23	S.F.	70,500	110	\$250,424	20	1990	2010	2013	3		\$227,659	
Other HVAC Systems/Equip - Kitchen Hood	\$1.17	S.F.	70,500	110	\$90,966	30	1990	2020				\$82,696	
Fire Protection	\$4.25	S.F.	70,500	110	\$329,619	30	1990	2020				\$299,653	
Sprinklers	\$4.25	S.F.	70,500	110	\$329,619	30	1990	2020				\$299,653	
Standpipes	\$0.44	S.F.	0	110		30	1990						
Electrical	\$24.73	S.F.	70,500	110	\$1,917,781	24	1990	2000	2013		\$28,895	\$1,743,437	2

**DeKalb County School System**

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 Facility Report

**Browns Mill Elementary Facility Executive Summary Report**

Report Date: 28 Jun 2011

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Electrical Service/Distribution	\$1.95	S.F.	70,500	110	\$150,897	30	1990	2020				\$137,179	
Branch Wiring	\$6.53	S.F.	70,500	110	\$506,200	30	1990	2020				\$460,182	
Lighting	\$8.58	S.F.	70,500	110	\$665,658	30	1990	2020				\$605,144	
Communications and Security - Clock & PA Systems	\$5.51	S.F.	70,500	110	\$427,006	10	1990	2000	2013	3		\$388,187	
Communications and Security - Fire Alarm	\$1.20	S.F.	70,500	110	\$93,107	10	1990	2000	2013	3		\$84,642	
Communications and Security - Security & CCTV	\$0.59	S.F.	70,500	110	\$46,018	10	1990	2000	2013	3		\$41,835	
Other Electrical Systems - Emergency Generator	\$0.37	S.F.	70,500	110	\$28,895	20	1990	2010			\$28,895	\$26,268	110
Equipment & Furnishings	\$10.23	S.F.	70,500	110	\$793,011	20	1990	2010	2013		\$327,478	\$720,918	45
Equipment	\$6.00	S.F.	70,500	110	\$465,533	20	1990	2010	2013			\$423,211	
Commercial Equipment	\$7.53	S.F.	0	110		20	1990						
Institutional Equipment	\$0.40	S.F.	70,500	110	\$31,036	20	1990	2010	2013	3		\$28,214	
Other Equipment - Kitchen Equipment	\$5.60	S.F.	70,500	110	\$434,497	20	1990	2010	2015	5		\$394,997	
Furnishings	\$4.22	S.F.	70,500	110	\$327,478	20	1990	2010			\$327,478	\$297,707	110
Fixed Furnishings	\$4.22	S.F.	70,500	110	\$327,478	20	1990	2010			\$327,478	\$297,707	110
Special Construction			0			0	0						
Special Construction			0			0	0						
Special Structures - Canopies	\$1.19	S.F.	0	100		25	1990						



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COMET4 Facility Report

**Browns Mill Elementary Facility Executive Summary Report**

Report Date: 28 Jun 2011

**Facility:** \Elementary Schools\Browns Mill Elementary\1990 Building (continued)

**Renewal Schedule:**

Systems	2010-12	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$2,737,061	\$3,182,417		\$733,220			\$83,796		\$5,642,121		
Substructure	\$34,500										
Foundations	\$34,500										
Standard Foundations	\$34,500										
Special Foundations											
Slab on Grade											
Basement Construction											
Basement Excavation											
Basement Walls											
Shell	\$430,216								\$808,294		
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure									\$749,326		
Exterior Walls											
Exterior Windows									\$658,717		
Exterior Doors									\$90,609		
Roofing	\$430,216								\$58,968		
Roof Coverings - Asphal Shingles											
Roof Coverings - BUR	\$430,216										
Roof Coverings - EPDM											
Roof Coverings - Preformed Metal											
Roof Coverings - Standing Seam Metal											
Roof Openings									\$58,968		
Interiors	\$552,340	\$891,512		\$229,519			\$83,796		\$307,667		
Interior Construction				\$229,519					\$157,946		
Partitions											
Interior Doors									\$157,946		
Fittings				\$229,519							
Stairs											
Stair Construction											
Interior Finishes	\$552,340	\$891,512					\$83,796		\$149,721		
Wall Finishes - Ceramic & Glazed									\$149,721		
Wall Finishes - Paint		\$130,216									
Wall Finishes - Wall Coverings											
Floor Finishes - Carpet	\$66,149						\$83,796				
Floor Finishes - Ceramic & Quarry Tile											
Floor Finishes - Terrazzo											
Floor Finishes - VCT	\$486,191										
Floor Finishes - Wood											
Ceiling Finishes		\$761,296									
Services	\$1,392,527	\$2,256,992							\$4,526,160		
Conveying											
Elevators and Lifts											
Plumbing		\$1,364,720							\$824,115		
Plumbing Fixtures		\$1,364,720									
Domestic Water Distribution									\$373,944		
Sanitary Waste									\$317,852		
Rain Water Drainage									\$92,048		
Other Plumbing Systems - Natural Gas									\$40,271		
HVAC	\$1,363,632	\$273,646							\$1,481,393		
Heat Generating Systems									\$432,912		
Cooling Generating Systems									\$440,103		
Distribution & Exhaust Systems	\$22,684								\$486,127		
Terminal & Package Units	\$1,340,948										
Controls & Instrumentation		\$273,646									
Other HVAC Systems/Equip - Kitchen Hood									\$122,251		
Fire Protection									\$442,980		
Sprinklers									\$442,980		
Standpipes											
Electrical	\$28,895	\$618,626							\$1,777,672		



**Facility:** \Elementary Schools\Browns Mill Elementary\1990 Building (continued)

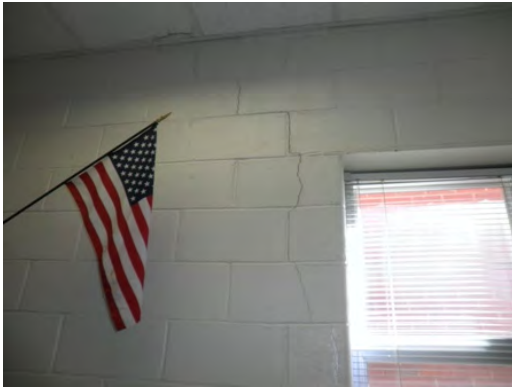
**Deficiency Sheet:**

**Deficiency:**

Assembly: **A1010**  
System: **Standard Foundations**  
Material: **Standard Foundations**  
Distress: **Needs Remediation**  
Category: **Deferred Maintenance**  
Correction: **Professional Engineering Study**  
Note: **The exterior walls have observable cracks that should be studied by a professional engineer to determine the cause. Pricing does not include remediation measures.**

Surveyor/Update: Kate McPhillips  
Priority: 2  
Quantity: 1

Sat, 30-Apr-2011



**Estimates:**

Raw Cost	<b>\$25,000.00</b>
Plus or (Minus) Additional Cost	<b>\$9,500.00</b>
Total Estimated Amount	<b>\$34,500.00</b>

**Deficiency:**

Assembly: **B3010**  
System: **Roof Coverings - BUR System**  
Material: **System**  
Distress: **Needs Remediation**  
Category: **Deferred Maintenance**  
Correction: **Renew System**  
Note: **The built-up roof covering is reported to be leaking throughout the building and should be replaced.**

Surveyor/Update: Chuck Gulley  
Priority: 2  
Quantity: 1

Wed, 30-Mar-2011



**Estimates:**

Raw Cost	<b>\$311,751.00</b>
Plus or (Minus) Additional Cost	<b>\$118,465.38</b>
Total Estimated Amount	<b>\$430,216.38</b>

**DeKalb County School System**

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COMET4 Facility Report

**Browns Mill Elementary Facility Executive Summary Report**

Report Date: 28 Jun 2011

**Facility:** \Elementary Schools\Browns Mill Elementary\1990 Building (continued)

**Deficiency:**

Assembly: **C3020**  
System: **Floor Finishes - Carpet**  
Material: **System**  
Distress: **Needs Remediation**  
Category: **Deferred Maintenance**  
Correction: **Renew System**  
Note: **The carpet is worn and stained and should be replaced.**

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

Wed, 30-Mar-2011



**Estimates:**

Raw Cost	<b>\$47,934.15</b>
Plus or (Minus) Additional Cost	<b>\$18,214.98</b>
Total Estimated Amount	<b>\$66,149.13</b>

**Deficiency:**

Assembly: **C3020**  
System: **Floor Finishes - VCT**  
Material: **System**  
Distress: **Beyond Service Life**  
Category: **Deferred Maintenance**  
Correction: **Renew System**  
Note: **The VCT tile throughout the school is soon to expire. Additionally the tile in the cafeteria is separating and showing signs of excessive wear due to uneven sub flooring. It is recommended that the tile be replaced.**

Surveyor/Update: Kate McPhillips  
Priority: 4  
Quantity: 1

Fri, 24-Jun-2011



**Estimates:**

Raw Cost	<b>\$352,311.96</b>
Plus or (Minus) Additional Cost	<b>\$133,878.54</b>
Total Estimated Amount	<b>\$486,190.50</b>

**DeKalb County School System**

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 Facility Report

**Browns Mill Elementary Facility Executive Summary Report**

Report Date: 28 Jun 2011

**Facility:** \Elementary Schools\Browns Mill Elementary\1990 Building (continued)

**Deficiency:**

Assembly: **D3040**  
System: **Distribution & Exhaust Systems**  
Material: **Roof Exhaust Fan Systems**  
Distress: **Missing**  
Category: **Deferred Maintenance**  
Correction: **Replace Exhaust System**

Surveyor/Update: Kate McPhillips  
Priority: 3  
Quantity: 1

Sat, 30-Apr-2011

Note: **The exhaust fans in the restrooms are missing and should be installed to ventilate these areas properly.**



**Estimates:**

Raw Cost	<b>\$16,438.00</b>
Plus or (Minus) Additional Cost	<b>\$6,246.44</b>
Total Estimated Amount	<b>\$22,684.44</b>

**Deficiency:**

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

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

Sun, 26-Jun-2011

Note: **The original roof mounted package units are aged and worn and should be scheduled for replacement.**



**Estimates:**

Raw Cost	<b>\$971,701.50</b>
Plus or (Minus) Additional Cost	<b>\$369,246.57</b>
Total Estimated Amount	<b>\$1,340,948.07</b>

**DeKalb County School System**

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 Facility Report

**Browns Mill Elementary Facility Executive Summary Report**

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Browns Mill Elementary\1990 Building (continued)

**Deficiency:**

Assembly: **D5090**  
System: **Other Electrical Systems - Emergency Generator System**

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

Wed, 12-Jan-2011

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

Note: **The original emergency generator is aged and should be scheduled for replacement.**



**Estimates:**

Raw Cost	<b>\$20,938.50</b>
Plus or (Minus) Additional Cost	<b>\$7,956.63</b>
Total Estimated Amount	<b>\$28,895.13</b>

**Deficiency:**

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

Surveyor/Update: Kate McPhillips  
Priority: 3  
Quantity: 1

Thu, 03-Feb-2011

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



**Estimates:**

Raw Cost	<b>\$237,303.00</b>
Plus or (Minus) Additional Cost	<b>\$90,175.14</b>
Total Estimated Amount	<b>\$327,478.14</b>

**DeKalb County School System**1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 Facility Report

**Browns Mill Elementary Facility Executive Summary Report**

Report Date: 28 Jun 2011

**Facility:** \Elementary Schools\Browns Mill Elementary\2003 Gym**Address:** 4863 Browns Mill Road, Lithonia, GA 30038**Attributes:****Building Codes** 2020  
**Fire Sprinkler System** No**General Information:****Function:** Elementary School **Year Built:** 2003  
**Gross Area:** 5,478 S.F. **Last Renovation:****Facility Description:**

The 2003 Gymnasium at Browns Mill Elementary School is a one-story building located at 4863 Browns Mill Road in Lithonia, Georgia. There have been no additions and no major renovations. This report contains condition and adequacy data collected during the 2010/2011 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

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

**Current Repair Cost:** \$56,153.58**Replacement Cost:** \$821,014.41**FCI:** 6.84%01-Dec-2010  
West Elevation01-Dec-2010  
South Elevation01-Dec-2010  
East Elevation01-Dec-2010  
Northeast Elevation

# DeKalb County School System

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

## COMET4 Facility Report Browns Mill Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Browns Mill Elementary\2003 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	\$149.88	S.F.	5,478	106	\$869,857	61	2003	2011	2014		\$56,154	\$821,018	7
Substructure	\$17.07	S.F.	5,478	100	\$93,513	100	2003					\$93,513	
Foundations	\$17.07	S.F.	5,478	100	\$93,513	100	2003					\$93,513	
Standard Foundations	\$10.57	S.F.	5,478	100	\$57,907	100	2003					\$57,907	
Slab on Grade	\$6.50	S.F.	5,478	100	\$35,606	100	2003					\$35,606	
Shell	\$45.06	S.F.	5,478	103	\$254,585	89	2003	2033				\$246,822	
Superstructure	\$14.21	S.F.	5,478	100	\$77,864	100	2003					\$77,864	
Roof Construction	\$14.21	S.F.	5,478	100	\$77,864	100	2003					\$77,864	
Exterior Enclosure	\$18.96	S.F.	5,478	101	\$105,124	91	2003	2033				\$103,869	
Exterior Walls	\$16.67	S.F.	5,478	100	\$91,320	100	2003					\$91,320	
Exterior Doors	\$2.29	S.F.	5,478	110	\$13,804	30	2003	2033				\$12,549	
Roofing	\$11.88	S.F.	5,478	110	\$71,597	75	2003	2078				\$65,089	
Roof Coverings - Standing Seam Metal	\$11.88	S.F.	5,478	110	\$71,597	75	2003	2078				\$65,089	
Interiors	\$42.64	S.F.	5,478	107	\$249,925	57	2003	2011	2014			\$233,556	
Interior Construction	\$21.51	S.F.	5,478	104	\$122,655	76	2003	2023				\$117,855	
Partitions	\$13.57	S.F.	5,478	110	\$81,742	100	2003					\$74,311	
Interior Doors	\$4.25	S.F.	5,478	80	\$18,627	40	2003	2043				\$23,284	
Fittings	\$3.70	S.F.	5,478	110	\$22,286	20	2003	2023				\$20,260	
Interior Finishes	\$21.12	S.F.	5,478	110	\$127,270	38	2003	2011	2014			\$115,701	
Wall Finishes - Ceramic	\$7.19	S.F.	0	110		30	2003						
Wall Finishes - Paint	\$1.52	S.F.	5,478	110	\$9,147	10	2003	2013				\$8,316	
Floor Finishes - Ceramic Tile	\$7.16	S.F.	548	110	\$4,317	8	2003	2011	2014	4		\$3,925	
Floor Finishes - Neoprene	\$19.06	S.F.	3,834	110	\$80,374	50	2003	2053				\$73,068	
Floor Finishes - VCT	\$5.38	S.F.	1,096	110	\$6,489	15	2003	2018				\$5,899	
Ceiling Finishes	\$4.47	S.F.	5,478	110	\$26,943	20	2003	2023				\$24,493	
Services	\$45.11	S.F.	5,478	110	\$271,834	26	2003	2013			\$56,154	\$247,127	23
Plumbing	\$14.59	S.F.	5,478	110	\$87,895	30	2003	2033				\$79,906	
Plumbing Fixtures	\$7.20	S.F.	5,478	110	\$43,407	30	2003	2033				\$39,461	
Domestic Water Distribution	\$5.96	S.F.	5,478	110	\$35,923	30	2003	2033				\$32,658	
Sanitary Waste	\$0.87	S.F.	5,478	110	\$5,239	30	2003	2033				\$4,763	
Rain Water Drainage	\$0.22	S.F.	5,478	110	\$1,330	30	2003	2033				\$1,210	
Other Plumbing Systems - Natural Gas	\$0.33	S.F.	5,478	110	\$1,996	30	2003	2033				\$1,814	
HVAC	\$12.79	S.F.	5,478	110	\$77,085	28	2003	2018			\$56,154	\$70,078	80
Distribution Systems & Exhaust Systems	\$10.39	S.F.	5,478	110	\$62,616	30	2003	2033				\$56,924	
Terminal & Package Units	\$0.81	S.F.	5,478	110	\$4,906	15	2003	2018			\$56,154	\$4,460	1259
Controls & Instrumentation	\$1.59	S.F.	5,478	110	\$9,563	20	2003	2023				\$8,694	
Fire Protection			0			0	0						
Sprinklers	\$3.91	S.F.	0	110		30	2003						
Electrical	\$17.73	S.F.	5,478	110	\$106,854	22	2003	2013				\$97,143	
Electrical Service/Distribution	\$1.34	S.F.	5,478	110	\$8,066	30	2003	2033				\$7,333	
Branch Wiring	\$5.96	S.F.	5,478	110	\$35,923	30	2003	2033				\$32,658	
Lighting	\$5.96	S.F.	5,478	110	\$35,923	20	2003	2023				\$32,658	
Communications and Security - Fire Alarm	\$2.46	S.F.	5,478	110	\$14,802	10	2003	2013				\$13,456	
Communications and Security - Public Address & Clock System	\$1.01	S.F.	5,478	110	\$6,070	20	2003	2023				\$5,519	
Communications and Security - Security & CCTV	\$1.01	S.F.	5,478	110	\$6,070	10	2003	2013				\$5,519	





**DeKalb County School System**

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 Facility Report

**Browns Mill Elementary Facility Executive Summary Report**

Report Date: 28 Jun 2011

**Facility:** \Elementary Schools\Browns Mill Elementary\2003 Gym (continued)

**Deficiency Sheet:**

**Deficiency:**

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

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

Sun, 26-Jun-2011



**Estimates:**

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

**DeKalb County School System**

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 Facility Report

**Browns Mill Elementary Facility Executive Summary Report**

Report Date: 28 Jun 2011

**Facility:** \Elementary Schools\Browns Mill Elementary\Covered Walkway  
**Address:** 4863 Browns Mill Road, Lithonia, GA 30038

**Attributes:**  
\*\*\*None\*\*\*

**General Information:**

**Function:** Elementary School      **Year Built:** 2003  
**Gross Area:** 1,600 S.F.      **Last Renovation:**

**Facility Description:**

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

**Current Repair Cost:** \$44,226.24

**Replacement Cost:** \$44,226.24

**FCI:** 100.00%



01-Dec-2010  
South Elevation



01-Dec-2010  
North Elevation



01-Dec-2010  
West Elevation



01-Dec-2010  
Northwest Elevation

**DeKalb County School System**1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 Facility Report

**Browns Mill Elementary Facility Executive Summary Report**

Report Date: 28 Jun 2011

**Facility:** \Elementary Schools\Browns Mill 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	2003	2028	2010		\$44,226	\$44,226	100
Special Construction	\$27.64	S.F.	1,600	100	\$44,226	25	2003	2028	2010		\$44,226	\$44,226	100
Special Structures - Covered Walkways Metal	\$27.64	S.F.	1,600	100	\$44,226	25	2003	2028	2010		\$44,226	\$44,226	100



**Facility:** \Elementary Schools\Browns Mill Elementary\Covered Walkway (continued)

**Deficiency Sheet:**

**Deficiency:**

Assembly: **F1010**  
System: **Special Structures - Covered Walkways Metal System**  
Material: **System**  
Distress: **Needs Remediation**  
Category: **Deferred Maintenance**  
Correction: **Renew System**  
Note: **The covered walkway is damaged due to severe leaking through roof when it rains.**

Surveyor/Update: Kate McPhillips  
Priority: 3  
Quantity: 1

Wed, 30-Mar-2011



**Estimates:**

Raw Cost	<b>\$32,048.00</b>
Plus or (Minus) Additional Cost	<b>\$12,178.24</b>
Total Estimated Amount	<b>\$44,226.24</b>

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**DeKalb County School System**1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 Facility Report

**Browns Mill Elementary Facility Executive Summary Report**Report Date: 28 Jun 2011

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**Facility:** \Elementary Schools\Browns Mill Elementary\Hard Surface Play Area**Address:** 4863 Browns Mill Road, Lithonia, GA 30038**Attributes:**

\*\*\*None\*\*\*

**General Information:****Function:** Elementary School**Year Built:** 1990**Gross Area:** 9,600 S.F.**Last Renovation:****Facility Description:**

The Basketball Court at Browns Mill Elementary School is located on the campus grounds. 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:** \$20,432.94**Replacement Cost:** \$127,249.92**FCI:** 16.06%

01-Dec-2010  
Basketball Court at Browns Mill  
Elementary School

**DeKalb County School System**

1701 Mountain Industrial Blvd  
 Stone Mountain, GA 30083

COMET4 Facility Report

**Browns Mill Elementary Facility Executive Summary Report**

Report Date: 28 Jun 2011

**Facility:** \Elementary Schools\Browns Mill Elementary\Hard Surface Play Area (continued)

**Building Condition:**

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$13.26	S.F.	9,600	110	\$139,867	21	1990	1990	2015		\$20,433	\$127,250	16
Equipment & Furnishings	\$1.94	S.F.	9,600	110	\$20,491	0	1990	1990			\$20,433	\$18,628	110
Equipment	\$1.94	S.F.	9,600	110	\$20,491	0	1990	1990			\$20,433	\$18,628	110
Other Equipment	\$1.94	S.F.	9,600	110	\$20,491	0	1990	1990			\$20,433	\$18,628	110
Special Construction	\$11.20	S.F.	9,600	110	\$118,287	20	1990	2010	2015			\$107,533	
Special Construction	\$11.20	S.F.	9,600	110	\$118,287	20	1990	2010	2015			\$107,533	
Special Facilities - Basketball Court Hard Surface	\$11.20	S.F.	9,600	110	\$118,287	20	1990	2010	2015	5		\$107,533	
Building Sitework	\$0.11	S.F.	9,600	100	\$1,089	100	1990					\$1,089	
Site Preparation	\$0.11	S.F.	9,600	100	\$1,089	100	1990					\$1,089	
Site Earthwork	\$0.11	S.F.	9,600	100	\$1,089	100	1990					\$1,089	
Site Improvements			0			0	0						
Site Development - Fencing	\$0.84	S.F.	0	100		30	1990						
Site Electrical Utilities			0			0	0						
Site Lighting	\$0.69	S.F.	0	110		30	1990						





**Facility:** \Elementary Schools\Browns Mill Elementary\Hard Surface Play Area (continued)

**Deficiency Sheet:**

**Deficiency:**

Assembly: **E1090**  
System: **Other Equipment**  
Material: **System**  
Distress: **Needs Remediation**  
Category: **Deferred Maintenance**  
Correction: **Renew System**  
Note: **The basketball goals are aged, rusted, and damaged, and should be replaced.**

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

Wed, 30-Mar-2011



**Estimates:**

Raw Cost	<b>\$16,216.62</b>
Plus or (Minus) Additional Cost	<b>\$4,216.32</b>
Total Estimated Amount	<b>\$20,432.94</b>

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**DeKalb County School System**1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 Facility Report

**Browns Mill Elementary Facility Executive Summary Report**Report Date: 28 Jun 2011

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**Facility:** \Elementary Schools\Browns Mill Elementary\Playfield**Address:** 4863 Browns Mill Road, Lithonia, GA 30038**Attributes:**

\*\*\*None\*\*\*

**General Information:****Function:** Elementary School**Year Built:** 1990**Gross Area:** 98,000 S.F.**Last Renovation:****Facility Description:**

The Playfield at Browns Mill Elementary School is located on the campus grounds. 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:** \$27,165.60**Replacement Cost:** \$609,991.20**FCI:** 4.45%

01-Dec-2010  
Playfield at Browns Mill Elementary  
School

**DeKalb County School System**

1701 Mountain Industrial Blvd  
 Stone Mountain, GA 30083

COMET4 Facility Report

**Browns Mill Elementary Facility Executive Summary Report**

Report Date: 28 Jun 2011

**Facility:** \Elementary Schools\Browns Mill 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.	98,000	103	\$626,044	77	1990	2000	2015		\$27,166	\$609,991	4
Special Construction	\$0.25	S.F.	98,000	110	\$27,166	10	1990	2000			\$27,166	\$24,696	110
Special Construction	\$0.25	S.F.	98,000	110	\$27,166	10	1990	2000			\$27,166	\$24,696	110
Special Facilities - Sports Field - Natural Turf	\$0.25	S.F.	98,000	110	\$27,166	10	1990	2000			\$27,166	\$24,696	110
Building Sitework	\$5.97	S.F.	98,000	102	\$598,878	80	1990	2010	2015			\$585,295	
Site Preparation	\$4.59	S.F.	98,000	100	\$449,467	100	1990					\$449,467	
Site Earthwork	\$4.59	S.F.	98,000	100	\$449,467	100	1990					\$449,467	
Site Improvements	\$1.39	S.F.	98,000	110	\$149,411	20	1990	2010	2015			\$135,828	
Site Development - Fencing	\$1.39	S.F.	98,000	110	\$149,411	20	1990	2010	2015	5		\$135,828	
Landscaping - Irrigation	\$0.09	S.F.	0	110		20	1990						
Site Mechanical Utilities			0			0	0						
Water Supply - Water Service	\$0.34	S.F.	0	110		30	1990						
Site Electrical Utilities			0			0	0						
Site Lighting	\$1.69	S.F.	0	110		30	1990						



**DeKalb County School System**

1701 Mountain Industrial Blvd  
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COMET4 Facility Report

**Browns Mill Elementary Facility Executive Summary Report**

Report Date: 28 Jun 2011

**Facility:** \Elementary Schools\Browns Mill Elementary\Playfield (continued)

**Deficiency Sheet:**

**Deficiency:**

Assembly: **F1040**  
System: **Special Facilities - Sports Field - Natural Turf System**  
Material: **Damaged**  
Distress: **Damaged**  
Category: **Deferred Maintenance**  
Correction: **Renew System**  
Note: **The playing field turf is damaged and should be re-seeded.**

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

Thu, 30-Dec-2010



**Estimates:**

Raw Cost	<b>\$21,560.00</b>
Plus or (Minus) Additional Cost	<b>\$5,605.60</b>
Total Estimated Amount	<b>\$27,165.60</b>

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**DeKalb County School System**1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 Facility Report

**Browns Mill Elementary Facility Executive Summary Report**Report Date: 28 Jun 2011

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**Facility:** \Elementary Schools\Browns Mill Elementary\Site**Address:** 4863 Browns Mill Road, Lithonia, GA 30038**Attributes:****Site Code** 1770**General Information:****Function:** Elementary School**Year Built:** 1990**Gross Area:** 75,978 S.F.**Last Renovation:****Facility Description:**

The Browns Mill Elementary School site was originally constructed in 1990, has a total area of 20.8 acres, and is occupied by approximately 75,978 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:** \$203,239.63**Replacement Cost:** \$1,788,278.99**FCI:** 11.37%

05-Nov-2010

Aerial Image of Browns Mill Elementary  
School

**DeKalb County School System**

1701 Mountain Industrial Blvd  
 Stone Mountain, GA 30083

COMET4 Facility Report

**Browns Mill Elementary Facility Executive Summary Report**

Report Date: 28 Jun 2011

**Facility:** \Elementary Schools\Browns Mill Elementary\Site (continued)

**Building Condition:**

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$23.54	S.F.	75,978	109	\$1,952,075	35	1990	2000	2010		\$203,239	\$1,788,278	11
Building Sitework	\$23.54	S.F.	75,978	109	\$1,952,075	35	1990	2000	2010		\$203,239	\$1,788,278	11
Site Improvements	\$11.87	S.F.	75,978	108	\$976,947	22	1990	2000	2010		\$145,321	\$901,798	16
Roadways	\$3.25	S.F.	75,978	110	\$271,688	25	1990	2015				\$246,989	
Parking Lots	\$1.47	S.F.	75,978	110	\$123,207	25	1990	2015	2010		\$123,207	\$112,007	110
Pedestrian Paving	\$1.65	S.F.	75,978	110	\$137,950	30	1990	2020				\$125,409	
Site Development	\$0.26	S.F.	75,978	110	\$22,114	10	1990	2000			\$22,114	\$20,104	110
Site Development 2	\$1.98	S.F.	75,978	100	\$150,300	30	1990	2020				\$150,300	
Fence & Guardrails	\$1.98	S.F.	75,978	100	\$150,300	30	1990	2020				\$150,300	
Landscaping	\$3.25	S.F.	75,978	110	\$271,688	10	1990					\$246,989	
Site Mechanical Utilities	\$10.46	S.F.	75,978	110	\$874,035	50	1990	2020				\$794,577	
Water Supply	\$2.38	S.F.	75,978	110	\$199,027	50	1990	2040				\$180,934	
Sanitary Sewer	\$2.36	S.F.	75,978	110	\$196,921	50	1990	2040				\$179,019	
Storm Sewer	\$5.51	S.F.	75,978	110	\$460,185	50	1990	2040				\$418,350	
Fuel Distribution - Gas	\$0.21	S.F.	75,978	110	\$17,902	30	1990	2020				\$16,274	
Site Electrical Utilities	\$1.21	S.F.	75,978	110	\$101,093	30	1990	2020	2010		\$57,918	\$91,903	63
Electrical Distribution	\$0.52	S.F.	75,978	110	\$43,175	30	1990	2020				\$39,250	
Site Lighting	\$0.69	S.F.	75,978	110	\$57,918	30	1990	2020	2010		\$57,918	\$52,653	110





Facility: \Elementary Schools\Browns Mill Elementary\Site (continued)

**Deficiency Sheet:**

**Deficiency:**

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

Surveyor/Update: Kate McPhillips  
Priority: 3  
Quantity: 1

Fri, 24-Jun-2011



**Estimates:**

Raw Cost	<b>\$97,783.69</b>
Plus or (Minus) Additional Cost	<b>\$25,423.76</b>
Total Estimated Amount	<b>\$123,207.45</b>

**Deficiency:**

Assembly: **G2040**  
System: **Site Development**  
Material: **System**  
Distress: **Inadequate**  
Category: **Deferred Maintenance**  
Correction: **Renew System**  
Note: **The site grading is inadequate and should be regraded.**

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

Fri, 24-Jun-2011



**Estimates:**

Raw Cost	<b>\$17,550.92</b>
Plus or (Minus) Additional Cost	<b>\$4,563.24</b>
Total Estimated Amount	<b>\$22,114.16</b>

**DeKalb County School System**

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 Facility Report

**Browns Mill Elementary Facility Executive Summary Report**

Report Date: 28 Jun 2011

**Facility:** \Elementary Schools\Browns Mill 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: 4  
Quantity: 1

Sat, 30-Apr-2011



**Estimates:**

Raw Cost	<b>\$45,966.69</b>
Plus or (Minus) Additional Cost	<b>\$11,951.34</b>
Total Estimated Amount	<b>\$57,918.03</b>

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**DeKalb County School System**1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 Facility Report

**Browns Mill Elementary Facility Executive Summary Report**Report Date: 28 Jun 2011

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**Facility:** \Elementary Schools\Browns Mill Elementary\Softball Field**Address:** 4863 Browns Mill Road, Lithonia, GA 30038**Attributes:**

\*\*\*None\*\*\*

**General Information:****Function:** Elementary School**Year Built:** 1990**Gross Area:** 21,100 S.F.**Last Renovation:****Facility Description:**

The Softball Field at Browns Mill Elementary School is located on the campus grounds. 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:** \$5,848.92**Replacement Cost:** \$102,090.24**FCI:** 5.73%

01-Dec-2010  
Softball Field at Browns Mill Elementary  
School

**DeKalb County School System**

1701 Mountain Industrial Blvd  
 Stone Mountain, GA 30083

COMET4 Facility Report

**Browns Mill Elementary Facility Executive Summary Report**

Report Date: 28 Jun 2011

**Facility:** \Elementary Schools\Browns Mill Elementary\Softball Field (continued)

**Building Condition:**

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$4.84	S.F.	21,100	101	\$102,622	95	1990	2000			\$5,849	\$102,090	6
Special Construction	\$0.25	S.F.	21,100	110	\$5,849	10	1990	2000			\$5,849	\$5,317	110
Special Construction	\$0.25	S.F.	21,100	110	\$5,849	10	1990	2000			\$5,849	\$5,317	110
Special Facilities - Sports Field - Natural Turf	\$0.25	S.F.	21,100	110	\$5,849	10	1990	2000			\$5,849	\$5,317	110
Building Sitework	\$4.59	S.F.	21,100	100	\$96,773	100	1990					\$96,773	
Site Preparation	\$4.59	S.F.	21,100	100	\$96,773	100	1990					\$96,773	
Site Earthwork	\$4.59	S.F.	21,100	100	\$96,773	100	1990					\$96,773	
Site Improvements			0			0	0						
Site Development - Fencing; Scoreboard; Dug Outs	\$1.64	S.F.	0	110		20	1990						
Landscaping - Irrigation	\$0.09	S.F.	0	110		20	1990						
Site Mechanical Utilities			0			0	0						
Water Supply - Water Service	\$0.34	S.F.	0	110		30	1990						
Site Electrical Utilities			0			0	0						
Site Lighting	\$1.69	S.F.	0	110		30	1990						



**DeKalb County School System**

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 Facility Report

**Browns Mill Elementary Facility Executive Summary Report**

Report Date: 28 Jun 2011

**Facility:** \Elementary Schools\Browns Mill Elementary\Softball Field (continued)

**Deficiency Sheet:**

**Deficiency:**

Assembly: **F1040**  
System: **Special Facilities - Sports Field - Natural Turf System**  
Material: **System**  
Distress: **Damaged**  
Category: **Deferred Maintenance**  
Correction: **Renew System**  
Note: **The softball field turf is aged and worn and should be reseeded.**

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

Sun, 26-Jun-2011



**Estimates:**

Raw Cost	<b>\$4,642.00</b>
Plus or (Minus) Additional Cost	<b>\$1,206.92</b>
Total Estimated Amount	<b>\$5,848.92</b>

**DeKalb County School System**

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 Facility Report

**Browns Mill Elementary Facility Executive Summary Report**

Report Date: 28 Jun 2011

**Facility:** \Elementary Schools\Browns Mill Elementary\Storage Building  
**Address:** 4863 Browns Mill Road, Lithonia, GA 30038

**Attributes:**  
**Fire Sprinkler System** No

**General Information:**  
**Function:** Storage Building **Year Built:** 1990  
**Gross Area:** 400 S.F. **Last Renovation:**

**Facility Description:**

The Storage Building for the Browns Mill Elementary School is a one-story building located at 4863 Browns Mill Road in Lithonia, Georgia. There have been no additions or major renovations. This report contains condition and adequacy data collected during the 2010/2011 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

**Current Repair Cost:** \$0.00 **Replacement Cost:** \$28,991.04 **FCI:** 0.00%



01-Dec-2010  
South Elevation



01-Dec-2010  
West Elevation



01-Dec-2010  
East Elevation



01-Dec-2010  
North Elevation



**DeKalb County School System**

1701 Mountain Industrial Blvd  
 Stone Mountain, GA 30083

COMET4 Facility Report

**Browns Mill Elementary Facility Executive Summary Report**

Report Date: 28 Jun 2011

**Facility:** \Elementary Schools\Browns Mill Elementary\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	\$72.48	S.F.	400	102	\$29,636	83	1990	2020			0	\$28,991	
Substructure	\$7.89	S.F.	400	100	\$3,157	100	1990					\$3,157	
Foundations	\$7.89	S.F.	400	100	\$3,157	100	1990					\$3,157	
Standard Foundations	\$4.49	S.F.	400	100	\$1,794	100	1990					\$1,794	
Slab on Grade	\$3.41	S.F.	400	100	\$1,363	100	1990					\$1,363	
Basement Construction			0			0	0						
Basement Excavation	\$0.21	S.F.	0	100		100	1990						
Basement Walls	\$3.41	S.F.	0	100		100	1990						
Shell	\$49.17	S.F.	400	100	\$19,697	99	1990	2020				\$19,668	
Superstructure	\$13.56	S.F.	400	100	\$5,426	100	1990					\$5,426	
Roof Construction	\$13.57	S.F.	400	100	\$5,426	100	1990					\$5,426	
Exterior Enclosure	\$35.60	S.F.	400	100	\$14,271	98	1990	2020				\$14,242	
Exterior Walls	\$34.87	S.F.	400	100	\$13,949	100	1990					\$13,949	
Exterior Windows	\$4.54	S.F.	0	110		30	1990						
Exterior Doors	\$0.73	S.F.	400	110	\$322	30	1990	2020				\$293	
Roofing			0			0	0						
Roof Coverings	\$14.37	S.F.	0	110		20	1990						
Interiors			0			0	0						
Interior Construction			0			0	0						
Partitions	\$11.92	S.F.	0	110		40	1990						
Interior Doors	\$2.26	S.F.	0	80		30	1990						
Fittings	\$2.79	S.F.	0	110		20	1990						
Interior Finishes			0			0	0						
Wall Finishes	\$1.50	S.F.	0	110		20	1990						
Floor Finishes	\$6.07	S.F.	0	110		20	1990						
Ceiling Finishes	\$5.44	S.F.	0	110		20	1990						
Services	\$15.42	S.F.	400	110	\$6,782	30	1990	2020				\$6,166	
Plumbing			0			0	0						
Rain Water Drainage	\$1.38	S.F.	0	110		30	1990						
Electrical	\$15.42	S.F.	400	110	\$6,782	30	1990	2020				\$6,166	
Electrical Service/Distribution	\$3.30	S.F.	400	110	\$1,451	30	1990	2020				\$1,319	
Lighting and Branch Wiring	\$12.12	S.F.	400	110	\$5,331	30	1990	2020				\$4,847	

**DeKalb County School System**

1701 Mountain Industrial Blvd  
 Stone Mountain, GA 30083

COMET4 Facility Report

**Browns Mill Elementary Facility Executive Summary Report**

Report Date: 28 Jun 2011

**Facility:** \Elementary Schools\Browns Mill Elementary\Storage Building (continued)

**Renewal Schedule:**

Systems	2010-12	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total									\$9,547		
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Basement Construction											
Basement Excavation											
Basement Walls											
Shell									\$432		
Superstructure											
Roof Construction											
Exterior Enclosure									\$432		
Exterior Walls											
Exterior Windows											
Exterior Doors									\$432		
Roofing											
Roof Coverings											
Interiors											
Interior Construction											
Partitions											
Interior Doors											
Fittings											
Interior Finishes											
Wall Finishes											
Floor Finishes											
Ceiling Finishes											
Services									\$9,115		
Plumbing											
Rain Water Drainage											
Electrical									\$9,115		
Electrical Service/Distribution									\$1,950		
Lighting and Branch Wiring									\$7,165		

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**DeKalb County School System**

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 Facility Report

**Browns Mill Elementary Facility Executive Summary Report**

Report Date: 28 Jun 2011

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**Facility:** \Elementary Schools\Browns Mill Elementary\**Storage Building** (continued)

**Deficiency Sheet:**

\*\*\* No Deficiencies Found \*\*\*

# **Educational Adequacy Report**

### Suitability Report - Full

Project #: 4469	County: DeKalb	Site #: 0191
Project: Assessments 2010	Region: 1	Site: Browns Mill ES
Grade Config: PK-5	Site Type: Elementary	Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
<b>Suitability - Elementary</b>				
<b>Site</b>				
Traffic	Poor	0.66	2.00	33.00
Pedestrian Traffic	Fair	0.65	0.97	67.00
Parking	Fair	0.54	0.81	67.00
Playground	Fair	1.57	2.34	67.00
<b>Safety and Security</b>				
Fencing	Poor	0.25	0.75	33.00
Signage & Way Finding	Poor	0.33	1.00	33.00
Ease of Supervision	G/F	3.50	3.50	100.00
Limited Entrances	G/F	0.50	0.50	100.00
Interior Circulation	G/F	0.50	0.50	100.00
Sprinkler System	Good	0.50	0.50	100.00
<b>School Climate</b>				
Learning Style Variety	G/F	5.00	5.00	100.00
School Environment	G/F	5.00	5.00	100.00
Landscaping	P/U	0.00	1.00	0.00
<b>General Classrooms</b>				
Size	Poor	5.43	16.45	33.00
Adjacencies	Good	3.53	3.53	100.00
Storage\Fixed Equip.	Good	3.53	3.53	100.00
<b>Remedial - Special Needs</b>				
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
<b>Library</b>				
Size	Fair	1.71	3.41	50.00
Adjacencies	G/F	0.73	0.73	100.00
Storage\Fixed Equip.	G/F	0.73	0.73	100.00
<b>P.E.</b>				
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
<b>Music</b>				
Size	P/U	0.00	2.59	0.00
Adjacencies	G/F	0.56	0.56	100.00
Storage\Fixed Equip.	P/U	0.00	0.56	0.00

Suitability	Rating	Score	Possible Score	Percent Score
<b>Art</b>				
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
<b>Performing Arts\Auditorium</b>				
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
<b>Computer Labs</b>				
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
<b>Kindergarten</b>				
Size	Fair	1.43	2.86	50.00
Adjacencies	G/F	0.61	0.61	100.00
Storage\Fixed Equip.	G/F	0.61	0.61	100.00
<b>Administration</b>				
Size	Good	2.49	2.49	100.00
Adjacencies	G/F	0.53	0.53	100.00
Storage\Fixed Equip.	G/F	0.53	0.53	100.00
<b>Restrooms (Student)</b>	Fair	0.44	0.89	50.00
<b>Teacher Lounge and Work Room(s)</b>	Fair	0.63	1.27	50.00
<b>Cafeteria</b>	Poor	1.65	5.00	33.00
<b>Food Prep</b>	Good	6.20	6.20	100.00
<b>Counseling</b>	Fair	0.15	0.29	50.00
<b>Clinic</b>	G/F	0.58	0.58	100.00
<b>Custodial &amp; Maintenance</b>	G/F	0.50	0.50	100.00
<b>Total For Site:</b>		<b>68.34</b>	<b>100.00</b>	<b>68.34</b>

**Comments**

## Suitability - Elementary

Browns Mill Elementary School is a traditional PK-5 school. The school was built in 1990 and has 16 portable classrooms to deal with the increased enrollment.

## Suitability - Elementary-&gt;Site--&gt;Traffic

The bus and parent drops are in the same spot (at different times) and off street. However, during the parent drop, there is inadequate space for all parents off of the main public entrance road.

## Suitability - Elementary-&gt;Site--&gt;Pedestrian Traffic

Pedestrians in the main parking area cross the bus/parent drop zone.

## Suitability - Elementary-&gt;Site--&gt;Parking

Although the school parking is inadequate for large events, visitors may use the large adjacent recreation center parking lots to keep parking off of the main public entrance road.

## Suitability - Elementary-&gt;Site--&gt;Playground

The play structures are located well away from the building and have limited accessibility with no ramps or wood chips. The blacktop areas is also small for a school of this size.

Project #: 4469

County: DeKalb

Site #: 0191

Project: Assessments 2010

Region: 1

Site: Browns Mill ES

Grade Config: PK-5

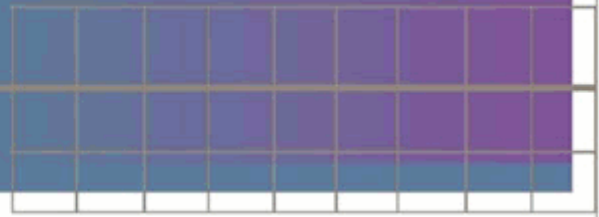
Site Type: Elementary

Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - Elementary->Safety and Security-->Fencing One side of the fields near the play structures lacks fencing leaving it open to the adjacent woods.				
Suitability - Elementary->Safety and Security-->Signage & Way Finding The site lacks way finding and rooms are marked with numbers and some descriptions.				
Suitability - Elementary->Safety and Security-->Ease of Supervision Supervision is enhanced with 32 cameras.				
Suitability - Elementary->School Climate-->Landscaping The school lacked much landscaping and was surrounded by spotty grass and just a few little trees.				
Suitability - Elementary->General Classrooms-->Size Classrooms ranged from 700 to 837 square feet with all of the first grade classes below the 900 square foot DCSS guidelines and most of the others below the 750 guideline.				
Suitability - Elementary->Library-->Size The library is about 4,000 square feet and below the DCSS standard of 4,500.				
Suitability - Elementary->P.E.-->Size The gym is less than 5,000 square feet and is below the DCSS standard of 5,200. The gym also gets very warm during the summer and lack adequate ventilation.				
Suitability - Elementary->Music-->Size The music space was cramped at 775 square feet and is well below the DCSS guideline of 1,100.				
Suitability - Elementary->Music-->Storage\Fixed Equip. The music room does not have a smartboard and storage is limited.				
Suitability - Elementary->Art-->Size At 925 square feet, the space meets the DCSS guideline, but is below the state standard of 1,000 square feet.				
Suitability - Elementary->Art-->Storage\Fixed Equip. The space has an inoperable kiln with no ventilation and lacks clay traps in the sinks.				
Suitability - Elementary->Computer Labs-->Size At 900 and 675 square feet, neither computer lab meets the DCSS standard of 1,000 square feet. In addition, both classes do not have sufficient air conditioning for the space.				
Suitability - Elementary->Kindergarten-->Size All but one of the kindergarten spaces meet the DCSS size guideline.				
Suitability - Elementary->Restrooms (Student) A couple of the boys restrooms lack adequate ventilation and privacy partitions.				
Suitability - Elementary->Teacher Lounge and Work Room(s) The teacher lounge is too small for a school of this size.				
Suitability - Elementary->Cafeteria The cafeteria at less than 5,200 square feet is less than the DCSS guideline of 5,644 and the space lacks storage.				
Suitability - Elementary->Food Prep The space is adequate but lacks ventilation in the custodial closet.				
Suitability - Elementary->Counseling All the counseling offices are too small to accommodate parents and students.				

# **Technology Readiness Report**





### Technology Readiness Report - Full

Project #: 4469	County: DeKalb	Site #: 0191
Project: Assessments 2010	Region: 1	Site: Browns Mill ES

Technology Readiness	Rating	Score	Possible Score	Percent Score
<b>Technology Readiness</b>				
MDFIT Equipment Environment	Good	15.00	15.00	100.00
Electrical Power	Good	10.00	10.00	100.00
Cooling	Fair	5.00	10.00	50.00
Drops	Fair	6.70	10.00	67.00
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	Fair	2.50	5.00	50.00
Voice Distribution	Good	5.00	5.00	100.00
Faculty & Staff Technology	Good	10.00	10.00	100.00
Emergency Alert	Good	5.00	5.00	100.00
Projectors	Good	5.00	5.00	100.00
<b>Total For Site:</b>		<b>80.90</b>	<b>100.00</b>	<b>80.90</b>

Comments

Technology Readiness->Cooling

Most of the classes are adequately ventilated; however, both computer labs are not appropriately air-conditioned.

Technology Readiness->Drops

Most classes have three computers per room.

Technology Readiness->Wireless

None of the facility has wireless internet access.

Technology Readiness->LAN-WAN Performance

Internet is reportedly available most of the time, but has been down occasionally.

Technology Readiness->Video Distribution

The facility has 25-30 smartboards or an estimated 85 percent of classes.

Technology Readiness->Projectors

The facility has 25-30 projectors, with most mounted on the ceiling - an estimated 85 percent of classes.