

# **Facility Condition Assessment Report**

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

COMET4 Facility Report

**Cedar Grove Middle Facility Executive Summary Report**Report Date: 24 Jun 2011

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**Facility:** \Middle Schools\Cedar Grove Middle  
**Address:** 2300 Wildcat Road, Decatur, GA 30034**Attributes:****Facility Code** 0200  
**Super Cluster** 4**General Information:****Function:** Middle School  
**Gross Area:** 162,926 S.F.  
**Year Built:**  
**Last Renovation:****Facility Description:**

Cedar Grove Middle School campus consists of one main school building located at 2300 Wildcat Road in Decatur, Georgia. The original campus was constructed in 1999 and there has been no additions to the main school building. In addition to the main school building, the campus contains a covered walkway, baseball field, football field, track, and tennis courts. 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:** \$4,329,583.75**Replacement Cost:** \$35,005,764.73**FCI:** 12.37%

23-Feb-2011  
Cedar Grove Middle School

**DeKalb County School System**

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 FCI Report  
**Cedar Grove Middle Weighted FCI Report**

Report Date: 24 Jun 2011

Facility Name	Last Renovation	Cost Per Sq. Ft.	Gross Area (Sq. Ft.)	Repair Cost	Replacement Cost	Weighted FCI	Critical wt 1.25	Potentially Critical wt 1.1	Necessary wt 1	Recommended wt 0.75	Discretionary wt 0.5
Cedar Grove Middle\Track		\$4.52	36,888	\$146,223	\$166,859	65.72%	\$0	\$0	\$0	\$146,223	\$0
Cedar Grove Middle\1999 Building		\$184.42	162,926	\$3,805,987	\$30,046,954	13.38%	\$0	\$2,137,308	\$1,668,679	\$0	\$0
Cedar Grove Middle\Site		\$20.13	162,926	\$377,375	\$3,280,482	8.91%	\$7,321	\$5,670	\$14,370	\$350,014	\$0
Cedar Grove Middle\Tennis Courts		\$8.86	12,600	\$0	\$111,608	0.00%	\$0	\$0	\$0	\$0	\$0
Cedar Grove Middle\Football Field		\$6.35	108,000	\$0	\$685,843	0.00%	\$0	\$0	\$0	\$0	\$0
Cedar Grove Middle\Baseball Field		\$6.48	98,000	\$0	\$634,687	0.00%	\$0	\$0	\$0	\$0	\$0
Cedar Grove Middle\1999 Covered Walkway		\$27.64	2,870	\$0	\$79,331	0.00%	\$0	\$0	\$0	\$0	\$0

**DeKalb County School System**

1701 Mountain Industrial Blvd  
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COMET4 Survey Report

**Cedar Grove Middle Detailed Facility Needs Assessment Report**

Report Date: 24 Jun 2011

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Location / Note
DeKalb County School System								\$3,173,515	\$1,156,069	\$4,329,584			
Middle Schools								\$3,173,515	\$1,156,069	\$4,329,584			
Cedar Grove Middle								\$3,173,515	\$1,156,069	\$4,329,584			
1999 Building								\$2,757,961	\$1,048,025	\$3,805,987			
Building Systems								\$2,757,961	\$1,048,025	\$3,805,987			
C1030	Fittings	System		Needs Remediation	Renew System	1	Ea.	\$245,529	\$93,301	\$338,831	Necessary	Deferred Maintenance	Fittings, such as chalk and tack boards, lockers, toilet and bath accessories, toilet partitions, shelving, and building signage are beyond their service life and should be replaced.
D2010	Plumbing Fixtures	System		Damaged	Renew System	1	Ea.	\$960,612	\$365,032	\$1,325,644	Potentially Critical	Deferred Maintenance	Many of the plumbing fixtures are broken, inoperative, and in some cases missing. Replacement of the plumbing fixtures is need.
D3060	Controls & Instrumentation	System		Beyond Service Life	Renew System	1	Ea.	\$415,787	\$157,999	\$573,786	Potentially Critical	Deferred Maintenance	Building occupants complain of uneven and inconsistent air temperatures throughout the building and replacement of the controls system is needed.
B3010	Roof Coverings - BUR	System		Needs Remediation	Renew System	1	Ea.	\$612,390	\$232,708	\$845,098	Necessary	Deferred Maintenance	The built up roof covering has rapidly aged, as evidenced by several roof leaks, blisters, and patches along flashing edges and along the mechanical mezzanine roof. The entire roof should therefore be replaced.
E1020	Institutional Equipment	System		Damaged	Renew System	1	Ea.	\$351,268	\$133,482	\$484,750	Necessary	Deferred Maintenance	The stage curtain has been damaged by water and cleaning solution and should be replaced.
D3040	Distribution Systems & Exhaust Systems	Roof Exhaust Fan Systems		Needs Remediation	Replace Roof Exhaust Fan up to 800 CFM	35	Ea.	\$172,375	\$65,503	\$237,878	Potentially Critical	Deferred Maintenance	Exhaust fans in the building are reported as inoperative and should be replaced.

**DeKalb County School System**

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COMET4 Survey Report

**Cedar Grove Middle Detailed Facility Needs Assessment Report**

Report Date: 24 Jun 2011

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Location / Note
Site Building Systems								\$299,504	\$77,871	\$377,375			
G4020		Site Lighting	Lighting Site	Needs Remediation	Install additional site lighting	2	Ea.	\$299,504 \$5,810	\$77,871 \$1,511	\$377,375 \$7,321	Critical	Deferred Maintenance	One of the site lights is reported as inoperative and one is missing at the driveway adjacent to the tennis courts. Repair and replacement of the site lighting is needed.
G3030		Storm Sewer	Storm Sewer	Needs Remediation	Clean Out Debris from Storm Gutter and Inlet	4	Ea.	\$2,000	\$520	\$2,520	Potentially Critical	Deferred Maintenance	The storm drains in the courtyards between the 800 and 700 halls and between 700 and 600 halls are reported to be clogged and rain water is flooding these areas. Cleaning and clearing of the drains is needed.
G2010		Roadways	System	Needs Remediation	Renew System	1	Ea.	\$141,583	\$36,812	\$178,394	Recommended	Deferred Maintenance	The roadways are beginning to show damage and cracking, and should be sealed, coated, and restriped.
G2020		Parking Lots	System	Needs Remediation	Renew System	1	Ea.	\$136,206	\$35,414	\$171,620	Recommended	Deferred Maintenance	The parking lots are beginning to show damage and cracking, and should be sealed, coated, and restriped.
G2050		Landscaping	Landscaping	Needs Remediation	Replace Irrigation System; per SF of Building Area	162,926	S.F.	\$11,405	\$2,965	\$14,370	Necessary	Deferred Maintenance	The irrigation system is inoperative and should be replaced.
G2050		Landscaping	Landscaping	Needs Remediation	Slope and Regrade Soil; Area Less than 1000 SF	1	Job	\$2,500	\$650	\$3,150	Potentially Critical	Deferred Maintenance	The grass between the track and art room has eroded away and needs to be resloped and regraded to prevent further erosion and damage.
Track Building Systems								\$116,050	\$30,173	\$146,223			
F1040		Special Facilities - Running Track Surface & Curbing	System	Beyond Service Life	Renew System	1	Ea.	\$116,050 \$116,050	\$30,173 \$30,173	\$146,223 \$146,223	Recommended	Deferred Maintenance	The track hard surface is cracking and should be sealed and restriped.

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

COMET4 Facility Report

**Cedar Grove Middle Facility Executive Summary Report**

Report Date: 24 Jun 2011

**Facility:** \Middle Schools\Cedar Grove Middle\1999 Building**Address:** 2300 Wildcat Road, Decatur, GA 30034**Attributes:****Building Codes** 4010  
**Fire Sprinkler System** Yes**General Information:****Function:** Middle School **Year Built:** 1999  
**Gross Area:** 162,926 S.F. **Last Renovation:****Facility Description:**

The Cedar Grove Middle School main building is a one-story building located at 2300 Wildcat Road in Decatur, Georgia. Originally built in 1999, 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.

Energy conservation opportunities for this building include: 1) Installing/upgrading insulation for the roof covering; 2) Installing flush controls; and 3) Replacing the building automation system with an energy management system that completely controls HVAC and lighting.

**Current Repair Cost:** \$3,805,986.59**Replacement Cost:** \$30,046,953.62**FCI:** 12.67%23-Feb-2011  
South Elevation23-Feb-2011  
West Elevation23-Feb-2011  
North Elevation23-Feb-2011  
East Elevation

# DeKalb County School System

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

## COMET4 Facility Report Cedar Grove Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Cedar Grove Middle\1999 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	\$184.42	S.F.	162,926	107	\$32,255,046	46	1999	2007	2010		\$3,805,987	\$30,046,955	13
Substructure	\$4.98	S.F.	162,926	100	\$811,664	100	1999					\$811,664	
Foundations	\$4.98	S.F.	162,926	100	\$811,664	100	1999					\$811,664	
Standard Foundations	\$1.61	S.F.	162,926	100	\$263,060	100	1999					\$263,060	
Special Foundations	\$4.14	S.F.	0	100		100	1999						
Slab on Grade	\$3.37	S.F.	162,926	100	\$548,604	100	1999					\$548,604	
Basement Construction			0			0	0						
Basement Excavation	\$1.13	S.F.	0	100		100	1999						
Basement Walls	\$1.60	S.F.	0	100		100	1999						
Shell	\$54.15	S.F.	162,926	103	\$9,099,945	79	1999	2009	2010		\$845,098	\$8,822,303	10
Superstructure	\$22.74	S.F.	162,926	100	\$3,705,329	100	1999					\$3,705,329	
Floor Construction	\$16.20	S.F.	162,926	100	\$2,639,597	100	1999					\$2,639,597	
Roof Construction	\$6.54	S.F.	162,926	100	\$1,065,732	100	1999					\$1,065,732	
Exterior Enclosure	\$23.14	S.F.	162,926	104	\$3,913,528	72	1999	2029				\$3,770,531	
Exterior Walls	\$14.37	S.F.	162,926	100	\$2,340,562	100	1999					\$2,340,562	
Exterior Windows	\$8.00	S.F.	162,926	110	\$1,434,466	30	1999	2029				\$1,304,060	
Exterior Doors	\$0.77	S.F.	162,926	110	\$138,500	30	1999	2029				\$125,909	
Roofing	\$8.26	S.F.	162,926	110	\$1,481,088	43	1999	2009	2010		\$845,098	\$1,346,443	63
Roof Coverings - Asphalt Shingles	\$3.70	S.F.	0	110		10	1999	2009					
Roof Coverings - BUR	\$5.55	S.F.	138,487	110	\$845,098	20	1999	2019	2010		\$845,098	\$768,270	110
Roof Coverings - EPDM	\$2.84	S.F.	0	110		15	1999	2014					
Roof Coverings - Preformed Metal	\$4.28	S.F.	0	110		30	1999	2029					
Roof Coverings Standing Seam Metal	\$23.47	S.F.	24,439	110	\$631,044	75	1999	2074				\$573,676	
Roof Openings	\$0.03	S.F.	162,926	110	\$4,946	30	1999	2029				\$4,497	
Interiors	\$37.27	S.F.	162,926	108	\$6,569,262	47	2000	2007	2010		\$338,831	\$6,072,826	6
Interior Construction	\$11.07	S.F.	162,926	105	\$1,887,739	76	1999	2019	2010		\$338,831	\$1,803,200	19
Partitions	\$7.22	S.F.	162,926	110	\$1,293,492	100	1999					\$1,175,902	
Interior Doors	\$1.96	S.F.	162,926	80	\$255,416	30	1999	2029				\$319,270	
Fittings	\$1.89	S.F.	162,926	110	\$338,831	20	1999	2019	2010		\$338,831	\$308,028	110
Stairs	\$0.92	S.F.	162,926	100	\$150,641	100	1999					\$150,641	
Stair Construction	\$0.92	S.F.	162,926	100	\$150,641	100	1999					\$150,641	
Interior Finishes	\$25.28	S.F.	162,926	110	\$4,530,882	33	2002	2007	2015			\$4,118,985	
Wall Finishes - Ceramic & Glazed	\$9.58	S.F.	16,293	110	\$171,645	30	1999	2029				\$156,041	
Wall Finishes - Paint	\$1.81	S.F.	146,633	110	\$291,591	10	2010	2020				\$265,083	
Wall Finishes - Wall Coverings	\$1.99	S.F.	0	110		10	1999	2009					
Floor Finishes - Carpet	\$7.87	S.F.	16,293	110	\$140,977	8	1999	2007	2015	5		\$128,161	
Floor Finishes - Ceramic & Quarry Tile	\$13.40	S.F.	24,439	110	\$360,225	50	1999	2049				\$327,478	
Floor Finishes - Terrazzo	\$48.99	S.F.	32,585	110	\$1,755,973	50	1999	2049				\$1,596,339	
Floor Finishes - VCT	\$8.79	S.F.	81,463	110	\$787,720	20	1999	2019				\$716,109	
Floor Finishes - Wood	\$8.98	S.F.	4,888	110	\$48,304	20	1999	2019				\$43,913	
Ceiling Finishes	\$5.44	S.F.	162,926	110	\$974,447	20	1999	2019				\$885,861	
Services	\$76.51	S.F.	162,926	110	\$13,711,512	24	1999	2009	2010		\$2,137,308	\$12,465,014	17
Conveying			0			0	0						
Elevators and Lifts	\$1.01	S.F.	0	110		30	1999						
Plumbing	\$16.30	S.F.	162,926	110	\$2,920,868	25	1999	2019	2010		\$1,325,644	\$2,655,336	50
Plumbing Fixtures	\$7.40	S.F.	162,926	110	\$1,325,644	20	1999	2019	2010		\$1,325,644	\$1,205,131	110
Domestic Water Distribution	\$3.45	S.F.	162,926	110	\$618,304	30	1999	2029				\$562,095	
Sanitary Waste	\$3.89	S.F.	162,926	110	\$697,447	30	1999	2029				\$634,043	
Rain Water Drainage	\$0.84	S.F.	162,926	110	\$150,866	30	1999	2029				\$137,151	
Other Plumbing Systems - Natural Gas	\$0.72	S.F.	162,926	110	\$128,607	30	1999	2029				\$116,916	
HVAC	\$34.53	S.F.	162,926	110	\$6,187,988	22	1999	2014	2010		\$811,664	\$5,625,444	14
Heat Generating Systems	\$4.15	S.F.	162,926	110	\$744,438	30	1999	2029				\$676,762	
Cooling Generating Systems	\$4.22	S.F.	162,926	110	\$756,804	30	1999	2029				\$688,004	
Distribution Systems & Exhaust Systems	\$4.66	S.F.	162,926	110	\$835,947	30	1999	2029			\$237,878	\$759,952	31
Terminal & Package Units	\$17.29	S.F.	162,926	110	\$3,098,941	15	1999	2014				\$2,817,219	
Controls & Instrumentation	\$3.20	S.F.	162,926	110	\$573,786	20	1999	2019	2010		\$573,786	\$521,624	110
Other HVAC Systems/Equip - Kitchen Hood	\$0.99	S.F.	162,926	110	\$178,072	30	1999	2029				\$161,883	
Fire Protection	\$3.70	S.F.	162,926	110	\$662,822	30	1999	2029				\$602,566	
Sprinklers	\$3.70	S.F.	162,926	110	\$662,822	30	1999	2029				\$602,566	
Standpipes	\$0.50	S.F.	0	110		30	1999	2029					

**DeKalb County School System**

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COMET4 Facility Report  
**Cedar Grove Middle Facility Executive Summary Report**

Report Date: 24 Jun 2011

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Electrical	\$21.98	S.F.	162,926	110	\$3,939,834	24	1999	2009	2015			\$3,581,668	
Electrical Service/Distribution	\$1.85	S.F.	162,926	110	\$331,411	30	1999	2029				\$301,283	
Branch Wiring	\$5.31	S.F.	162,926	110	\$952,188	30	1999	2029				\$865,626	
Lighting	\$8.03	S.F.	162,926	110	\$1,439,412	30	1999	2029				\$1,308,556	
Communications and Security - Fire Alarm	\$1.41	S.F.	162,926	110	\$252,268	10	1999	2009	2016	6		\$229,335	
Communications and Security - PA & Clock Systems	\$3.26	S.F.	162,926	110	\$583,679	10	1999	2009	2016	6		\$530,617	
Communications and Security - Security & CCTV	\$1.19	S.F.	162,926	110	\$212,697	10	1999	2009	2016	6		\$193,361	
Other Electrical Systems - Emergency Generator	\$0.94	S.F.	162,926	110	\$168,179	20	1999	2019	2015	5		\$152,890	
Equipment & Furnishings	\$10.32	S.F.	162,926	110	\$1,849,966	19	1999	2014	2010		\$484,750	\$1,681,787	29
Equipment	\$5.16	S.F.	162,926	110	\$924,983	18	1999	2014	2010		\$484,750	\$840,893	58
Commercial Equipment	\$0.77	S.F.	0	100		20	1999	2019					
Institutional Equipment	\$2.70	S.F.	162,926	110	\$484,750	20	1999	2019	2010		\$484,750	\$440,682	110
Other Equipment (sports Equipment)	\$2.46	S.F.	162,926	110	\$440,233	15	1999	2014				\$400,211	
Furnishings	\$5.16	S.F.	162,926	110	\$924,983	20	1999	2019				\$840,894	
Fixed Furnishings	\$5.16	S.F.	162,926	110	\$924,983	20	1999	2019				\$840,894	
Special Construction	\$1.19	S.F.	162,926	110	\$212,697	20	1999	2019				\$193,361	
Special Construction	\$1.19	S.F.	162,926	110	\$212,697	20	1999	2019				\$193,361	
Special Structures - Canopies	\$1.19	S.F.	162,926	110	\$212,697	20	1999	2019				\$193,361	





**DeKalb County School System**

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COMET4 Facility Report

**Cedar Grove Middle Facility Executive Summary Report**

Report Date: 24 Jun 2011

Systems	2010-12	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Electrical				\$194,965	\$1,252,135						
Electrical Service/Distribution											
Branch Wiring											
Lighting											
Communications and Security - Fire Alarm					\$301,221						
Communications and Security - PA & Clock Systems					\$696,943						
Communications and Security - Security & CCTV					\$253,971						
Other Electrical Systems - Emergency Generator				\$194,965							
Equipment & Furnishings	\$484,750		\$495,486					\$1,206,893			
Equipment	\$484,750		\$495,486								
Commercial Equipment											
Institutional Equipment	\$484,750										
Other Equipment (sports Equipment)			\$495,486								
Furnishings								\$1,206,893			
Fixed Furnishings								\$1,206,893			
Special Construction								\$277,521			
Special Construction								\$277,521			
Special Structures - Canopies								\$277,521			

Facility: \Middle Schools\Cedar Grove Middle\1999 Building (continued)

Deficiency Sheet:

Deficiency:

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

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

Wed, 30-Mar-2011

The built up roof covering has rapidly aged, as evidenced by several roof leaks, blisters, and patches along flashing edges and along the mechanical mezzanine roof. The entire roof should therefore be replaced.



Estimates:

Raw Cost	<b>\$612,389.51</b>
Plus or (Minus) Additional Cost	<b>\$232,708.02</b>
Total Estimated Amount	<b>\$845,097.53</b>

Deficiency:

Assembly: **C1030**  
System: **Fittings**  
Material: **System**  
Distress: **Needs Remediation**  
Category: **Deferred Maintenance**  
Correction: **Renew System**  
Note:

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

Mon, 21-Mar-2011

Fittings, such as chalk and tack boards, lockers, toilet and bath accessories, toilet partitions, shelving, and building signage are beyond their service life and should be replaced.



Estimates:

Raw Cost	<b>\$245,529.48</b>
Plus or (Minus) Additional Cost	<b>\$93,301.20</b>
Total Estimated Amount	<b>\$338,830.68</b>

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COMET4 Facility Report

**Cedar Grove Middle Facility Executive Summary Report**

Report Date: 24 Jun 2011

**Facility:** \Middle Schools\Cedar Grove Middle\1999 Building (continued)

**Deficiency:**

Assembly: **D2010**  
System: **Plumbing Fixtures System**  
Material: **Damaged**  
Distress: **Damaged**  
Category: **Deferred Maintenance**  
Correction: **Renew System**  
Note: **Many of the plumbing fixtures are broken, inoperative, and in some cases missing. Replacement of the plumbing fixtures is need.**

Surveyor/Update: Troy Weeks  
Priority: 2  
Quantity: 1

Mon, 21-Mar-2011



**Estimates:**

Raw Cost	<b>\$960,611.70</b>
Plus or (Minus) Additional Cost	<b>\$365,032.44</b>
Total Estimated Amount	<b>\$1,325,644.14</b>

**Deficiency:**

Assembly: **D3040**  
System: **Distribution Systems & Exhaust Systems**  
Material: **Roof Exhaust Fan Systems**  
Distress: **Needs Remediation**  
Category: **Deferred Maintenance**  
Correction: **Replace Roof Exhaust Fan up to 800 CFM**  
Note: **Exhaust fans in the building are reported as inoperative and should be replaced.**

Surveyor/Update: Troy Weeks  
Priority: 2  
Quantity: 35

Fri, 01-Apr-2011



**Estimates:**

Raw Cost	<b>\$172,375.00</b>
Plus or (Minus) Additional Cost	<b>\$65,502.50</b>
Total Estimated Amount	<b>\$237,877.50</b>

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COMET4 Facility Report

**Cedar Grove Middle Facility Executive Summary Report**

Report Date: 24 Jun 2011

**Facility:** \Middle Schools\Cedar Grove Middle\1999 Building (continued)

**Deficiency:**

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

Surveyor/Update: Troy Weeks  
Priority: 2  
Quantity: 1

Sat, 18-Jun-2011

Note: **Building occupants complain of uneven and inconsistent air temperatures throughout the building and replacement of the controls system is needed.**



**Estimates:**

Raw Cost	<b>\$415,787.15</b>
Plus or (Minus) Additional Cost	<b>\$157,999.12</b>
Total Estimated Amount	<b>\$573,786.27</b>

**Deficiency:**

Assembly: **E1020**  
System: **Institutional Equipment System**  
Material: **System**  
Distress: **Damaged**  
Category: **Deferred Maintenance**  
Correction: **Renew System**

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

Sat, 18-Jun-2011

Note: **The stage curtain has been damaged by water and cleaning solution and should be replaced.**



**Estimates:**

Raw Cost	<b>\$351,268.46</b>
Plus or (Minus) Additional Cost	<b>\$133,482.01</b>
Total Estimated Amount	<b>\$484,750.47</b>

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Stone Mountain, GA 30083

COMET4 Facility Report

**Cedar Grove Middle Facility Executive Summary Report**

Report Date: 24 Jun 2011

**Facility:** \Middle Schools\Cedar Grove Middle\1999 Covered Walkway  
**Address:** 2300 Wildcat Road, Decatur, GA 30034

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

**General Information:**

<b>Function:</b>	Middle School	<b>Year Built:</b>	1999
<b>Gross Area:</b>	2,870 S.F.	<b>Last Renovation:</b>	

**Facility Description:**

An engineered metal covered walkway connects the student drop off/pick up area and the main school building and provides some weather protection for the students.

**Current Repair Cost:** \$0.00      **Replacement Cost:** \$79,330.82      **FCI:** 0.00%



23-Feb-2011  
Southeast Elevation



23-Feb-2011  
Southwest Elevation



23-Feb-2011  
West Elevation



23-Feb-2011  
North Elevation

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

COMET4 Facility Report

**Cedar Grove Middle Facility Executive Summary Report**

Report Date: 24 Jun 2011

**Facility:** \Middle Schools\Cedar Grove Middle\1999 Covered Walkway (continued)**Building Condition:**

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$27.64	S.F.	2,870	100	\$79,331	25	1999	2024			0	\$79,331	
Special Construction	\$27.64	S.F.	2,870	100	\$79,331	25	1999	2024				\$79,331	
Special Construction	\$27.64	S.F.	2,870	100	\$79,331	25	1999	2024				\$79,331	
Special Structures - Covered Walkways Metal	\$27.64	S.F.	2,870	100	\$79,331	25	1999	2024				\$79,331	





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**DeKalb County School System**

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 Facility Report

**Cedar Grove Middle Facility Executive Summary Report**

---

Report Date: 24 Jun 2011

**Facility:** \Middle Schools\Cedar Grove Middle\1999 Covered Walkway (continued)

**Deficiency Sheet:**

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

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

COMET4 Facility Report

**Cedar Grove Middle Facility Executive Summary Report**Report Date: 24 Jun 2011

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**Facility:** \Middle Schools\Cedar Grove Middle\Baseball Field**Address:** 2300 Wildcat Road, Decatur, GA 30034**Attributes:**

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

**General Information:****Function:** Middle School**Year Built:** 1999**Gross Area:** 98,000 S.F.**Last Renovation:****Facility Description:**

The Baseball Field at Cedar Grove Middle 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:** \$634,687.20**FCI:** 0.00%

23-Feb-2011

Baseball Field at Cedar Grove Middle  
School

**DeKalb County School System**

1701 Mountain Industrial Blvd  
 Stone Mountain, GA 30083

COMET4 Facility Report

**Cedar Grove Middle Facility Executive Summary Report**

Report Date: 24 Jun 2011

**Facility:** \Middle Schools\Cedar Grove Middle\Baseball Field (continued)

**Building Condition:**

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$6.48	S.F.	98,000	103	\$653,209	75	1999	2009	2015		0	\$634,687	
Special Construction	\$0.25	S.F.	98,000	110	\$27,166	10	1999	2009	2015			\$24,696	
Special Construction	\$0.25	S.F.	98,000	110	\$27,166	10	1999	2009	2015			\$24,696	
Special Facilities - Sports Field - Natural Turf	\$0.25	S.F.	98,000	110	\$27,166	10	1999	2009	2015	5		\$24,696	
Building Sitework	\$6.22	S.F.	98,000	103	\$626,043	77	1999	2019				\$609,991	
Site Preparation	\$4.59	S.F.	98,000	100	\$449,467	100	1999					\$449,467	
Site Earthwork	\$4.59	S.F.	98,000	100	\$449,467	100	1999					\$449,467	
Site Improvements	\$1.64	S.F.	98,000	110	\$176,576	20	1999	2019				\$160,524	
Site Development - Fencing; Scoreboard; Dug Outs	\$1.64	S.F.	98,000	110	\$176,576	20	1999	2019				\$160,524	
Landscaping - Irrigation	\$0.09	S.F.	0	110		20	1999						
Site Mechanical Utilities			0			0	0						
Water Supply - Water Service	\$0.34	S.F.	0	110		30	1999						
Site Electrical Utilities			0			0	0						
Site Lighting	\$1.69	S.F.	0	110		30	1999						



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**DeKalb County School System**

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 Facility Report

**Cedar Grove Middle Facility Executive Summary Report**

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Report Date: 24 Jun 2011

**Facility:** \Middle Schools\Cedar Grove Middle\**Baseball Field** (continued)

**Deficiency Sheet:**

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

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

COMET4 Facility Report

**Cedar Grove Middle Facility Executive Summary Report**Report Date: 24 Jun 2011

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**Facility:** \Middle Schools\Cedar Grove Middle\Football Field**Address:** 2300 Wildcat Road, Decatur, GA 30034**Attributes:**

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

**General Information:****Function:** Middle School**Year Built:** 1999**Gross Area:** 108,000 S.F.**Last Renovation:****Facility Description:**

The Football Field at Cedar Grove Middle 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:** \$685,843.20**FCI:** 0.00%

23-Feb-2011

Football Field at Cedar Grove Middle  
School

**DeKalb County School System**

1701 Mountain Industrial Blvd  
 Stone Mountain, GA 30083

COMET4 Facility Report

**Cedar Grove Middle Facility Executive Summary Report**

Report Date: 24 Jun 2011

**Facility:** \Middle Schools\Cedar Grove Middle\Football Field (continued)

**Building Condition:**

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$6.35	S.F.	108,000	103	\$704,894	76	1999	2009	2015		0	\$685,843	
Special Construction	\$0.13	S.F.	108,000	110	\$14,969	10	1999	2009	2015			\$13,608	
Special Construction	\$0.13	S.F.	108,000	110	\$14,969	10	1999	2009	2015			\$13,608	
Special Facilities - Football Field - Natural Turf	\$0.13	S.F.	108,000	110	\$14,969	10	1999	2009	2015	5		\$13,608	
Building Sitework	\$6.22	S.F.	108,000	103	\$689,925	77	1999	2019				\$672,235	
Site Preparation	\$4.59	S.F.	108,000	100	\$495,331	100	1999					\$495,331	
Site Earthwork	\$4.59	S.F.	108,000	100	\$495,331	100	1999					\$495,331	
Site Improvements	\$1.64	S.F.	108,000	110	\$194,594	20	1999	2019				\$176,904	
Site Development - Fencing; Goal Post; Scoreboard	\$1.64	S.F.	108,000	110	\$194,594	20	1999	2019				\$176,904	
Landscaping - Irrigation	\$0.09	S.F.	0	110		20	1999						
Site Mechanical Utilities			0			0	0						
Water Supply - Water Service	\$0.34	S.F.	0	110		30	1999						
Site Electrical Utilities			0			0	0						
Site Lighting	\$1.69	S.F.	0	110		30	1999						





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**DeKalb County School System**

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 Facility Report

**Cedar Grove Middle Facility Executive Summary Report**

---

Report Date: 24 Jun 2011

**Facility:** \Middle Schools\Cedar Grove Middle\Football Field (continued)

**Deficiency Sheet:**

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

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

COMET4 Facility Report

**Cedar Grove Middle Facility Executive Summary Report**Report Date: 24 Jun 2011

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**Facility:** \\Middle Schools\Cedar Grove Middle\Site  
**Address:** 2300 Wildcat Road, Decatur, GA 30034**Attributes:****Site Code** 1215**General Information:****Function:** Middle School**Year Built:** 1999**Gross Area:** 162,926 S.F.**Last Renovation:****Facility Description:**

The Cedar Grove Middle School site was originally constructed in 1999, has a total area of 107.4 acres, and is occupied by approximately 162,926 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:** \$377,374.60**Replacement Cost:** \$3,280,482.42**FCI:** 11.50%

28-Oct-2010

Aerial Image of Cedar Grove Middle  
School

**DeKalb County School System**

1701 Mountain Industrial Blvd  
 Stone Mountain, GA 30083

COMET4 Facility Report  
**Cedar Grove Middle Facility Executive Summary Report**

Report Date: 24 Jun 2011

**Facility:** \Middle Schools\Cedar Grove Middle\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				109	\$3,573,835	36	1999	2009	2010		\$377,375	\$3,280,484	12
Building Sitework	\$20.13	S.F.	162,926	109	\$3,573,835	36	1999	2009	2010		\$377,375	\$3,280,484	12
Site Improvements	\$8.95	S.F.	162,926	108	\$1,568,596	22	1999	2009	2010		\$367,534	\$1,457,537	25
Roadways	\$1.00	S.F.	162,926	110	\$178,394	25	1999	2024	2010		\$178,394	\$162,177	110
Parking Lots	\$0.96	S.F.	162,926	110	\$171,620	25	1999	2024	2010		\$171,620	\$156,018	110
Pedestrian Paving	\$1.89	S.F.	162,926	110	\$338,723	30	1999	2029				\$307,930	
Site Development	\$0.26	S.F.	162,926	110	\$47,421	10	1999	2009	2015	5		\$43,110	
Site Development 2	\$2.13	S.F.	162,926	100	\$346,935	30	1999	2029				\$346,935	
Fence & Guardrails	\$2.13		162,926	100	\$346,935	30	1999	2029				\$346,935	
Landscaping	\$2.71	S.F.	162,926	110	\$485,503	10	1999	2009	2015	5	\$17,520	\$441,367	4
Site Mechanical Utilities	\$9.98	S.F.	162,926	110	\$1,788,457	50	1999	2029			\$2,520	\$1,625,871	
Water Supply	\$2.73	S.F.	162,926	110	\$490,019	50	1999	2049				\$445,472	
Sanitary Sewer	\$1.99	S.F.	162,926	110	\$356,788	50	1999	2049				\$324,353	
Storm Sewer	\$5.05	S.F.	162,926	110	\$905,520	50	1999	2049			\$2,520	\$823,200	
Fuel Distribution - Gas	\$0.20	S.F.	162,926	110	\$36,130	30	1999	2029				\$32,846	
Site Electrical Utilities	\$1.21	S.F.	162,926	110	\$216,782	30	1999	2029			\$7,321	\$197,076	4
Electrical Distribution	\$0.52	S.F.	162,926	110	\$92,584	30	1999	2029				\$84,168	
Site Lighting	\$0.69	S.F.	162,926	110	\$124,198	30	1999	2029			\$7,321	\$112,908	6
Site Communication and Security	\$0.19	S.F.	0	110		30	1999						



**DeKalb County School System**

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 Facility Report

**Cedar Grove Middle Facility Executive Summary Report**

Report Date: 24 Jun 2011

**Facility:** \Middle Schools\Cedar Grove Middle\Site (continued)

**Deficiency Sheet:**

**Deficiency:**

Assembly: **G2010**  
System: **Roadways**  
Material: **System**  
Distress: **Needs Remediation**  
Category: **Deferred Maintenance**  
Correction: **Renew System**  
Note: **The roadways are beginning to show damage and cracking, and should be sealed, coated, and restriped.**

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

Sat, 18-Jun-2011



**Estimates:**

Raw Cost	<b>\$141,582.69</b>
Plus or (Minus) Additional Cost	<b>\$36,811.50</b>
Total Estimated Amount	<b>\$178,394.19</b>

**Deficiency:**

Assembly: **G2020**  
System: **Parking Lots**  
Material: **System**  
Distress: **Needs Remediation**  
Category: **Deferred Maintenance**  
Correction: **Renew System**  
Note: **The parking lots are beginning to show damage and cracking, and should be sealed, coated, and restriped.**

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

Sat, 18-Jun-2011



**Estimates:**

Raw Cost	<b>\$136,206.14</b>
Plus or (Minus) Additional Cost	<b>\$35,413.60</b>
Total Estimated Amount	<b>\$171,619.74</b>

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

COMET4 Facility Report

**Cedar Grove Middle Facility Executive Summary Report**

Report Date: 24 Jun 2011

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

**Deficiency:**

Assembly: **G2050**  
 System: **Landscaping**  
 Material: **Landscaping**  
 Distress: **Needs Remediation**  
 Category: **Deferred Maintenance**  
 Correction: **Replace Irrigation System; per SF of Building Area**

Surveyor/Update: Troy Weeks  
 Priority: 3  
 Quantity: 162,926

Fri, 01-Apr-2011

Note: **The irrigation system is inoperative and should be replaced.**

**Estimates:**

Raw Cost	<b>\$11,404.82</b>
Plus or (Minus) Additional Cost	<b>\$2,965.25</b>
Total Estimated Amount	<b>\$14,370.07</b>

**Deficiency:**

Assembly: **G2050**  
 System: **Landscaping**  
 Material: **Landscaping**  
 Distress: **Needs Remediation**  
 Category: **Deferred Maintenance**  
 Correction: **Slope and Regrade Soil; Area Less than 1000 SF**

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

Sat, 18-Jun-2011

Note: **The grass between the track and art room has eroded away and needs to be resloped and regraded to prevent further erosion and damage.**

**Estimates:**

Raw Cost	<b>\$2,500.00</b>
Plus or (Minus) Additional Cost	<b>\$650.00</b>
Total Estimated Amount	<b>\$3,150.00</b>

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

COMET4 Facility Report

**Cedar Grove Middle Facility Executive Summary Report**

Report Date: 24 Jun 2011

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

**Deficiency:**

Assembly: **G3030**  
 System: **Storm Sewer**  
 Material: **Storm Sewer**  
 Distress: **Needs Remediation**  
 Category: **Deferred Maintenance**  
 Correction: **Clean Out Debris from Storm Gutter and Inlet**  
 Note: **The storm drains in the courtyards between the 800 and 700 halls and between 700 and 600 halls are reported to be clogged and rain water is flooding these areas. Cleaning and clearing of the drains is needed.**

Surveyor/Update: Troy Weeks  
 Priority: 2  
 Quantity: 4

Fri, 01-Apr-2011

**Estimates:**

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

**Deficiency:**

Assembly: **G4020**  
 System: **Site Lighting**  
 Material: **Lighting Site**  
 Distress: **Needs Remediation**  
 Category: **Deferred Maintenance**  
 Correction: **Install additional site lighting**  
 Note: **One of the site lights is reported as inoperative and one is missing at the driveway adjacent to the tennis courts. Repair and replacement of the site lighting is needed.**

Surveyor/Update: Troy Weeks  
 Priority: 1  
 Quantity: 2

Sat, 18-Jun-2011

**Estimates:**

Raw Cost	<b>\$5,810.00</b>
Plus or (Minus) Additional Cost	<b>\$1,510.60</b>
Total Estimated Amount	<b>\$7,320.60</b>

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

COMET4 Facility Report

**Cedar Grove Middle Facility Executive Summary Report**Report Date: 24 Jun 2011

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**Facility:** \Middle Schools\Cedar Grove Middle\Tennis Courts**Address:** 2300 Wildcat Road, Decatur, GA 30034**Attributes:**

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

**General Information:****Function:** Middle School**Year Built:** 1999**Gross Area:** 12,600 S.F.**Last Renovation:****Facility Description:**

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

**Current Repair Cost:** \$0.00**Replacement Cost:** \$111,608.28**FCI:** 0.00%

23-Feb-2011

Tennis Courts at Cedar Grove Middle  
School



**DeKalb County School System**

1701 Mountain Industrial Blvd  
 Stone Mountain, GA 30083

COMET4 Facility Report

**Cedar Grove Middle Facility Executive Summary Report**

Report Date: 24 Jun 2011

**Facility:** \Middle Schools\Cedar Grove Middle\Tennis Courts (continued)

**Building Condition:**

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$8.86	S.F.	12,600	109	\$121,563	22	1999	2019			0	\$111,609	
Special Construction	\$7.90	S.F.	12,600	110	\$109,497	20	1999	2019				\$99,543	
Special Construction	\$7.90	S.F.	12,600	110	\$109,497	20	1999	2019				\$99,543	
Special Facilities - Tennis Court Hard Surface	\$7.90	S.F.	12,600	110	\$109,497	20	1999	2019				\$99,543	
Building Sitework	\$0.96	S.F.	12,600	100	\$12,066	38	1999	2029				\$12,066	
Site Preparation	\$0.11	S.F.	12,600	100	\$1,429	100	1999					\$1,429	
Site Earthwork	\$0.11	S.F.	12,600	100	\$1,429	100	1999					\$1,429	
Site Improvements	\$0.84	S.F.	12,600	100	\$10,637	30	1999	2029				\$10,637	
Site Development - Fencing	\$0.84	S.F.	12,600	100	\$10,637	30	1999	2029				\$10,637	
Site Electrical Utilities			0			0	0						
Site Lighting	\$0.69	S.F.	0	110		30	1999						



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**DeKalb County School System**

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 Facility Report

**Cedar Grove Middle Facility Executive Summary Report**

---

Report Date: 24 Jun 2011

**Facility:** \Middle Schools\Cedar Grove Middle\Tennis Courts (continued)

**Deficiency Sheet:**

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

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

COMET4 Facility Report

**Cedar Grove Middle Facility Executive Summary Report**Report Date: 24 Jun 2011

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**Facility:** \Middle Schools\Cedar Grove Middle\Track**Address:** 2300 Wildcat Road, Decatur, GA 30034**Attributes:**

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

**General Information:****Function:** Middle School**Year Built:** 1999**Gross Area:** 36,888 S.F.**Last Renovation:****Facility Description:**

The Track at Cedar Grove Middle 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:** \$146,222.56**Replacement Cost:** \$166,859.18**FCI:** 87.63%

23-Feb-2011

Track at Cedar Grove Middle School

**DeKalb County School System**

1701 Mountain Industrial Blvd  
 Stone Mountain, GA 30083

COMET4 Facility Report

**Cedar Grove Middle Facility Executive Summary Report**

Report Date: 24 Jun 2011

**Facility:** \Middle Schools\Cedar Grove Middle\Track (continued)

**Building Condition:**

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$4.52	S.F.	36,888	108	\$180,153	27	1999	2009			\$146,223	\$166,860	88
Special Construction	\$3.60	S.F.	36,888	110	\$146,223	10	1999	2009			\$146,223	\$132,930	110
Special Construction	\$3.60	S.F.	36,888	110	\$146,223	10	1999	2009			\$146,223	\$132,930	110
Special Facilities - Running Track Surface & Curbing	\$3.60	S.F.	36,888	110	\$146,223	10	1999	2009			\$146,223	\$132,930	110
Building Sitework	\$0.92	S.F.	36,888	100	\$33,930	100	1999					\$33,930	
Site Preparation	\$0.92	S.F.	36,888	100	\$33,930	100	1999					\$33,930	
Site Earthwork	\$0.92	S.F.	36,888	100	\$33,930	100	1999					\$33,930	



**DeKalb County School System**

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 Facility Report

**Cedar Grove Middle Facility Executive Summary Report**

Report Date: 24 Jun 2011

**Facility:** \Middle Schools\Cedar Grove Middle\Track (continued)

**Deficiency Sheet:**

**Deficiency:**

Assembly: **F1040**  
System: **Special Facilities - Running Track Surface & Curbing System**

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

Correction: **The track hard surface is cracking and should be sealed and restriped.**

Surveyor/Update: Kate McPhillips

Sat, 18-Jun-2011

Priority: 4

Quantity: 1



**Estimates:**

Raw Cost	<b>\$116,049.65</b>
Plus or (Minus) Additional Cost	<b>\$30,172.91</b>
Total Estimated Amount	<b>\$146,222.56</b>

# **Educational Adequacy Report**



### Suitability Report - Full

Project #: 4469

County: DeKalb

Site #: 0200

Project: Assessments 2010

Region: 1

Site: Cedar Grove MS

Grade Config: 6 - 8

Site Type: Middle

Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
<b>Suitability - Middle_Jr. High</b>				
<b>Site</b>				
Traffic	Fair	2.68	4.00	67.00
Pedestrian Traffic	Good	0.43	0.43	100.00
Parking	Good	0.86	0.86	100.00
Play Courts & Fields	Fair	0.70	1.05	67.00
<b>Safety and Security</b>				
Fencing	Good	0.78	0.78	100.00
Signage & Way Finding	Good	1.00	1.00	100.00
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	G/F	1.00	1.00	100.00
<b>General Classrooms</b>				
Size	Good	13.65	13.65	100.00
Adjacencies	Good	2.93	2.93	100.00
Storage\Fixed Equip.	Fair	1.96	2.93	67.00
<b>Remedial - Special Needs</b>				
Size	Good	3.03	3.03	100.00
Adjacencies	G/F	0.65	0.65	100.00
Storage\Fixed Equip.	G/F	0.65	0.65	100.00
<b>Library</b>				
Size	Fair	1.62	3.25	50.00
Adjacencies	G/F	0.70	0.70	100.00
Storage\Fixed Equip.	G/F	0.70	0.70	100.00
<b>P.E.</b>				
Size	Fair	4.20	8.40	50.00
Adjacencies	G/F	1.80	1.80	100.00
Storage\Fixed Equip.	G/F	1.80	1.80	100.00
<b>Music</b>				
Size	Fair	1.29	2.57	50.00
Adjacencies	G/F	0.55	0.55	100.00
Storage\Fixed Equip.	G/F	0.55	0.55	100.00

Project #: 4469

County: DeKalb

Site #: 0200

Project: Assessments 2010

Region: 1

Site: Cedar Grove MS

Grade Config: 6 - 8

Site Type: Middle

Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
<b>Art</b>				
Size	Fair	1.13	2.26	50.00
Adjacencies	G/F	0.48	0.48	100.00
Storage\Fixed Equip.	P/U	0.00	0.48	0.00
<b>Performing Arts\Auditorium</b>				
Size	Poor	0.48	1.47	33.00
Adjacencies	Good	0.31	0.31	100.00
Storage\Fixed Equip.	Good	0.31	0.31	100.00
<b>Vocational Technical</b>				
Size	Good	4.72	4.72	100.00
Adjacencies	Good	1.01	1.01	100.00
Storage\Fixed Equip.	G/F	1.01	1.01	100.00
<b>Science</b>				
Size	Fair	1.67	3.34	50.00
Adjacencies	Good	0.72	0.72	100.00
Storage\Fixed Equip.	G/F	0.72	0.72	100.00
<b>Administration</b>				
Size	Good	1.47	1.47	100.00
Adjacencies	G/F	0.31	0.31	100.00
Storage\Fixed Equip.	G/F	0.31	0.31	100.00
<b>Restrooms (Student)</b>	Fair	0.46	0.93	50.00
<b>Teacher Lounge and Work Room(s)</b>	Good	0.91	0.91	100.00
<b>Cafeteria</b>	Poor	1.32	4.00	33.00
<b>Food Prep</b>	Good	5.72	5.72	100.00
<b>Counseling</b>	Good	0.42	0.42	100.00
<b>Clinic</b>	G/F	0.34	0.34	100.00
<b>Custodial &amp; Maintenance</b>	G/F	0.50	0.50	100.00
<b>Total For Site:</b>		<b>82.85</b>	<b>100.00</b>	<b>82.85</b>

**Comments****Suitability - Middle\_Jr. High**

Cedar Grove Middle School was constructed in 1999 to serve as a middle school. It has not had any additions since. It serves sixth through eighth grades. The student population comes from three feeder elementary schools. It is a Title 1 school and provides an academic curriculum that includes a strong S.T.E.M. (science, technology, engineering and math) component.

**Suitability - Middle\_Jr. High->Site-->Traffic**

Most traffic has good safety and separation with the exception of parent drop off and pick up, which flows through and stops in the parking lot.

**Suitability - Middle\_Jr. High->Site-->Play Courts & Fields**

The tennis courts are not usable due to overgrown landscaping. Goal posts on the playfield are rusted. The track is asphalt.

**Suitability - Middle\_Jr. High->General Classrooms-->Size**

Only one general classroom, the Spanish room, was small for its program.

**Suitability - Middle\_Jr. High->General Classrooms-->Storage\Fixed Equip.**

Storage space in the general classrooms is limited.

Project #: 4469

County: DeKalb

Site #: 0200

Project: Assessments 2010

Region: 1

Site: Cedar Grove MS

Grade Config: 6 - 8

Site Type: Middle

Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
<p>Suitability - Middle_Jr. High-&gt;Library--&gt;Size</p> <p>The library has multiple office and work room spaces, but its primary space is small for size standards and for the size of student enrollment.</p>				
<p>Suitability - Middle_Jr. High-&gt;P.E.--&gt;Size</p> <p>While the primary gymnasium space is small for the size of school enrollment, it has adequate office and storage space. There is a small weight room. There is also an ample wrestling/gymnastics space that is unused because it does not have air conditioning or heating.</p>				
<p>Suitability - Middle_Jr. High-&gt;Music--&gt;Size</p> <p>Taken altogether, the spaces are adequate for the program. The band and orchestra rooms together total up to adequate space, but the orchestra room is not used, and its practice rooms are being used for storage. Since the staffing was reduced from two teachers to one, the remaining teacher is using just one space to avoid having to move between the two rooms. The chorus room falls a bit under size standards.</p>				
<p>Suitability - Middle_Jr. High-&gt;Art--&gt;Size</p> <p>The art room falls under size standards.</p>				
<p>Suitability - Middle_Jr. High-&gt;Art--&gt;Storage\Fixed Equip.</p> <p>The art room has a kiln but no clay traps on its sinks. The student work tables are not all adequate for an art room. One is a standard wood table as for a conference room or classroom space. Some others are regular folding tables. Drying racks are limited for the size of student enrollment.</p>				
<p>Suitability - Middle_Jr. High-&gt;Performing Arts\Auditorium--&gt;Size</p> <p>The performing arts space is the cafeterium, shared with the cafeteria. It has an adequate stage with a lighting system, but not a sound system. A portable one is used when needed. The space is small for the size enrollment. When set up for a program with chairs, about 400 can be accommodated for a school with an enrollment that is approximately 900+.</p>				
<p>Suitability - Middle_Jr. High-&gt;Science--&gt;Size</p> <p>A majority of the science spaces are sized adequately, with a small number just under size standards.</p>				
<p>Suitability - Middle_Jr. High-&gt;Restrooms (Student)</p> <p>The female restrooms are adequate. Some of the male restrooms have missing soap dispensers and/or towel dispensers and/or cracked mirrors.</p>				
<p>Suitability - Middle_Jr. High-&gt;Cafeteria</p> <p>The cafeteria space is small for the size of school enrollment. Nine staggered lunches are needed to accommodate the whole student body. Circulation and routing are in place and it is acoustically isolated.</p>				
<p>Suitability - Middle_Jr. High-&gt;Clinic</p> <p>There is an appropriate space that is designed and built to serve as the clinic space. It is not used as a clinic, but as an office/storage area.</p>				

# **Technology Readiness Report**


### Technology Readiness Report - Full

Project #: <b>4469</b>	County: <b>DeKalb</b>	Site #: <b>0200</b>
Project: <b>Assessments 2010</b>	Region: <b>1</b>	Site: <b>Cedar Grove MS</b>

Technology Readiness	Rating	Score	Possible Score	Percent Score
<b>Technology Readiness</b>				
MDFIT Equipment Environment	Good	15.00	15.00	100.00
Electrical Power	Fair	5.00	10.00	50.00
Cooling	Good	10.00	10.00	100.00
Drops	Good	10.00	10.00	100.00
Wireless	Unsat	0.00	5.00	0.00
WAN Backbone	Good	10.00	10.00	100.00
LAN-WAN Performance	Good	10.00	10.00	100.00
Video Distribution	Fair	2.50	5.00	50.00
Voice Distribution	Unsat	0.00	5.00	0.00
Faculty & Staff Technology	Good	10.00	10.00	100.00
Emergency Alert	Good	5.00	5.00	100.00
Projectors	Unsat	0.00	5.00	0.00
<b>Total For Site:</b>		<b>77.50</b>	<b>100.00</b>	<b>77.50</b>

**Comments**

Technology Readiness->Electrical Power  
 More than half the spaces have sufficient electrical power.

Technology Readiness->Wireless  
 Only the media center has wireless capability.

Technology Readiness->Video Distribution  
 More than 50% of the facility has smartboards for video distribution.

Technology Readiness->Voice Distribution  
 The spaces all have two way voice communications, but the technology is not VOIP.

Technology Readiness->Projectors  
 Almost no spaces have ceiling-mounted projectors.