

Facility Condition Assessment Report

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

COMET4 Facility Report

Cedar Grove Elementary Facility Executive Summary ReportReport Date: 28 Jun 2011

Facility: \Elementary Schools\Cedar Grove Elementary**Address:** 2330 River Road, Ellenwood, GA 30294**Attributes:****Facility Code** 0275
Super Cluster 4**General Information:****Function:** Elementary School
Gross Area: 75,901 S.F.**Year Built:**
Last Renovation:**Facility Description:**

Cedar Grove Elementary School campus consists of one main school building located at 2330 River Road in Ellenwood, Georgia. The original campus was constructed in 1975, two additions to the main school building were constructed in 1978 and 1998, and a gymnasium building was constructed in 1998. In addition to the main school building, the campus contains a playfield. This report contains condition and adequacy data collected during the 2010/2011 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report for each building and other facilities on the campus.

Current Repair Cost: \$5,869,486.62**Replacement Cost:** \$15,484,983.44**FCI:** 37.90%

22-Feb-2011

Cedar Grove Elementary School

DeKalb County School System

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COMET4 FCI Report
Cedar Grove 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
Cedar Grove Elementary\1975, 1978 Building		\$180.36	52,940	\$4,897,974	\$9,548,465	51.23%	\$0	\$0	\$4,874,669	\$23,305	\$0
Cedar Grove Elementary\Site		\$23.54	75,901	\$765,554	\$1,786,467	35.09%	\$0	\$0	\$211,157	\$554,398	\$0
Cedar Grove Elementary\1998 Gym		\$166.76	5,478	\$65,301	\$913,524	7.15%	\$0	\$0	\$65,301	\$0	\$0
Cedar Grove Elementary\1998 Addition		\$177.92	17,483	\$140,658	\$3,110,536	4.24%	\$0	\$0	\$105,891	\$34,766	\$0
Cedar Grove Elementary\Playfield		\$4.84	26,040	\$0	\$125,992	0.00%	\$0	\$0	\$0	\$0	\$0

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COMET4 Survey Report
Cedar Grove 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								\$4,306,084	\$1,563,402	\$5,869,487			
Elementary Schools								\$4,306,084	\$1,563,402	\$5,869,487			
Cedar Grove Elementary								\$4,306,084	\$1,563,402	\$5,869,487			
1975, 1978 Building								\$3,549,256	\$1,348,717	\$4,897,974			
Building Systems								\$3,549,256	\$1,348,717	\$4,897,974			
B2020	Exterior Windows	System		Beyond Service Life	Renew System	1	Ea.	\$266,712	\$101,350	\$368,062	Necessary	Deferred Maintenance	The original metal frame, single pane windows are aged, worn, and inefficient, and should be replaced.
B2030	Exterior Doors	System		Beyond Service Life	Renew System	1	Ea.	\$36,687	\$13,941	\$50,629	Necessary	Deferred Maintenance	The original metal exterior doors are aged, rusted, and damaged, and should be replaced with energy efficient doors.
B3010	Roof Coverings - Asphalt Shingles	System		Beyond Service Life	Renew System	1	Ea.	\$78,034	\$29,653	\$107,686	Necessary	Deferred Maintenance	The asphalt shingles are aged, worn, and patched, and should be replaced.
B3010	Roof Coverings - BUR	System		Beyond Service Life	Renew System	1	Ea.	\$117,050	\$44,479	\$161,529	Necessary	Deferred Maintenance	The built-up roofing is aged, has reported leaks, and should be replaced.
C1020	Interior Doors	System		Beyond Service Life	Renew System	1	Ea.	\$63,952	\$24,302	\$88,253	Necessary	Deferred Maintenance	The original wood interior doors are aged and worn and should be replaced.
C3020	Floor Finishes - Carpet	System		Beyond Service Life	Renew System	1	Ea.	\$33,193	\$12,613	\$45,807	Necessary	Deferred Maintenance	Although the carpet in the media center has been recently replaced, the carpet throughout the offices and halls is aged and stained and should be replaced.
C3030	Ceiling Finishes	System		Beyond Service Life	Renew System	1	Ea.	\$379,103	\$144,059	\$523,163	Necessary	Deferred Maintenance	The acoustical ceiling tile and grid system is aged and stained and should be replaced.
D3020	Heat Generating Systems	System		Beyond Service Life	Renew System	1	Ea.	\$175,284	\$66,608	\$241,892	Necessary	Deferred Maintenance	The heating system, including gas fired boiler, pumps, piping, and valves are aged, rusted, inefficient, and becoming logistically unsupportable, and should be replaced with energy efficient equipment.
D3030	Cooling Generating Systems	System		Beyond Service Life	Renew System	1	Ea.	\$178,196	\$67,714	\$245,911	Necessary	Deferred Maintenance	The cooling system, including cooling tower, pumps, piping, and valves are aged, rusted, inefficient, and becoming logistically unsupportable, and should be replaced with energy efficient equipment.
D3040	Distribution & Exhaust Systems	System		Beyond Service Life	Renew System	1	Ea.	\$196,831	\$74,796	\$271,627	Necessary	Deferred Maintenance	The exhaust fans and duct systems are inadequate, dirty, and damaged; they do not ventilate restrooms and other spaces properly; and should be replaced.

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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
	D3050	Terminal & Package Units	System	Beyond Service Life	Renew System	1	Ea.	\$729,672	\$277,275	\$1,006,947	Necessary	Deferred Maintenance	The roof top package units and fan coil units are aged, worn, rusted, inefficient, and becoming logistically unsupportable, and should be replaced with energy efficient models.
	D3060	Controls & Instrumentation	System	Beyond Service Life	Renew System	1	Ea.	\$136,268	\$51,782	\$188,049	Necessary	Deferred Maintenance	The HVAC controls are inadequate, have obsolete parts and equipment, and should be replaced.
	D3090	Other HVAC Systems/Equip - Kitchen Hood	System	Beyond Service Life	Renew System	1	Ea.	\$49,499	\$18,810	\$68,308	Necessary	Deferred Maintenance	The kitchen hood and exhaust system is aged and worn and should be replaced.
	D5020	Lighting	System	Beyond Service Life	Renew System	1	Ea.	\$362,215	\$137,642	\$499,857	Necessary	Deferred Maintenance	The lighting system is aged, inefficient, and in poor condition, and should be replaced with an energy efficient system.
	D5030	Communications and Security - Clock & PA Systems	System	Beyond Service Life	Renew System	1	Ea.	\$232,354	\$88,294	\$320,648	Necessary	Deferred Maintenance	The clock and PA systems are aged, have reported outages, and should be replaced.
	E1020	Institutional Equipment	System	Beyond Service Life	Renew System	1	Ea.	\$16,888	\$6,417	\$23,305	Recommended	Deferred Maintenance	The stage lighting and curtain are aged and should be replaced.
	E1090	Other Equipment (Kitchen Equipment)	System	Beyond Service Life	Renew System	1	Ea.	\$319,122	\$121,266	\$440,389	Necessary	Deferred Maintenance	The food service equipment and walk-in refrigerator and freezer are aged and worn and should be replaced.
	E2010	Fixed Furnishings	System	Beyond Service Life	Renew System	1	Ea.	\$178,196	\$67,714	\$245,911	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.
	1998 Addition Building Systems							\$101,926	\$38,732	\$140,658			
	C3010	Wall Finishes - Paint	System	Beyond Service Life	Renew System	1	Ea.	\$25,193	\$9,573	\$34,766	Recommended	Deferred Maintenance	The wall paint is aged and scuffed and should be repainted.
	D5030	Communications and Security - Clock & PA Systems	System	Beyond Service Life	Renew System	1	Ea.	\$76,733	\$29,158	\$105,891	Necessary	Deferred Maintenance	The clock and PA systems are aged, have reported outages, and should be replaced.
	1998 Gym Building Systems							\$47,319	\$17,981	\$65,301			
	C3010	Wall Finishes - Paint	System	Beyond Service Life	Renew System	1	Ea.	\$47,319	\$17,981	\$65,301			
	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.

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Cedar Grove 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
Site								\$607,583	\$157,972	\$765,554			
Building Systems								\$607,583	\$157,972	\$765,554			
G2010	Roadways	System	System	Beyond Service Life	Renew System	1	Ea.	\$215,407	\$56,006	\$271,413	Recommended	Deferred Maintenance	The roadways are aged and cracked and should be sealed, coated, and restriped.
G2020	Parking Lots	System	System	Beyond Service Life	Renew System	1	Ea.	\$97,685	\$25,398	\$123,083	Recommended	Deferred Maintenance	The parking lots are aged and cracking and should be resurfaced and restriped.
G2030	Pedestrian Paving	System	System	Beyond Service Life	Renew System	1	Ea.	\$109,373	\$28,437	\$137,810	Recommended	Deferred Maintenance	The sidewalks are aged, cracked, and damaged, and should be replaced.
G2040	Site Development	System	System	Beyond Service Life	Renew System	1	Ea.	\$17,533	\$4,559	\$22,092	Recommended	Deferred Maintenance	The site development features, such as site furnishings, flag pole, and signage, are beyond their service life and should be replaced.
G2040105	Fence & Guardrails	System	System	Damaged	Renew System	1	Ea.	\$119,165	\$30,983	\$150,147	Necessary	Deferred Maintenance	The fencing is aged and damaged and should be replaced.
G4020	Site Lighting	System	System	Beyond Service Life	Renew System	1	Ea.	\$45,920	\$11,939	\$57,859	Necessary	Deferred Maintenance	The site lighting system is aged, worn, and inadequate for the west, south, and east parking areas, and on the north side of the building, and should be replaced.
G3030	Storm Sewer	Storm Sewer	Storm Sewer	Needs Remediation	Clean Out Debris from Storm Gutter and Inlet	1	Ea.	\$500	\$130	\$630	Necessary	Deferred Maintenance	The storm drain inlet near the front (south) driveway is clogged with debris and should be cleaned out.
G3030	Storm Sewer	Storm Sewer	Storm Sewer	Inadequate	Slope and Regrade Soil	1	Job	\$2,000	\$520	\$2,520	Necessary	Deferred Maintenance	The entry sidewalk at the southwest entrance of the 1998 addition (sprinkler control room) floods during heavy rain. Regrading and sloping of the soil to take rain water away from this area is needed.

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Report Date: 28 Jun 2011

Facility: \Elementary Schools\Cedar Grove Elementary\1975, 1978 Building**Address:** 2330 River Road, Ellenwood, GA 30294**Attributes:****Building Codes** 2010, 2011
Fire Sprinkler System No**General Information:****Function:** Elementary School **Year Built:** 1975
Gross Area: 52,940 S.F. **Last Renovation:****Facility Description:**

The Cedar Grove Elementary School main building is a one-story building located at 2330 River Road in Ellenwood, Georgia. Originally built in 1975, there has been two additions in 1978 and 1998, 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 single pane, operable windows with double pane, energy efficient windows; 2) Replacing the roof covering and insulation; 3) Replacing the boiler, cooling tower, roof top package units, fan coil units, water source heat pumps, and exhaust fans with up to date energy efficient units; 4) Replacing the building automation system with an effective energy management system that completely controls HVAC and lighting; and 5) Replacing the aged incandescent and fluorescent lighting with new energy efficient fixtures.

Current Repair Cost: \$4,897,973.86**Replacement Cost:** \$9,548,464.94**FCI:** 51.30%22-Feb-2011
South Elevation22-Feb-2011
North Elevation22-Feb-2011
Northeast Elevation22-Feb-2011
East Elevation

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Report Date: 28 Jun 2011

Facility: \Elementary Schools\Cedar Grove 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	\$180.36	S.F.	52,940	108	\$10,294,003	39	1980	1983	2015		\$4,897,973	\$9,548,468	51
Substructure	\$13.21	S.F.	52,940	100	\$699,158	100	1975					\$699,158	
Foundations	\$13.21	S.F.	52,940	100	\$699,158	100	1975					\$699,158	
Standard Foundations	\$6.49	S.F.	52,940	100	\$343,369	100	1975					\$343,369	
Special Foundations	\$4.14	S.F.	0	100		100	1975						
Slab on Grade	\$6.72	S.F.	52,940	100	\$355,789	100	1975					\$355,789	
Basement Construction			0			0	0						
Basement Excavation	\$0.22	S.F.	0	100		100	1975						
Basement Walls	\$5.93	S.F.	0	100		100	1975						
Shell	\$30.71	S.F.	52,940	104	\$1,688,059	70	1975	1985			\$687,906	\$1,625,523	42
Superstructure	\$4.43	S.F.	52,940	100	\$234,514	100	1975					\$234,514	
Floor Construction	\$14.14	S.F.	0	100		100	1975						
Roof Construction	\$4.43	S.F.	52,940	100	\$234,514	100	1975					\$234,514	
Exterior Enclosure	\$21.65	S.F.	52,940	103	\$1,184,330	75	1975	2005			\$418,691	\$1,146,267	37
Exterior Walls	\$14.46	S.F.	52,940	100	\$765,639	100	1975					\$765,639	
Exterior Windows	\$6.32	S.F.	52,940	110	\$368,062	30	1975	2005			\$368,062	\$334,602	110
Exterior Doors	\$0.87	S.F.	52,940	110	\$50,629	30	1975	2005			\$50,629	\$46,026	110
Roofing	\$4.62	S.F.	52,940	110	\$269,215	19	1975	1985			\$269,215	\$244,742	110
Roof Coverings - Asphal Shingles	\$3.70	S.F.	26,470	110	\$107,686	10	1975	1985			\$107,686	\$97,897	110
Roof Coverings - BUR	\$5.55	S.F.	26,470	110	\$161,529	25	1975	2000			\$161,529	\$146,845	110
Roof Coverings - EPDM	\$2.84	S.F.	0	110		15	1975	1990					
Roof Coverings - Preformed Metal	\$4.28	S.F.	0	110		30	1975	2005					
Roof Coverings - Standing Seam Metal	\$23.47	S.F.	0	110		75	1975	2050					
Roof Openings	\$0.57	S.F.	0	110		30	1975	2005					
Interiors	\$39.98	S.F.	52,940	108	\$2,294,897	40	1987	1983	2015		\$657,223	\$2,116,356	31
Interior Construction	\$11.04	S.F.	52,940	104	\$609,808	70	1987	2005			\$88,253	\$584,457	15
Partitions	\$6.40	S.F.	52,940	110	\$372,884	100	1975					\$338,985	
Interior Doors	\$2.08	S.F.	52,940	80	\$88,253	30	1975	2005			\$88,253	\$110,316	80
Fittings	\$2.55	S.F.	52,940	110	\$148,671	20	2010	2030				\$135,156	
Stairs			0			0	0						
Stair Construction	\$1.59	S.F.	0	100		100	1975						
Interior Finishes	\$28.94	S.F.	52,940	110	\$1,685,089	30	1987	1983	2015		\$568,970	\$1,531,899	37
Wall Finishes - Ceramic & Glazed	\$9.58	S.F.	20,117	110	\$211,931	30	1975	2005	2015	5		\$192,665	
Wall Finishes - Paint	\$1.81	S.F.	31,764	110	\$63,165	10	2008	2018				\$57,423	
Wall Finishes - Wall Coverings	\$1.99	S.F.	1,059	110	\$2,315	10	2000	2010	2015	5		\$2,104	
Floor Finishes - Carpet	\$7.87	S.F.	5,294	110	\$45,807	8	1975	1983			\$45,807	\$41,643	110
Floor Finishes - Ceramic & Quarry Tile	\$13.40	S.F.	5,294	110	\$78,032	50	1975	2025				\$70,939	
Floor Finishes - Terrazzo	\$48.99	S.F.	7,941	110	\$427,933	50	1975	2025				\$389,030	
Floor Finishes - VCT	\$8.79	S.F.	34,411	110	\$332,743	20	1998	2018				\$302,493	
Floor Finishes - Wood	\$13.58	S.F.	0	110		20	1975	1995					
Ceiling Finishes	\$8.98	S.F.	52,940	110	\$523,163	20	1975	1995			\$523,163	\$475,602	110
Services	\$83.10	S.F.	52,940	110	\$4,839,455	23	1981	1985	2016		\$2,843,239	\$4,399,507	65
Conveying			0			0	0						
Elevators and Lifts	\$1.17	S.F.	0	110		30	1975						
Plumbing	\$24.01	S.F.	52,940	110	\$1,398,315	23	1982	2005	2016			\$1,271,196	
Plumbing Fixtures	\$16.10	S.F.	52,940	110	\$937,835	20	2010	2030				\$852,578	
Domestic Water Distribution	\$3.59	S.F.	52,940	110	\$208,944	30	1975	2005	2016	6		\$189,949	
Sanitary Waste	\$3.05	S.F.	52,940	110	\$177,602	30	1975	2005	2016	6		\$161,456	
Rain Water Drainage	\$0.88	S.F.	52,940	110	\$51,432	30	1975	2005	2016	6		\$46,757	
Other Plumbing Systems - Natural Gas	\$0.39	S.F.	52,940	110	\$22,502	30	1975	2005	2016	6		\$20,456	
HVAC	\$34.73	S.F.	52,940	110	\$2,022,734	22	1975	1990			\$2,022,734	\$1,838,850	110
Heat Generating Systems	\$4.15	S.F.	52,940	110	\$241,892	30	1975	2005			\$241,892	\$219,902	110
Cooling Generating Systems	\$4.22	S.F.	52,940	110	\$245,911	30	1975	2005			\$245,911	\$223,555	110
Distribution & Exhaust Systems	\$4.66	S.F.	52,940	110	\$271,627	30	1975	2005			\$271,627	\$246,933	110
Terminal & Package Units	\$17.29	S.F.	52,940	110	\$1,006,947	15	1975	1990			\$1,006,947	\$915,407	110
Controls & Instrumentation	\$3.23	S.F.	52,940	110	\$188,049	20	1975	1995			\$188,049	\$170,954	110
Other HVAC Systems/Equip - Kitchen Hood	\$1.17	S.F.	52,940	110	\$68,308	30	1975	2005			\$68,308	\$62,099	110
Fire Protection			0			0	0						
Sprinklers	\$4.25	S.F.	0	110		30	1975	2005					
Standpipes	\$0.44	S.F.	0	110		30	1975						
Electrical	\$24.36	S.F.	52,940	110	\$1,418,406	24	1986	1985	2016		\$820,505	\$1,289,461	64

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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.	52,940	110	\$113,312	30	1975	2005	2016	6		\$103,011	
Branch Wiring	\$6.53	S.F.	52,940	110	\$380,117	30	1975	2005	2016	6		\$345,561	
Lighting	\$8.58	S.F.	52,940	110	\$499,857	30	1975	2005			\$499,857	\$454,416	110
Communications and Security - Clock & PA Systems	\$5.51	S.F.	52,940	110	\$320,648	10	1975	1985			\$320,648	\$291,498	110
Communications and Security - Fire Alarm	\$1.20	S.F.	52,940	110	\$69,916	10	2008	2018	2016	6		\$63,560	
Communications and Security - Security & CCTV	\$0.59	S.F.	52,940	110	\$34,556	10	2008	2018				\$31,415	
Other Electrical Systems - Emergency Generator	\$0.37	S.F.	0	110		15	1975						
Equipment & Furnishings	\$12.19	S.F.	52,940	110	\$709,605	20	1975	1995			\$709,605	\$645,095	110
Equipment	\$7.96	S.F.	52,940	110	\$463,694	20	1975	1995			\$463,694	\$421,540	110
Commercial Equipment	\$0.77	S.F.	0	110		20	1975	1995					
Institutional Equipment	\$0.40	S.F.	52,940	110	\$23,305	20	1975	1995			\$23,305	\$21,187	110
Other Equipment (Kitchen Equipment)	\$7.56	S.F.	52,940	110	\$440,389	20	1975	1995			\$440,389	\$400,353	110
Furnishings	\$4.22	S.F.	52,940	110	\$245,911	20	1975	1995			\$245,911	\$223,555	110
Fixed Furnishings	\$4.22	S.F.	52,940	110	\$245,911	20	1975	1995			\$245,911	\$223,555	110
Special Construction	\$1.19	S.F.	52,940	100	\$62,829	25	1975	2000	2015			\$62,829	
Special Construction	\$1.19	S.F.	52,940	100	\$62,829	25	1975	2000	2015			\$62,829	
Special Structures - Canopies	\$1.19	S.F.	52,940	100	\$62,829	25	1975	2000	2015	5		\$62,829	

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

Renewal Schedule:

Systems	2010-12	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$4,897,973			\$321,206	\$1,222,499		\$603,326		\$575,645		
Substructure											
Foundations											
Standard Foundations											
Special Foundations											
Slab on Grade											
Basement Construction											
Basement Excavation											
Basement Walls											
Shell	\$687,906								\$144,721		
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure	\$418,691										
Exterior Walls											
Exterior Windows	\$368,062										
Exterior Doors	\$50,629										
Roofing	\$269,215								\$144,721		
Roof Coverings - Asphal Shingles	\$107,686								\$144,721		
Roof Coverings - BUR	\$161,529										
Roof Coverings - EPDM											
Roof Coverings - Preformed Metal											
Roof Coverings - Standing Seam											
Metal											
Roof Openings											
Interiors	\$657,223			\$248,370			\$559,551				
Interior Construction	\$88,253										
Partitions											
Interior Doors	\$88,253										
Fittings											
Stairs											
Stair Construction											
Interior Finishes	\$568,970			\$248,370			\$559,551				
Wall Finishes - Ceramic & Glazed				\$245,686							
Wall Finishes - Paint							\$80,016				
Wall Finishes - Wall Coverings				\$2,684							
Floor Finishes - Carpet	\$45,807						\$58,027				
Floor Finishes - Ceramic & Quarry											
Tile											
Floor Finishes - Terrazzo											
Floor Finishes - VCT							\$421,508				
Floor Finishes - Wood											
Ceiling Finishes	\$523,163										
Services	\$2,843,239				\$1,222,499		\$43,775		\$430,924		
Conveying											
Elevators and Lifts											
Plumbing					\$549,837						
Plumbing Fixtures											
Domestic Water Distribution					\$249,490						
Sanitary Waste					\$212,066						
Rain Water Drainage					\$61,413						
Other Plumbing Systems - Natural					\$26,868						
Gas											
HVAC	\$2,022,734										
Heat Generating Systems	\$241,892										
Cooling Generating Systems	\$245,911										
Distribution & Exhaust Systems	\$271,627										
Terminal & Package Units	\$1,006,947										
Controls & Instrumentation	\$188,049										
Other HVAC Systems/Equip -	\$68,308										
Kitchen Hood											
Fire Protection											
Sprinklers											
Standpipes											
Electrical	\$820,505				\$672,662		\$43,775		\$430,924		

DeKalb County School System

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COMET4 Facility Report

Cedar Grove Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Systems	2010-12	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Electrical Service/Distribution					\$135,300						
Branch Wiring					\$453,879						
Lighting	\$499,857										
Communications and Security - Clock & PA Systems	\$320,648								\$430,924		
Communications and Security - Fire Alarm					\$83,483						
Communications and Security - Security & CCTV							\$43,775				
Other Electrical Systems - Emergency Generator											
Equipment & Furnishings	\$709,605										
Equipment	\$463,694										
Commercial Equipment											
Institutional Equipment	\$23,305										
Other Equipment (Kitchen Equipment)	\$440,389										
Furnishings	\$245,911										
Fixed Furnishings	\$245,911										
Special Construction				\$72,836							
Special Construction				\$72,836							
Special Structures - Canopies				\$72,836							

DeKalb County School System

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COMET4 Facility Report

Cedar Grove Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Cedar Grove 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 windows are aged, worn, and inefficient, and should be replaced.**

Surveyor/Update: Kate McPhillips
Priority: 3
Quantity: 1
Mon, 21-Mar-2011



Estimates:

Raw Cost	\$266,711.72
Plus or (Minus) Additional Cost	\$101,350.45
Total Estimated Amount	\$368,062.17

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 with energy efficient doors.**

Surveyor/Update: Kate McPhillips
Priority: 3
Quantity: 1
Mon, 21-Mar-2011



Estimates:

Raw Cost	\$36,687.42
Plus or (Minus) Additional Cost	\$13,941.22
Total Estimated Amount	\$50,628.64

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COMET4 Facility Report

Cedar Grove Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

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

Deficiency:

Assembly: **B3010**
System: **Roof Coverings - Asphl Shingles**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**

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

Mon, 21-Mar-2011

Note: **The asphalt shingles are aged, worn, and patched, and should be replaced.**



Estimates:

Raw Cost	\$78,033.56
Plus or (Minus) Additional Cost	\$29,652.75
Total Estimated Amount	\$107,686.31

Deficiency:

Assembly: **B3010**
System: **Roof Coverings - BUR**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**

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

Mon, 21-Mar-2011

Note: **The built-up roofing is aged, has reported leaks, and should be replaced.**



Estimates:

Raw Cost	\$117,050.34
Plus or (Minus) Additional Cost	\$44,479.13
Total Estimated Amount	\$161,529.47

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COMET4 Facility Report

Cedar Grove Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

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

Deficiency:

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

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

Mon, 21-Mar-2011

Note: **The original wood interior doors are aged and worn and should be replaced.**



Estimates:

Raw Cost	\$63,951.52
Plus or (Minus) Additional Cost	\$24,301.58
Total Estimated Amount	\$88,253.10

Deficiency:

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

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

Fri, 24-Jun-2011

Note: **Although the carpet in the media center has been recently replaced, the carpet throughout the offices and halls is aged and stained and should be replaced.**



Estimates:

Raw Cost	\$33,193.38
Plus or (Minus) Additional Cost	\$12,613.48
Total Estimated Amount	\$45,806.86

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COMET4 Facility Report

Cedar Grove Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Cedar Grove Elementary\1975, 1978 Building (continued)**Deficiency:**

Assembly: **C3030**
 System: **Ceiling Finishes**
 Material: **System**
 Distress: **Beyond Service Life**
 Category: **Deferred Maintenance**
 Correction: **Renew System**
 Note: **The acoustical ceiling tile and grid system is aged and stained and should be replaced.**

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

Tue, 21-Jun-2011

**Estimates:**

Raw Cost	\$379,103.34
Plus or (Minus) Additional Cost	\$144,059.27
Total Estimated Amount	\$523,162.61

Deficiency:

Assembly: **D3020**
 System: **Heat Generating Systems**
 Material: **System**
 Distress: **Beyond Service Life**
 Category: **Deferred Maintenance**
 Correction: **Renew System**
 Note: **The heating system, including gas fired boiler, pumps, piping, and valves are aged, rusted, inefficient, and becoming logistically unsupportable, and should be replaced with energy efficient equipment.**

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

Fri, 24-Jun-2011

**Estimates:**

Raw Cost	\$175,284.34
Plus or (Minus) Additional Cost	\$66,608.05
Total Estimated Amount	\$241,892.39

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COMET4 Facility Report

Cedar Grove Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

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

Deficiency:

Assembly: **D3030**
System: **Cooling Generating Systems**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**

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

Tue, 21-Jun-2011

Note: **The cooling system, including cooling tower, pumps, piping, and valves are aged, rusted, inefficient, and becoming logistically unsupportable, and should be replaced with energy efficient equipment.**



Estimates:

Raw Cost	\$178,196.04
Plus or (Minus) Additional Cost	\$67,714.50
Total Estimated Amount	\$245,910.54

Deficiency:

Assembly: **D3040**
System: **Distribution & Exhaust Systems**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**

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

Thu, 31-Mar-2011

Note: **The exhaust fans and duct systems are inadequate, dirty, and damaged; they do not ventilate restrooms and other spaces properly; and should be replaced.**



Estimates:

Raw Cost	\$196,830.92
Plus or (Minus) Additional Cost	\$74,795.75
Total Estimated Amount	\$271,626.67

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COMET4 Facility Report

Cedar Grove Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Cedar Grove 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: Kate McPhillips
Priority: 3
Quantity: 1

Mon, 21-Mar-2011

Note: **The roof top package units and fan coil units are aged, worn, rusted, inefficient, and becoming logistically unsupportable, and should be replaced with energy efficient models.**



Estimates:

Raw Cost	\$729,672.02
Plus or (Minus) Additional Cost	\$277,275.37
Total Estimated Amount	\$1,006,947.39

Deficiency:

Assembly: **D3060**
System: **Controls & Instrumentation**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**

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

Mon, 21-Mar-2011

Note: **The HVAC controls are inadequate, have obsolete parts and equipment, and should be replaced.**



Estimates:

Raw Cost	\$136,267.56
Plus or (Minus) Additional Cost	\$51,781.67
Total Estimated Amount	\$188,049.23

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COMET4 Facility Report

Cedar Grove Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

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

Deficiency:

Assembly: **D3090**
System: **Other HVAC Systems/Equip - Kitchen Hood System**
Material: **Beyond Service Life**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The kitchen hood and exhaust system is aged and worn and should be replaced.**

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

Mon, 28-Feb-2011



Estimates:

Raw Cost	\$49,498.90
Plus or (Minus) Additional Cost	\$18,809.58
Total Estimated Amount	\$68,308.48

Deficiency:

Assembly: **D5020**
System: **Lighting System**
Material: **Beyond Service Life**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The lighting system is aged, inefficient, and in poor condition, and should be replaced with an energy efficient system.**

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

Fri, 24-Jun-2011



Estimates:

Raw Cost	\$362,215.48
Plus or (Minus) Additional Cost	\$137,641.88
Total Estimated Amount	\$499,857.36

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COMET4 Facility Report

Cedar Grove Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

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

Deficiency:

Assembly: **D5030**
System: **Communications and Security - Clock & PA Systems**

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

Tue, 21-Jun-2011

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

Note: **The clock and PA systems are aged, have reported outages, and should be replaced.**



Estimates:

Raw Cost	\$232,353.66
Plus or (Minus) Additional Cost	\$88,294.39
Total Estimated Amount	\$320,648.05

Deficiency:

Assembly: **E1020**
System: **Institutional Equipment System**

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

Tue, 01-Mar-2011

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

Note: **The stage lighting and curtain are aged and should be replaced.**



Estimates:

Raw Cost	\$16,887.86
Plus or (Minus) Additional Cost	\$6,417.39
Total Estimated Amount	\$23,305.25

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COMET4 Facility Report

Cedar Grove Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Cedar Grove Elementary\1975, 1978 Building (continued)**Deficiency:**

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

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

Mon, 21-Mar-2011

Note: **The food service equipment and walk-in refrigerator and freezer are aged and worn and should be replaced.**

**Estimates:**

Raw Cost	\$319,122.32
Plus or (Minus) Additional Cost	\$121,266.48
Total Estimated Amount	\$440,388.80

Deficiency:

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

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

Mon, 21-Mar-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	\$178,196.04
Plus or (Minus) Additional Cost	\$67,714.50
Total Estimated Amount	\$245,910.54

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COMET4 Facility Report

Cedar Grove Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Cedar Grove Elementary\1998 Addition**Address:** 2330 River Road, Ellenwood, GA 30294**Attributes:****Building Codes** 2012
Fire Sprinkler System Yes**General Information:****Function:** Elementary School
Gross Area: 17,483 S.F.**Year Built:** 1998
Last Renovation:**Facility Description:**

The 1998 Classroom Addition at Cedar Grove Elementary School is a one-story building located at 2330 River Road in Ellenwood, 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.

An energy conservation opportunity for this building is to replace the building automation system with an energy management system that completely controls HVAC and lighting.

Current Repair Cost: \$140,657.73**Replacement Cost:** \$3,110,536.15**FCI:** 4.52%22-Feb-2011
South Elevation22-Feb-2011
East Elevation22-Feb-2011
Northeast Elevation22-Feb-2011
North Elevation

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COMET4 Facility Report Cedar Grove Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Cedar Grove Elementary\1998 Addition (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	\$177.92	S.F.	17,483	108	\$3,352,468	41	1999	2006	2015		\$140,657	\$3,110,536	5
Substructure	\$13.21	S.F.	17,483	100	\$230,891	100	1998					\$230,891	
Foundations	\$13.21	S.F.	17,483	100	\$230,891	100	1998					\$230,891	
Standard Foundations	\$6.49	S.F.	17,483	100	\$113,395	100	1998					\$113,395	
Special Foundations	\$4.14	S.F.	0	100		100	1998						
Slab on Grade	\$6.72	S.F.	17,483	100	\$117,496	100	1998					\$117,496	
Basement Construction			0			0	0						
Basement Excavation	\$0.22	S.F.	0	100		100	1998						
Basement Walls	\$5.93	S.F.	0	100		100	1998						
Shell	\$31.44	S.F.	17,483	104	\$571,694	69	1998	2008	2015			\$549,748	
Superstructure	\$4.43	S.F.	17,483	100	\$77,446	100	1998					\$77,446	
Floor Construction	\$14.14	S.F.	0	100		100	1998						
Roof Construction	\$4.43	S.F.	17,483	100	\$77,446	100	1998					\$77,446	
Exterior Enclosure	\$21.65	S.F.	17,483	103	\$391,116	75	1998	2028				\$378,546	
Exterior Walls	\$14.46	S.F.	17,483	100	\$252,846	100	1998					\$252,846	
Exterior Windows	\$6.32	S.F.	17,483	110	\$121,550	30	1998	2028				\$110,500	
Exterior Doors	\$0.87	S.F.	17,483	110	\$16,720	30	1998	2028				\$15,200	
Roofing	\$5.36	S.F.	17,483	110	\$103,132	24	1998	2008	2015			\$93,756	
Roof Coverings - Asphal Shingles	\$3.70	S.F.	1,748	110	\$7,111	10	1998	2008	2015	5		\$6,465	
Roof Coverings - BUR	\$5.55	S.F.	15,735	110	\$96,021	25	1998	2023				\$87,291	
Roof Coverings - EPDM	\$2.84	S.F.	0	110		15	1998	2013					
Roof Coverings - Preformed Metal	\$4.28	S.F.	0	110		30	1998	2028					
Roof Coverings - Standing Seam Metal	\$23.47	S.F.	0	110		75	1998	2073					
Roof Openings	\$0.57	S.F.	0	110		30	1998	2028					
Interiors	\$40.90	S.F.	17,483	108	\$775,690	42	1998	2006			\$34,766	\$715,107	5
Interior Construction	\$11.04	S.F.	17,483	104	\$201,385	70	1998	2018				\$193,012	
Partitions	\$6.40	S.F.	17,483	110	\$123,142	100	1998					\$111,947	
Interior Doors	\$2.08	S.F.	17,483	80	\$29,145	30	1998	2028				\$36,431	
Fittings	\$2.55	S.F.	17,483	110	\$49,098	20	1998	2018				\$44,634	
Stairs			0			0	0						
Stair Construction	\$1.59	S.F.	0	100		100	1998						
Interior Finishes	\$29.86	S.F.	17,483	110	\$574,305	32	1998	2006			\$34,766	\$522,095	7
Wall Finishes - Ceramic & Glazed	\$9.58	S.F.	0	110		30	1998	2028					
Wall Finishes - Paint	\$1.81	S.F.	17,483	110	\$34,766	10	1998	2008			\$34,766	\$31,606	110
Wall Finishes - Wall Coverings	\$1.99	S.F.	0	110		10	1998	2008					
Floor Finishes - Carpet	\$7.87	S.F.	0	110		8	1998	2006					
Floor Finishes - Ceramic & Quarry Tile	\$13.40	S.F.	874	110	\$12,883	50	1998	2048				\$11,711	
Floor Finishes - Terrazzo	\$48.99	S.F.	4,371	110	\$235,549	50	1998	2048				\$214,135	
Floor Finishes - VCT	\$8.79	S.F.	12,238	110	\$118,337	20	1998	2018				\$107,579	
Floor Finishes - Wood	\$13.58	S.F.	0	110		20	1998	2018					
Ceiling Finishes	\$8.98	S.F.	17,483	110	\$172,770	20	1998	2018				\$157,064	
Services	\$86.18	S.F.	17,483	110	\$1,657,372	23	2000	2008			\$105,891	\$1,506,703	7
Conveying			0			0	0						
Elevators and Lifts	\$1.17	S.F.	0	110		30	1998						
Plumbing	\$24.01	S.F.	17,483	110	\$461,782	23	2000	2028				\$419,802	
Plumbing Fixtures	\$16.10	S.F.	17,483	110	\$309,712	20	2008	2028				\$281,557	
Domestic Water Distribution	\$3.59	S.F.	17,483	110	\$69,002	30	1998	2028				\$62,729	
Sanitary Waste	\$3.05	S.F.	17,483	110	\$58,652	30	1998	2028				\$53,320	
Rain Water Drainage	\$0.88	S.F.	17,483	110	\$16,985	30	1998	2028				\$15,441	
Other Plumbing Systems - Natural Gas	\$0.39	S.F.	17,483	110	\$7,431	30	1998	2028				\$6,755	
HVAC	\$33.56	S.F.	17,483	110	\$645,433	21	1998	2013				\$586,758	
Heat Generating Systems	\$4.15	S.F.	17,483	110	\$79,883	30	1998	2028				\$72,621	
Cooling Generating Systems	\$4.22	S.F.	17,483	110	\$81,210	30	1998	2028				\$73,827	
Distribution & Exhaust Systems	\$4.66	S.F.	17,483	110	\$89,702	30	1998	2028				\$81,548	
Terminal & Package Units	\$17.29	S.F.	17,483	110	\$332,536	15	1998	2013				\$302,306	
Controls & Instrumentation	\$3.23	S.F.	17,483	110	\$62,102	20	1998	2018				\$56,456	
Other HVAC Systems/Equip - Kitchen Hood	\$1.17	S.F.	0	110		30	1998						
Fire Protection	\$4.25	S.F.	17,483	110	\$81,741	30	1998	2028				\$74,310	
Sprinklers	\$4.25	S.F.	17,483	110	\$81,741	30	1998	2028				\$74,310	
Standpipes	\$0.44	S.F.	0	110		30	1998						
Electrical	\$24.36	S.F.	17,483	110	\$468,416	24	2001	2008			\$105,891	\$425,833	25

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COMET4 Facility Report

Cedar Grove 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.	17,483	110	\$37,420	30	1998	2028				\$34,018	
Branch Wiring	\$6.53	S.F.	17,483	110	\$125,530	30	1998	2028				\$114,119	
Lighting	\$8.58	S.F.	17,483	110	\$165,074	30	1998	2028				\$150,067	
Communications and Security - Clock & PA Systems	\$5.51	S.F.	17,483	110	\$105,891	10	1998	2008			\$105,891	\$96,265	110
Communications and Security - Fire Alarm	\$1.20	S.F.	17,483	110	\$23,089	10	2008	2018				\$20,990	
Communications and Security - Security & CCTV	\$0.59	S.F.	17,483	110	\$11,412	10	2008	2018				\$10,374	
Other Electrical Systems - Emergency Generator	\$0.37	S.F.	0	110		15	1998						
Equipment & Furnishings	\$5.00	S.F.	17,483	110	\$96,072	20	1998	2018				\$87,338	
Equipment	\$0.77	S.F.	17,483	110	\$14,862	20	1998	2018				\$13,511	
Commercial Equipment	\$0.77	S.F.	17,483	110	\$14,862	20	1998	2018				\$13,511	
Institutional Equipment	\$0.40	S.F.	0	110		20	1998	2018					
Other Equipment (Kitchen Equipment)	\$0.77	S.F.	0	110		20	1998						
Furnishings	\$4.22	S.F.	17,483	110	\$81,210	20	1998	2018				\$73,827	
Fixed Furnishings	\$4.22	S.F.	17,483	110	\$81,210	20	1998	2018				\$73,827	
Special Construction	\$1.19	S.F.	17,483	100	\$20,749	25	1998	2023				\$20,749	
Special Construction	\$1.19	S.F.	17,483	100	\$20,749	25	1998	2023				\$20,749	
Special Structures - Canopies	\$1.19	S.F.	17,483	100	\$20,749	25	1998	2023				\$20,749	

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COMET4 Facility Report

Cedar Grove Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Cedar Grove Elementary\1998 Addition (continued)

Renewal Schedule:

Systems	2010-12	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$140,657	\$363,371		\$8,244			\$675,036		\$189,032		
Substructure											
Foundations											
Standard Foundations											
Special Foundations											
Slab on Grade											
Basement Construction											
Basement Excavation											
Basement Walls											
Shell				\$8,244							
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure											
Exterior Walls											
Exterior Windows											
Exterior Doors											
Roofing				\$8,244							
Roof Coverings - Asphal Shingles				\$8,244							
Roof Coverings - BUR											
Roof Coverings - EPDM											
Roof Coverings - Preformed Metal											
Roof Coverings - Standing Seam											
Metal											
Roof Openings											
Interiors	\$34,766						\$430,961		\$46,723		
Interior Construction							\$62,195				
Partitions											
Interior Doors											
Fittings							\$62,195				
Stairs											
Stair Construction											
Interior Finishes	\$34,766						\$368,766		\$46,723		
Wall Finishes - Ceramic & Glazed											
Wall Finishes - Paint	\$34,766								\$46,723		
Wall Finishes - Wall Coverings											
Floor Finishes - Carpet											
Floor Finishes - Ceramic & Quarry											
Tile											
Floor Finishes - Terrazzo											
Floor Finishes - VCT							\$149,906				
Floor Finishes - Wood											
Ceiling Finishes							\$218,860				
Services	\$105,891	\$363,371					\$122,374		\$142,309		
Conveying											
Elevators and Lifts											
Plumbing											
Plumbing Fixtures											
Domestic Water Distribution											
Sanitary Waste											
Rain Water Drainage											
Other Plumbing Systems - Natural											
Gas											
HVAC		\$363,371					\$78,669				
Heat Generating Systems											
Cooling Generating Systems											
Distribution & Exhaust Systems											
Terminal & Package Units		\$363,371									
Controls & Instrumentation							\$78,669				
Other HVAC Systems/Equip -											
Kitchen Hood											
Fire Protection											
Sprinklers											
Standpipes											
Electrical	\$105,891						\$43,705		\$142,309		

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Cedar Grove Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Cedar Grove Elementary\1998 Addition (continued)

Deficiency Sheet:

Deficiency:

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

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

Sun, 26-Jun-2011



Estimates:

Raw Cost	\$25,193.00
Plus or (Minus) Additional Cost	\$9,573.34
Total Estimated Amount	\$34,766.34

Deficiency:

Assembly: **D5030**
System: **Communications and Security - Clock & PA**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The clock and PA systems are aged, have reported outages, and should be replaced.**

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

Tue, 21-Jun-2011



Estimates:

Raw Cost	\$76,732.89
Plus or (Minus) Additional Cost	\$29,158.50
Total Estimated Amount	\$105,891.39

DeKalb County School System1701 Mountain Industrial Blvd
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COMET4 Facility Report

Cedar Grove Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Cedar Grove Elementary\1998 Gym**Address:** 2330 River Road, Ellenwood, GA 30294**Attributes:****Building Codes** 2021
Fire Sprinkler System No**General Information:****Function:** Elementary School
Gross Area: 5,478 S.F.**Year Built:** 1998
Last Renovation:**Facility Description:**

The 1998 Gymnasium at Cedar Grove Elementary School is a one-story building located at 2330 River Road in Ellenwood, 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.

Energy conservation opportunities for this building include: 1) Installing an energy efficient cooling system; and 2) Replacing the building automation system with an energy management system that completely controls HVAC and lighting.

Current Repair Cost: \$65,300.74**Replacement Cost:** \$913,523.76**FCI:** 7.15%22-Feb-2011
North Elevation22-Feb-2011
West Elevation22-Feb-2011
South Elevation22-Feb-2011
East Elevation

DeKalb County School System

1701 Mountain Industrial Blvd
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COMET4 Facility Report Cedar Grove Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Cedar Grove Elementary\1998 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	\$166.76	S.F.	5,478	106	\$971,618	57	1998	2006	2016		\$65,301	\$913,527	7
Substructure	\$17.07	S.F.	5,478	100	\$93,513	100	1998					\$93,513	
Foundations	\$17.07	S.F.	5,478	100	\$93,513	100	1998					\$93,513	
Standard Foundations	\$10.57	S.F.	5,478	100	\$57,907	100	1998					\$57,907	
Slab on Grade	\$6.50	S.F.	5,478	100	\$35,606	100	1998					\$35,606	
Shell	\$45.06	S.F.	5,478	103	\$254,585	89	1998	2028				\$246,822	
Superstructure	\$14.21	S.F.	5,478	100	\$77,864	100	1998					\$77,864	
Roof Construction	\$14.21	S.F.	5,478	100	\$77,864	100	1998					\$77,864	
Exterior Enclosure	\$18.96	S.F.	5,478	101	\$105,124	91	1998	2028				\$103,869	
Exterior Walls	\$16.67	S.F.	5,478	100	\$91,320	100	1998					\$91,320	
Exterior Doors	\$2.29	S.F.	5,478	110	\$13,804	30	1998	2028				\$12,549	
Roofing	\$11.88	S.F.	5,478	110	\$71,597	75	1998	2073				\$65,089	
Roof Coverings - Standing Seam Metal	\$11.88	S.F.	5,478	110	\$71,597	75	1998	2073				\$65,089	
Interiors	\$43.05	S.F.	5,478	107	\$252,397	58	1998	2006			\$9,147	\$235,803	4
Interior Construction	\$21.51	S.F.	5,478	104	\$122,655	76	1998	2018				\$117,855	
Partitions	\$13.57	S.F.	5,478	110	\$81,742	100	1998					\$74,311	
Interior Doors	\$4.25	S.F.	5,478	80	\$18,627	40	1998	2038				\$23,284	
Fittings	\$3.70	S.F.	5,478	110	\$22,286	20	1998	2018				\$20,260	
Interior Finishes	\$21.53	S.F.	5,478	110	\$129,742	41	1998	2006			\$9,147	\$117,948	8
Wall Finishes - Ceramic	\$7.19	S.F.	0	110		30	1998	2028					
Wall Finishes - Paint	\$1.52	S.F.	5,478	110	\$9,147	10	1998	2008			\$9,147	\$8,316	110
Floor Finishes - Ceramic Tile	\$7.16	S.F.	0	110		8	1998	2006					
Floor Finishes - Neoprene	\$19.06	S.F.	4,390	110	\$92,030	50	1998	2048				\$83,664	
Floor Finishes - VCT	\$5.38	S.F.	274	110	\$1,622	15	1998	2013				\$1,475	
Ceiling Finishes	\$4.47	S.F.	5,478	110	\$26,943	20	1998	2018				\$24,493	
Services	\$61.59	S.F.	5,478	110	\$371,123	23	1999	2008	2016		\$56,154	\$337,389	17
Plumbing	\$14.59	S.F.	5,478	110	\$87,895	30	1998	2028				\$79,906	
Plumbing Fixtures	\$7.20	S.F.	5,478	110	\$43,407	30	1998	2028				\$39,461	
Domestic Water Distribution	\$5.96	S.F.	5,478	110	\$35,923	30	1998	2028				\$32,658	
Sanitary Waste	\$0.87	S.F.	5,478	110	\$5,239	30	1998	2028				\$4,763	
Rain Water Drainage	\$0.22	S.F.	5,478	110	\$1,330	30	1998	2028				\$1,210	
Other Plumbing Systems - Natural Gas	\$0.33	S.F.	5,478	110	\$1,996	30	1998	2028				\$1,814	
HVAC	\$29.27	S.F.	5,478	110	\$176,374	21	1998	2013			\$56,154	\$160,340	35
Distribution Systems & Exhaust Systems	\$10.39	S.F.	5,478	110	\$62,616	30	1998	2028				\$56,924	
Terminal & Package Units	\$17.29	S.F.	5,478	110	\$104,195	15	1998	2013			\$56,154	\$94,722	59
Controls & Instrumentation	\$1.59	S.F.	5,478	110	\$9,563	20	1998	2018				\$8,694	
Fire Protection			0			0	0						
Sprinklers	\$3.91	S.F.	0	110		30	1998	2028					
Electrical	\$17.73	S.F.	5,478	110	\$106,854	22	2000	2008	2016			\$97,143	
Electrical Service/Distribution	\$1.34	S.F.	5,478	110	\$8,066	30	1998	2028				\$7,333	
Branch Wiring	\$5.96	S.F.	5,478	110	\$35,923	30	1998	2028				\$32,658	
Lighting	\$5.96	S.F.	5,478	110	\$35,923	20	1998	2018				\$32,658	
Communications and Security - Fire Alarm	\$2.46	S.F.	5,478	110	\$14,802	10	1998	2008	2016	6		\$13,456	
Communications and Security - Public Address & Clock System	\$1.01	S.F.	5,478	110	\$6,070	20	1998	2018				\$5,519	
Communications and Security - Security & CCTV	\$1.01	S.F.	5,478	110	\$6,070	10	2008	2018				\$5,519	

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report

Cedar Grove Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Cedar Grove Elementary\1998 Gym (continued)

Renewal Schedule:

Systems	2010-12	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$65,301	\$115,629			\$17,674		\$135,362		\$12,293		
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Shell											
Superstructure											
Roof Construction											
Exterior Enclosure											
Exterior Walls											
Exterior Doors											
Roofing											
Roof Coverings - Standing Seam Metal											
Interiors	\$9,147	\$1,773					\$62,361		\$12,293		
Interior Construction							\$28,231				
Partitions											
Interior Doors											
Fittings							\$28,231				
Interior Finishes	\$9,147	\$1,773					\$34,130		\$12,293		
Wall Finishes - Ceramic											
Wall Finishes - Paint	\$9,147								\$12,293		
Floor Finishes - Ceramic Tile											
Floor Finishes - Neoprene											
Floor Finishes - VCT		\$1,773									
Ceiling Finishes							\$34,130				
Services	\$56,154	\$113,856			\$17,674		\$73,001				
Plumbing											
Plumbing Fixtures											
Domestic Water Distribution											
Sanitary Waste											
Rain Water Drainage											
Other Plumbing Systems - Natural Gas											
HVAC	\$56,154	\$113,856					\$12,114				
Distribution Systems & Exhaust Systems											
Terminal & Package Units	\$56,154	\$113,856									
Controls & Instrumentation							\$12,114				
Fire Protection											
Sprinklers											
Electrical					\$17,674		\$60,887				
Electrical Service/Distribution											
Branch Wiring											
Lighting							\$45,507				
Communications and Security - Fire Alarm					\$17,674						
Communications and Security - Public Address & Clock System							\$7,690				
Communications and Security - Security & CCTV							\$7,690				

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COMET4 Facility Report

Cedar Grove Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Cedar Grove Elementary\1998 Gym (continued)**Deficiency Sheet:****Deficiency:**

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

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

Sun, 26-Jun-2011

**Estimates:**

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

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

DeKalb County School System1701 Mountain Industrial Blvd
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COMET4 Facility Report

Cedar Grove Elementary Facility Executive Summary ReportReport Date: 28 Jun 2011

Facility: \Elementary Schools\Cedar Grove Elementary\Playfield**Address:** 2330 River Road, Ellenwood, GA 30294**Attributes:**

None

General Information:**Function:** Elementary School**Year Built:** 1975**Gross Area:** 26,040 S.F.**Last Renovation:****Facility Description:**

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

Current Repair Cost: \$0.00**Replacement Cost:** \$125,991.94**FCI:** 0.00%

22-Feb-2011

Playfield at Cedar Grove Elementary
School

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report

Cedar Grove Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Cedar Grove 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	\$4.84	S.F.	26,040	101	\$126,648	95	1975	1985	2015		0	\$125,992	
Special Construction	\$0.25	S.F.	26,040	110	\$7,218	10	1975	1985	2015			\$6,562	
Special Construction	\$0.25	S.F.	26,040	110	\$7,218	10	1975	1985	2015			\$6,562	
Special Facilities - Sports Field - Natural Turf	\$0.25	S.F.	26,040	110	\$7,218	10	1975	1985	2015	5		\$6,562	
Building Sitework	\$4.59	S.F.	26,040	100	\$119,430	100	1975	1995				\$119,430	
Site Preparation	\$4.59	S.F.	26,040	100	\$119,430	100	1975					\$119,430	
Site Earthwork	\$4.59	S.F.	26,040	100	\$119,430	100	1975					\$119,430	
Site Improvements			0			0	0						
Site Development - Fencing	\$1.39	S.F.	0	110		20	1975	1995					
Landscaping - Irrigation	\$0.09	S.F.	0	110		20	1975						
Site Mechanical Utilities			0			0	0						
Water Supply - Water Service	\$0.34	S.F.	0	110		30	1975						
Site Electrical Utilities			0			0	0						
Site Lighting	\$1.69	S.F.	0	110		30	1975						

DeKalb County School System

1701 Mountain Industrial Blvd
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COMET4 Facility Report

Cedar Grove Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Cedar Grove Elementary**Playfield** (continued)

Deficiency Sheet:

*** No Deficiencies Found ***

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

COMET4 Facility Report

Cedar Grove Elementary Facility Executive Summary ReportReport Date: 28 Jun 2011

Facility: \Elementary Schools\Cedar Grove Elementary\Site**Address:** 2330 River Road, Ellenwood, GA 30294**Attributes:****Site Code** 1105**General Information:****Function:** Elementary School**Year Built:** 1975**Gross Area:** 75,901 S.F.**Last Renovation:****Facility Description:**

The Cedar Grove Elementary School site was originally constructed in 1975, has a total area of 10.4 acres, and is occupied by approximately 75,901 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: \$765,554.29**Replacement Cost:** \$1,786,466.66**FCI:** 42.85%

05-Nov-2010

Aerial Image of Cedar Grove Elementary
School

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Cedar Grove Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Cedar Grove 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.	75,901	109	\$1,950,100	35	1979	1985			\$765,554	\$1,786,465	43
Building Sitework	\$23.54	S.F.	75,901	109	\$1,950,100	35	1979	1985			\$765,554	\$1,786,465	43
Site Improvements	\$11.87	S.F.	75,901	108	\$975,958	22	1975	1985			\$704,545	\$900,883	78
Roadways	\$3.25	S.F.	75,901	110	\$271,413	25	1975	2000			\$271,413	\$246,739	110
Parking Lots	\$1.47	S.F.	75,901	110	\$123,083	25	1975	2000			\$123,083	\$111,893	110
Pedestrian Paving	\$1.65	S.F.	75,901	110	\$137,810	30	1975	2005			\$137,810	\$125,282	110
Site Development	\$0.26	S.F.	75,901	110	\$22,092	10	1975	1985			\$22,092	\$20,083	110
Site Development 2	\$1.98	S.F.	75,901	100	\$150,147	30	1975	2005			\$150,147	\$150,147	100
Fence & Guardrails	\$1.98	S.F.	75,901	100	\$150,147	30	1975	2005			\$150,147	\$150,147	100
Landscaping	\$3.25	S.F.	75,901	110	\$271,413	10	1975					\$246,739	
Site Mechanical Utilities	\$10.46	S.F.	75,901	110	\$873,151	50	1981	2025			\$3,150	\$793,773	
Water Supply	\$2.38	S.F.	75,901	110	\$198,826	50	1975	2025				\$180,751	
Sanitary Sewer	\$2.36	S.F.	75,901	110	\$196,722	50	1975	2025				\$178,838	
Storm Sewer	\$5.51	S.F.	75,901	110	\$459,719	50	1975	2025			\$3,150	\$417,926	1
Fuel Distribution - Gas	\$0.21	S.F.	75,901	110	\$17,884	30	1998	2028				\$16,258	
Site Electrical Utilities	\$1.21	S.F.	75,901	110	\$100,991	30	1986	2005			\$57,859	\$91,809	63
Electrical Distribution	\$0.52	S.F.	75,901	110	\$43,132	30	1998	2028				\$39,210	
Site Lighting	\$0.69	S.F.	75,901	110	\$57,859	30	1975	2005			\$57,859	\$52,599	110

Facility: \Elementary Schools\Cedar Grove Elementary\Site (continued)

Deficiency Sheet:

Deficiency:

Assembly: **G2010**
System: **Roadways**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The roadways are aged and cracked and should be sealed, coated, and restriped.**

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

Fri, 24-Jun-2011



Estimates:

Raw Cost	\$215,407.04
Plus or (Minus) Additional Cost	\$56,005.83
Total Estimated Amount	\$271,412.87

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: 4
Quantity: 1

Fri, 24-Jun-2011



Estimates:

Raw Cost	\$97,684.59
Plus or (Minus) Additional Cost	\$25,397.99
Total Estimated Amount	\$123,082.58

DeKalb County School System1701 Mountain Industrial Blvd
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COMET4 Facility Report

Cedar Grove Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Cedar Grove Elementary\Site (continued)

Deficiency:

Assembly: **G2030**
 System: **Pedestrian Paving System**
 Material: **Beyond Service Life**
 Distress: **Deferred Maintenance**
 Category: **Renew System**
 Correction: **Renew System**

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

Mon, 21-Mar-2011

Note: **The sidewalks are aged, cracked, and damaged, and should be replaced.****Estimates:**

Raw Cost	\$109,373.34
Plus or (Minus) Additional Cost	\$28,437.07
Total Estimated Amount	\$137,810.41

Deficiency:

Assembly: **G2040**
 System: **Site Development System**
 Material: **Beyond Service Life**
 Distress: **Deferred Maintenance**
 Category: **Renew System**
 Correction: **Renew System**

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

Fri, 24-Jun-2011

Note: **The site development features, such as site furnishings, flag pole, and signage, are beyond their service life and should be replaced.****Estimates:**

Raw Cost	\$17,533.13
Plus or (Minus) Additional Cost	\$4,558.61
Total Estimated Amount	\$22,091.74

DeKalb County School System

1701 Mountain Industrial Blvd
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COMET4 Facility Report

Cedar Grove Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Cedar Grove Elementary\Site (continued)

Deficiency:

Assembly: **G2040105**
System: **Fence & Guardrails**
Material: **System**
Distress: **Damaged**
Category: **Deferred Maintenance**
Correction: **Renew System**

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

Tue, 01-Mar-2011

Note: **The fencing is aged and damaged and should be replaced.**



Estimates:

Raw Cost	\$119,164.57
Plus or (Minus) Additional Cost	\$30,982.79
Total Estimated Amount	\$150,147.36

Deficiency:

Assembly: **G3030**
System: **Storm Sewer**
Material: **Storm Sewer**
Distress: **Needs Remediation**
Category: **Deferred Maintenance**
Correction: **Clean Out Debris from Storm Gutter and Inlet**

Surveyor/Update: Troy Weeks
Priority: 3
Quantity: 1

Fri, 01-Apr-2011

Note: **The storm drain inlet near the front (south) driveway is clogged with debris and should be cleaned out.**



Estimates:

Raw Cost	\$500.00
Plus or (Minus) Additional Cost	\$130.00
Total Estimated Amount	\$630.00

DeKalb County School System

1701 Mountain Industrial Blvd
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COMET4 Facility Report

Cedar Grove Elementary Facility Executive Summary Report

Report Date: 28 Jun 2011

Facility: \Elementary Schools\Cedar Grove Elementary\Site (continued)

Deficiency:

Assembly: **G3030**
System: **Storm Sewer**
Material: **Storm Sewer**
Distress: **Inadequate**
Category: **Deferred Maintenance**
Correction: **Slope and Regrade Soil**
Note: **The entry sidewalk at the southwest entrance of the 1998 addition (sprinkler control room) floods during heavy rain. Regrading and sloping of the soil to take rain water away from this area is needed.**

Surveyor/Update: Troy Weeks
Priority: 3
Quantity: 1

Sun, 26-Jun-2011



Estimates:

Raw Cost	\$2,000.00
Plus or (Minus) Additional Cost	\$520.00
Total Estimated Amount	\$2,520.00

Deficiency:

Assembly: **G4020**
System: **Site Lighting**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The site lighting system is aged, worn, and inadequate for the west, south, and east parking areas, and on the north side of the building, and should be replaced.**

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

Mon, 21-Mar-2011



Estimates:

Raw Cost	\$45,920.11
Plus or (Minus) Additional Cost	\$11,939.23
Total Estimated Amount	\$57,859.34

Educational Adequacy Report

Suitability Report - Full

Project #: 4469	County: DeKalb	Site #: 0275
Project: Assessments 2010	Region: 1	Site: Cedar Grove ES
Grade Config: PK-5	Site Type: Elementary	Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - Elementary				
Site				
Traffic	Good	2.00	2.00	100.00
Pedestrian Traffic	Good	0.97	0.97	100.00
Parking	Good	0.81	0.81	100.00
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	G/F	0.50	0.50	100.00
Sprinkler System	Good	0.50	0.50	100.00
School Climate				
Learning Style Variety	G/F	5.00	5.00	100.00
School Environment	G/F	5.00	5.00	100.00
Landscaping	G/F	1.00	1.00	100.00
General Classrooms				
Size	Good	16.45	16.45	100.00
Adjacencies	Fair	2.36	3.53	67.00
Storage\Fixed Equip.	Poor	1.16	3.53	33.00
Remedial - Special Needs				
Size	Fair	1.75	3.50	50.00
Adjacencies	G/F	0.75	0.75	100.00
Storage\Fixed Equip.	P/U	0.00	0.75	0.00
Library				
Size	Good	3.41	3.41	100.00
Adjacencies	G/F	0.73	0.73	100.00
Storage\Fixed Equip.	G/F	0.73	0.73	100.00
P.E.				
Size	Good	6.72	6.72	100.00
Adjacencies	G/F	1.44	1.44	100.00
Storage\Fixed Equip.	G/F	1.44	1.44	100.00
Music				
Size	Fair	1.30	2.59	50.00
Adjacencies	G/F	0.56	0.56	100.00
Storage\Fixed Equip.	P/U	0.00	0.56	0.00

Project #: 4469

County: DeKalb

Site #: 0275

Project: Assessments 2010

Region: 1

Site: Cedar Grove ES

Grade Config: PK-5

Site Type: Elementary

Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
Art				
Size	Fair	0.82	1.64	50.00
Adjacencies	G/F	0.35	0.35	100.00
Storage\Fixed Equip.	P/U	0.00	0.35	0.00
Performing Arts\Auditorium				
Size	Fair	1.42	2.12	67.00
Adjacencies	Good	0.45	0.45	100.00
Storage\Fixed Equip.	Fair	0.23	0.45	50.00
Computer Labs				
Size	Good	1.19	1.19	100.00
Adjacencies	G/F	0.26	0.26	100.00
Storage\Fixed Equip.	G/F	0.26	0.26	100.00
Kindergarten				
Size	Good	2.86	2.86	100.00
Adjacencies	G/F	0.61	0.61	100.00
Storage\Fixed Equip.	G/F	0.61	0.61	100.00
Administration				
Size	Fair	1.25	2.49	50.00
Adjacencies	G/F	0.53	0.53	100.00
Storage\Fixed Equip.	G/F	0.53	0.53	100.00
Restrooms (Student)	Good	0.89	0.89	100.00
Teacher Lounge and Work Room(s)	Good	1.27	1.27	100.00
Cafeteria	Good	5.00	5.00	100.00
Food Prep	Good	6.20	6.20	100.00
Counseling	Good	0.29	0.29	100.00
Clinic	G/F	0.58	0.58	100.00
Custodial & Maintenance	G/F	0.50	0.50	100.00
Total For Site:		86.30	100.00	86.30

Comments

Suitability - Elementary

Under utilized building with several empty classrooms. Principal indicated enrollment is decreasing.

Suitability - Elementary->Site-->Parking

There is not adequate parking for events.

Suitability - Elementary->Site-->Playground

The playground is behind the school and students are not visible from the school. The access to the playground is not ADA accessible.

Suitability - Elementary->Safety and Security-->Fencing

Fencing is old and some components broken. some areas need additional fencing for separation

Suitability - Elementary->Safety and Security-->Signage & Way Finding

Internal signage is lacking for common spaces i.e., Gym, Media Center, Cafeteria

Suitability - Elementary->General Classrooms-->Adjacencies

Core facilities services are not centrally located for accessibility to all grade levels

Project #: 4469

County: DeKalb

Site #: 0275

Project: Assessments 2010

Region: 1

Site: Cedar Grove ES

Grade Config: PK-5

Site Type: Elementary

Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - Elementary->General Classrooms-->Storage\Fixed Equip. General classrooms lack adequate storage and fixed equipment.				
Suitability - Elementary->Remedial - Special Needs-->Size Several of the remedial spaces are located in non-conforming spaces.				
Suitability - Elementary->Remedial - Special Needs-->Storage\Fixed Equip. Remedial spaces lack adequate storage and fixed equipment.				
Suitability - Elementary->Music-->Size Strings and band are in portable buildings				
Suitability - Elementary->Music-->Storage\Fixed Equip. The main music area has adequate storage. Portable buildings have little or no storage space for instruments.				
Suitability - Elementary->Art-->Size Art room is no longer being used because the school does not have an art teacher. Art classes are conducted in the general education classrooms.				
Suitability - Elementary->Art-->Storage\Fixed Equip. The art room has minimal storage for supplies				
Suitability - Elementary->Performing Arts\Auditorium-->Size stage is located in cafeteria small in size				
Suitability - Elementary->Performing Arts\Auditorium-->Storage\Fixed Equip. Stage has some small storage areas but the space is used for non-performing arts items.				
Suitability - Elementary->Administration-->Size Some ancillary office spaces are small. Overall administrative area is adequate.				

Technology Readiness Report

Technology Readiness Report - Full

Project #: 4469

County: DeKalb

Site #: 0275

Project: Assessments 2010

Region: 1

Site: Cedar Grove ES

Technology Readiness	Rating	Score	Possible Score	Percent Score
Technology Readiness				
MDFIT Equipment Environment	Unsat	0.00	15.00	0.00
Electrical Power	Good	10.00	10.00	100.00
Cooling	Good	10.00	10.00	100.00
Drops	Poor	3.30	10.00	33.00
Wireless	Good	5.00	5.00	100.00
WAN Backbone	Fair	6.70	10.00	67.00
LAN-WAN Performance	Fair	6.70	10.00	67.00
Video Distribution	Good	5.00	5.00	100.00
Voice Distribution	Good	5.00	5.00	100.00
Faculty & Staff Technology	Good	10.00	10.00	100.00
Emergency Alert	Good	5.00	5.00	100.00
Projectors	Unsat	0.00	5.00	0.00
Total For Site:		66.70	100.00	66.70

Comments

Technology Readiness->MDFIT Equipment Environment

MDF/IT equipment is located in a janitorial closet.

Technology Readiness->Drops

Most general classrooms do not have adequate drops in the room. Typically several computers are plugged into a port replication device and not on individual hard-wired jacks.

Technology Readiness->WAN Backbone

Not able to determine full fiber connection at site.

Technology Readiness->LAN-WAN Performance

LAN is slow sometimes non-responsive. Port replicators for additional drops in the classroom could be contributing to this problem

Technology Readiness->Projectors

25% of general classrooms do not have ceiling-mounted projectors