

# **Facility Condition Assessment Report**

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

COMET4 Facility Report

**Chamblee Middle Facility Executive Summary Report**Report Date: 24 Jun 2011

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**Facility:** \Middle Schools\Chamblee Middle**Address:** 3601 Sexton Woods Drive, Chamblee, GA 30341**Attributes:**

<b>Facility Code</b>	0406
<b>Super Cluster</b>	1

**General Information:**

<b>Function:</b>	Middle School
<b>Gross Area:</b>	129,449 S.F.

<b>Year Built:</b>	
<b>Last Renovation:</b>	

**Facility Description:**

The Chamblee Middle School campus consists of one main building located at 3601 Sexton Woods Drive in Chamblee, Georgia. The original campus was constructed in 2006 and there have been no additions or major renovations. In addition to the main school building, the campus contains a football field, tennis courts, and track. This report contains condition and adequacy data collected during the 2010/2011 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report for each building or other facility on the campus.

**Current Repair Cost:** \$1,645,751.37**Replacement Cost:** \$25,695,715.60**FCI:** 6.40%

09-Dec-2010  
Chamblee Middle School

**DeKalb County School System**

1701 Mountain Industrial Blvd  
 Stone Mountain, GA 30083

COMET4 FCI Report

**Chamblee 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
Chamblee Middle\2006 Building		\$173.65	129,449	\$1,627,023	\$22,478,972	7.05%	\$0	\$3,853	\$1,454,171	\$168,998	\$0
Chamblee Middle\Football Field		\$4.71	108,000	\$14,969	\$508,939	2.94%	\$0	\$0	\$14,969	\$0	\$0
Chamblee Middle\Site		\$20.32	129,449	\$3,760	\$2,630,896	0.14%	\$0	\$0	\$3,760	\$0	\$0
Chamblee Middle\Track		\$4.52	12,296	\$0	\$55,620	0.00%	\$0	\$0	\$0	\$0	\$0
Chamblee Middle\Tennis Court		\$8.87	2,400	\$0	\$21,289	0.00%	\$0	\$0	\$0	\$0	\$0

**DeKalb County School System**

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 Survey Report

**Chamblee Middle Detailed Facility Needs Assessment Report**

Report Date: 20 Jun 2011

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Location / Note
DeKalb County School System								\$1,193,830	\$451,922	\$1,645,751			
Middle Schools								\$1,193,830	\$451,922	\$1,645,751			
Chamblee Middle								\$1,193,830	\$451,922	\$1,645,751			
2006 Building								\$1,178,966	\$448,057	\$1,627,023			
Building Systems								\$1,178,966	\$448,057	\$1,627,023			
D3040		Distribution Systems & Exhaust Systems	System	Inadequate	Renew System	1	Ea.	\$481,291	\$182,911	\$664,203	Necessary	Deferred Maintenance	The distribution and exhaust systems have reported severe foul odors throughout the building and should be upgraded with dedicated restroom and kitchen exhaust systems.
D3060		Controls & Instrumentation	System	Needs Remediation	Renew System	1	Ea.	\$330,354	\$125,549	\$455,902	Necessary	Deferred Maintenance	The HVAC control system reportedly malfunctions and control cannot be sustained. The system should be replaced.
D5030		Communications and Security - Security & CCTV	System	Needs Remediation	Renew System	1	Ea.	\$122,459	\$46,540	\$168,998	Recommended	Deferred Maintenance	The security system is reported to be malfunctioning and inadequate, and has no security display in the administrative area/principal's office and has poor external camera placement. The security system should be replaced.
D5090		Other Electrical Systems - Emergency Generator	System	Needs Remediation	Renew System	1	Ea.	\$96,828	\$36,799	\$133,627	Necessary	Deferred Maintenance	The emergency generator is reported to serve only the cafeteria and gymnasium, is intermittent, and should be rewired and repaired.
D5030		Communications and Security - Fire Alarm	System	Needs Remediation	Renew System	1	Ea.	\$145,242	\$55,198	\$200,440	Necessary	Deferred Maintenance	The fire alarm system is reported to be malfunctioning and should be replaced.
B2010		Exterior Walls	E.I.F.S.	Damaged	Repair E.I.F.S	40	S.F.	\$2,792	\$1,061	\$3,853	Potentially Critical	Deferred Maintenance	The exterior EFIS walls are damaged and should be repaired.
Football Field Building Systems								\$11,880	\$3,089	\$14,969			
F1040								\$11,880	\$3,089	\$14,969			
Special Facilities - Football Field - Natural Turf								\$11,880	\$3,089	\$14,969	Necessary	Deferred Maintenance	The football field's natural turf is worn and should be reseeded.
Site Building Systems								\$2,984	\$776	\$3,760			
G2020								\$2,984	\$776	\$3,760			
		Parking Lots	Parking Bollards	Missing	Install Parking Bollards	4	Ea.	\$2,984	\$776	\$3,760	Necessary	Deferred Maintenance	Install missing parking bollards to prevent damage to the building's exterior canopy.

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

COMET4 Facility Report

**Chamblee Middle Facility Executive Summary Report**

Report Date: 24 Jun 2011

**Facility:** \Middle Schools\Chamblee Middle\2006 Building**Address:** 3601 Sexton Woods Drive, Chamblee, GA 30341**Attributes:****Building Codes** 4010  
**Fire Sprinkler System** Yes**General Information:****Function:** Middle School **Year Built:** 2006  
**Gross Area:** 129,449 S.F. **Last Renovation:****Facility Description:**

Chamblee Middle School is a three-story building located at 3601 Sexton Woods Drive in Chamblee, 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.

Energy conservation opportunities for this building include: 1) Replacing the exhaust and air distribution system; and 2) replacing the building controls and automation system with a system that controls both HVAC and lighting.

**Current Repair Cost:** \$1,627,022.73**Replacement Cost:** \$22,478,972.12**FCI:** 7.24%09-Dec-2010  
South Elevation09-Dec-2010  
East Elevation09-Dec-2010  
North Elevation09-Dec-2010  
West Elevation

# DeKalb County School System

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

## COMET4 Facility Report Chamblee Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Chamblee Middle\2006 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	\$173.65	S.F.	129,449	107	\$24,058,558	45	2006	2014	2010		\$1,627,023	\$22,478,975	7
Substructure	\$7.71	S.F.	129,449	100	\$998,626	100	2006					\$998,626	
Foundations	\$4.98	S.F.	129,449	100	\$644,909	100	2006					\$644,909	
Standard Foundations	\$1.61	S.F.	129,449	100	\$209,015	100	2006					\$209,015	
Special Foundations		S.F.	9	100		100	2006						
Slab on Grade	\$3.37	S.F.	129,449	100	\$435,894	100	2006					\$435,894	
Basement Construction	\$2.73	S.F.	129,449	100	\$353,717	100	2006					\$353,717	
Basement Excavation	\$1.13	S.F.	129,449	100	\$146,489	100	2006					\$146,489	
Basement Walls	\$1.60	S.F.	129,449	100	\$207,228	100	2006					\$207,228	
Shell	\$50.42	S.F.	129,449	103	\$6,699,301	79	2006	2016			\$3,853	\$6,526,980	
Superstructure	\$22.74	S.F.	129,449	100	\$2,944,072	100	2006					\$2,944,072	
Floor Construction	\$16.20	S.F.	129,449	100	\$2,097,294	100	2006					\$2,097,294	
Roof Construction	\$6.54	S.F.	129,449	100	\$846,778	100	2006					\$846,778	
Exterior Enclosure	\$23.14	S.F.	129,449	104	\$3,109,497	72	2006	2036			\$3,853	\$2,995,879	
Exterior Walls	\$14.37	S.F.	129,449	100	\$1,859,696	100	2006				\$3,853	\$1,859,696	
Exterior Windows	\$8.00	S.F.	129,449	110	\$1,139,756	30	2006	2036				\$1,036,142	
Exterior Doors	\$0.77	S.F.	129,449	110	\$110,045	30	2006	2036				\$100,041	
Roofing	\$4.53	S.F.	129,449	110	\$645,732	15	2006	2016				\$587,029	
Roof Coverings - Asphalt Shingles	\$3.70	S.F.	77,669	110	\$315,986	10	2006	2016				\$287,260	
Roof Coverings - BUR	\$5.55	S.F.	51,780	110	\$315,990	20	2006	2026				\$287,264	
Roof Coverings - EPDM		S.F.	0	110		15	2006						
Roof Coverings - Preformed Metal		S.F.	0	110		30	2006						
Roof Coverings Standing Seam Metal		S.F.	0	110		75	2006						
Roof Openings	\$0.10	S.F.	129,449	110	\$13,756	30	2006	2036				\$12,505	
Interiors	\$28.42	S.F.	129,449	108	\$3,958,907	44	2006	2014				\$3,679,073	
Interior Construction	\$11.07	S.F.	129,449	105	\$1,499,904	76	2006	2026				\$1,432,734	
Partitions	\$7.22	S.F.	129,449	110	\$1,027,745	100	2006					\$934,314	
Interior Doors	\$1.96	S.F.	129,449	80	\$202,941	30	2006	2036				\$253,676	
Fittings	\$1.89	S.F.	129,449	110	\$269,218	20	2006	2026				\$244,744	
Stairs	\$0.92	S.F.	129,449	100	\$119,692	100	2006					\$119,692	
Stair Construction	\$0.92	S.F.	129,449	100	\$119,692	100	2006					\$119,692	
Interior Finishes	\$16.43	S.F.	129,449	110	\$2,339,311	21	2006	2014				\$2,126,647	
Wall Finishes - Ceramic & Glazed	\$9.58	S.F.	0	110		30	2006						
Wall Finishes - Paint	\$1.81	S.F.	129,449	110	\$257,428	10	2006	2016				\$234,025	
Wall Finishes - Wall Coverings	\$1.99	S.F.	0	110		10	2006						
Floor Finishes - Carpet	\$7.87	S.F.	12,945	110	\$112,011	8	2006	2014				\$101,829	
Floor Finishes - Ceramic & Quarry Tile	\$13.40	S.F.	12,945	110	\$190,812	50	2006	2056				\$173,466	
Floor Finishes - Terrazzo	\$48.99	S.F.	0	110		50	2006	2056					
Floor Finishes - VCT	\$8.79	S.F.	87,559	110	\$846,692	20	2006	2026				\$769,720	
Floor Finishes - Wood	\$8.98	S.F.	16,000	110	\$158,120	20	2006	2026				\$143,745	
Ceiling Finishes	\$5.44	S.F.	129,449	110	\$774,248	20	2006	2026				\$703,862	
Services	\$77.52	S.F.	129,449	110	\$11,037,948	24	2006	2016	2010		\$1,623,170	\$10,034,498	16
Conveying	\$1.01	S.F.	129,449	110	\$143,452	30	2006	2036				\$130,411	
Elevators and Lifts	\$1.01	S.F.	129,449	110	\$143,452	30	2006	2036				\$130,411	
Plumbing	\$16.30	S.F.	129,449	110	\$2,320,779	25	2006	2026				\$2,109,799	
Plumbing Fixtures	\$7.40	S.F.	129,449	110	\$1,053,292	20	2006	2026				\$957,538	
Domestic Water Distribution	\$3.45	S.F.	129,449	110	\$491,274	30	2006	2036				\$446,613	
Sanitary Waste	\$3.89	S.F.	129,449	110	\$554,157	30	2006	2036				\$503,779	
Rain Water Drainage	\$0.84	S.F.	129,449	110	\$119,871	30	2006	2036				\$108,974	
Other Plumbing Systems - Natural Gas	\$0.72	S.F.	129,449	110	\$102,185	30	2006	2036				\$92,895	
HVAC	\$34.53	S.F.	129,449	110	\$4,916,672	22	2006	2021	2010		\$1,120,105	\$4,469,701	25
Heat Generating Systems	\$4.15	S.F.	129,449	110	\$591,494	30	2006	2036				\$537,722	
Cooling Generating Systems	\$4.22	S.F.	129,449	110	\$601,320	30	2006	2036				\$546,654	
Distribution Systems & Exhaust Systems	\$4.66	S.F.	129,449	110	\$664,203	30	2006	2036	2010		\$664,203	\$603,821	110
Terminal & Package Units	\$17.29	S.F.	129,449	110	\$2,462,266	15	2006	2021				\$2,238,423	
Controls & Instrumentation	\$3.20	S.F.	129,449	110	\$455,902	20	2006	2026	2010		\$455,902	\$414,457	110
Other HVAC Systems/Equip - Kitchen Hood	\$0.99	S.F.	129,449	110	\$141,487	30	2006	2036				\$128,624	
Fire Protection	\$3.70	S.F.	129,449	110	\$526,646	30	2006	2036				\$478,769	
Sprinklers	\$3.70	S.F.	129,449	110	\$526,646	30	2006	2036				\$478,769	
Standpipes	\$0.50	S.F.	0	110		30	2006						

**DeKalb County School System**

1701 Mountain Industrial Blvd  
 Stone Mountain, GA 30083

COMET4 Facility Report  
**Chamblee 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.	129,449	110	\$3,130,399	24	2006	2016	2010		\$503,065	\$2,845,818	18
Electrical Service/Distribution	\$1.85	S.F.	129,449	110	\$263,323	30	2006	2036				\$239,384	
Branch Wiring	\$5.31	S.F.	129,449	110	\$756,562	30	2006	2036				\$687,784	
Lighting	\$8.03	S.F.	129,449	110	\$1,143,686	30	2006	2036				\$1,039,715	
Communications and Security - Fire Alarm	\$1.41	S.F.	129,449	110	\$200,440	10	2006	2016	2010		\$200,440	\$182,218	110
Communications and Security - PA & Clock Systems	\$3.26	S.F.	129,449	110	\$463,763	10	2006	2016				\$421,603	
Communications and Security - Security & CCTV	\$1.19	S.F.	129,449	110	\$168,998	10	2006	2016	2010		\$168,998	\$153,635	110
Other Electrical Systems - Emergency Generator	\$0.94	S.F.	129,449	110	\$133,627	20	2006	2026	2010		\$133,627	\$121,479	110
Equipment & Furnishings	\$8.39	S.F.	129,449	110	\$1,194,778	18	2006	2021				\$1,086,163	
Equipment	\$3.23	S.F.	129,449	110	\$459,832	15	2006	2021				\$418,030	
Commercial Equipment		S.F.	0	110		20	2006	2026					
Institutional Equipment	\$0.18	S.F.	129,449	110	\$25,546	20	2006	2026				\$23,224	
Other Equipment -Kitchen Equipment	\$3.05	S.F.	129,449	110	\$434,286	15	2006	2021				\$394,806	
Furnishings	\$5.16	S.F.	129,449	110	\$734,946	20	2006	2026				\$668,133	
Fixed Furnishings	\$5.16	S.F.	129,449	110	\$734,946	20	2006	2026				\$668,133	
Special Construction	\$1.19	S.F.	129,449	110	\$168,998	20	2006	2026				\$153,635	
Special Construction	\$1.19	S.F.	129,449	110	\$168,998	20	2006	2026				\$153,635	
Special Structures - Canopies	\$1.19	S.F.	129,449	110	\$168,998	20	2006	2026				\$153,635	







Facility: \Middle Schools\Chamblee Middle\2006 Building (continued)

Deficiency Sheet:

**Deficiency:**

Assembly: **B2010**  
System: **Exterior Walls**  
Material: **E.I.F.S.**  
Distress: **Damaged**  
Category: **Deferred Maintenance**  
Correction: **Repair E.I.F.S**  
Note: **The exterior EFIS walls are damaged and should be repaired.**

Surveyor/Update: Chuck Gulley  
Priority: 2  
Quantity: 40

Sat, 02-Apr-2011



**Estimates:**

	Raw Cost	<b>\$2,792.00</b>
	Plus or (Minus) Additional Cost	<b>\$1,061.08</b>
	Total Estimated Amount	<b>\$3,853.08</b>

**Deficiency:**

Assembly: **D3040**  
System: **Distribution Systems & Exhaust Systems**  
Material: **System**  
Distress: **Inadequate**  
Category: **Deferred Maintenance**  
Correction: **Renew System**  
Note: **The distribution and exhaust systems have reported severe foul odors throughout the building and should be upgraded with dedicated restroom and kitchen exhaust systems.**

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

Sat, 18-Jun-2011



**Estimates:**

	Raw Cost	<b>\$481,291.38</b>
	Plus or (Minus) Additional Cost	<b>\$182,911.21</b>
	Total Estimated Amount	<b>\$664,202.59</b>

**DeKalb County School System**

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 Facility Report

**Chamblee Middle Facility Executive Summary Report**

Report Date: 24 Jun 2011

**Facility:** \Middle Schools\Chamblee Middle\2006 Building (continued)

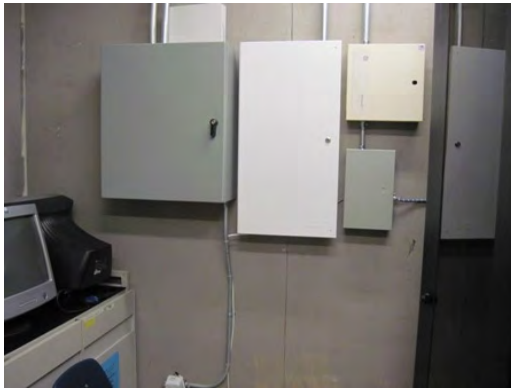
**Deficiency:**

Assembly: **D3060**  
System: **Controls & Instrumentation System**  
Material: **Needs Remediation**  
Distress: **Needs Remediation**  
Category: **Deferred Maintenance**  
Correction: **Renew System**

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

Wed, 30-Mar-2011

Note: **The HVAC control system reportedly malfunctions and control cannot be sustained. The system should be replaced.**



**Estimates:**

Raw Cost	<b>\$330,353.85</b>
Plus or (Minus) Additional Cost	<b>\$125,548.52</b>
Total Estimated Amount	<b>\$455,902.37</b>

**Deficiency:**

Assembly: **D5030**  
System: **Communications and Security - Fire Alarm System**  
Material: **Needs Remediation**  
Distress: **Needs Remediation**  
Category: **Deferred Maintenance**  
Correction: **Renew System**

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

Wed, 30-Mar-2011

Note: **The fire alarm system is reported to be malfunctioning and should be replaced.**



**Estimates:**

Raw Cost	<b>\$145,241.78</b>
Plus or (Minus) Additional Cost	<b>\$55,198.06</b>
Total Estimated Amount	<b>\$200,439.84</b>

Facility: \Middle Schools\Chamblee Middle\2006 Building (continued)

**Deficiency:**

Assembly: **D5030**  
System: **Communications and Security - Security & CCTV System**

Surveyor/Update: Chuck Gulley Sat, 18-Jun-2011  
Priority: 4  
Quantity: 1

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

**The security system is reported to be malfunctioning and inadequate, and has no security display in the administrative area/principal's office and has poor external camera placement. The security system should be replaced.**



**Estimates:**

	Raw Cost	<b>\$122,458.75</b>
	Plus or (Minus) Additional Cost	<b>\$46,539.54</b>
	Total Estimated Amount	<b>\$168,998.29</b>

**Deficiency:**

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

Surveyor/Update: Chuck Gulley Sat, 18-Jun-2011  
Priority: 3  
Quantity: 1

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

**The emergency generator is reported to serve only the cafeteria and gymnasium, is intermittent, and should be rewired and repaired.**



**Estimates:**

	Raw Cost	<b>\$96,827.85</b>
	Plus or (Minus) Additional Cost	<b>\$36,798.71</b>
	Total Estimated Amount	<b>\$133,626.56</b>

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

COMET4 Facility Report

**Chamblee Middle Facility Executive Summary Report**Report Date: 24 Jun 2011

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**Facility:** \Middle Schools\Chamblee Middle\Football Field**Address:** 3601 Sexton Wood Drive, Chamblee, GA 30341**Attributes:**

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

**General Information:****Function:** Middle School**Year Built:** 2006**Gross Area:** 108,000 S.F.**Last Renovation:****Facility Description:**

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

**Current Repair Cost:** \$14,968.80**Replacement Cost:** \$508,939.20**FCI:** 2.94%

09-Dec-2010

Football Field at Chamblee Middle School

**DeKalb County School System**

1701 Mountain Industrial Blvd  
 Stone Mountain, GA 30083

COMET4 Facility Report  
**Chamblee Middle Facility Executive Summary Report**

Report Date: 24 Jun 2011

**Facility:** \Middle Schools\Chamblee 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	\$4.71	S.F.	108,000	100	\$510,300	97	2006	2016	2010		\$14,969	\$508,939	3
Special Construction	\$0.13	S.F.	108,000	110	\$14,969	10	2006	2016	2010		\$14,969	\$13,608	110
Special Construction	\$0.13	S.F.	108,000	110	\$14,969	10	2006	2016	2010		\$14,969	\$13,608	110
Special Facilities - Football Field - Natural Turf	\$0.13	S.F.	108,000	110	\$14,969	10	2006	2016	2010		\$14,969	\$13,608	110
Building Sitework	\$4.59	S.F.	108,000	100	\$495,331	100	2006					\$495,331	
Site Preparation	\$4.59	S.F.	108,000	100	\$495,331	100	2006					\$495,331	
Site Earthwork	\$4.59	S.F.	108,000	100	\$495,331	100	2006					\$495,331	
Site Improvements			0			0	0						
Site Development - Fencing; Goal Post; Scoreboard	\$0.14	S.F.	0	110			20	2006					
Landscaping - Irrigation	\$0.09	S.F.	0	110			20	2006					
Site Mechanical Utilities			0				0	0					
Water Supply - Water Service	\$0.34	S.F.	0	110			30	2006					
Site Electrical Utilities			0				0	0					
Site Lighting	\$1.69	S.F.	0	110			30	2006					



Facility: \Middle Schools\Chamblee Middle\Football Field (continued)

Deficiency Sheet:

**Deficiency:**

Assembly: **F1040**  
 System: **Special Facilities - Footbal Field - Natural Turf System**  
 Material: **System**  
 Distress: **Needs Remediation**  
 Category: **Deferred Maintenance**  
 Correction: **Renew System**  
 Note: **The football field's natural turf is worn and should be reseeded.**

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

Wed, 30-Mar-2011



**Estimates:**

	Raw Cost	<b>\$11,880.00</b>
	Plus or (Minus) Additional Cost	<b>\$3,088.80</b>
	Total Estimated Amount	<b>\$14,968.80</b>



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

COMET4 Facility Report

**Chamblee Middle Facility Executive Summary Report**Report Date: 24 Jun 2011

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**Facility:** \Middle Schools\Chamblee Middle\Site  
**Address:** 3601 Sexton Woods Drive, Chamblee, GA 30341**Attributes:**  
**Site Code** 1600**General Information:**  
**Function:** Middle School      **Year Built:** 2006  
**Gross Area:** 129,449 S.F.      **Last Renovation:****Facility Description:**

The Chamblee Middle School site was originally constructed in 2006, has a total area of 9.4 acres, and is occupied by approximately 129,449 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:** \$3,759.84      **Replacement Cost:** \$2,630,895.59      **FCI:** 0.14%

28-Oct-2010  
Aerial Image of Chamblee Middle School

**DeKalb County School System**

1701 Mountain Industrial Blvd  
 Stone Mountain, GA 30083

COMET4 Facility Report  
**Chamblee Middle Facility Executive Summary Report**

Report Date: 24 Jun 2011

**Facility:** \Middle Schools\Chamblee 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	\$2,866,419	36	2006	2031			\$3,760	\$2,630,895	
Building Sitework	\$20.32	S.F.	129,449	109	\$2,866,419	36	2006	2031			\$3,760	\$2,630,895	
Site Improvements	\$8.95	S.F.	129,449	108	\$1,246,290	22	2006	2031			\$3,760	\$1,158,051	
Roadways	\$1.00	S.F.	129,449	110	\$141,739	25	2006	2031				\$128,854	
Parking Lots	\$0.96	S.F.	129,449	110	\$136,356	25	2006	2031			\$3,760	\$123,960	3
Pedestrian Paving	\$1.89	S.F.	129,449	110	\$269,124	30	2006	2036				\$244,659	
Site Development	\$0.26	S.F.	129,449	110	\$37,677	10	2006					\$34,252	
Site Development 2	\$2.13	S.F.	129,449	100	\$275,649	30	2006	2036				\$275,649	
Fence & Guardrails	\$2.13		129,449	100	\$275,649	30	2006	2036				\$275,649	
Landscaping	\$2.71	S.F.	129,449	110	\$385,745	10	2006					\$350,677	
Site Mechanical Utilities	\$9.98	S.F.	129,449	110	\$1,420,977	50	2006	2036				\$1,291,797	
Water Supply	\$2.73	S.F.	129,449	110	\$389,333	50	2006	2056				\$353,939	
Sanitary Sewer	\$1.99	S.F.	129,449	110	\$283,478	50	2006	2056				\$257,707	
Storm Sewer	\$5.05	S.F.	129,449	110	\$719,459	50	2006	2056				\$654,054	
Fuel Distribution - Gas	\$0.20	S.F.	129,449	110	\$28,707	30	2006	2036				\$26,097	
Site Electrical Utilities	\$1.40	S.F.	129,449	110	\$199,152	30	2006	2036				\$181,047	
Electrical Distribution	\$0.52	S.F.	129,449	110	\$73,561	30	2006	2036				\$66,873	
Site Lighting	\$0.69	S.F.	129,449	110	\$98,679	30	2006	2036				\$89,708	
Site Communication and Security	\$0.19	S.F.	129,449	110	\$26,912	30	2006	2036				\$24,466	



Facility: \Middle Schools\Chamblee Middle\Site (continued)

Deficiency Sheet:

**Deficiency:**

Assembly: **G2020**  
System: **Parking Lots**  
Material: **Parking Bollards**  
Distress: **Missing**  
Category: **Deferred Maintenance**  
Correction: **Install Parking Bollards**  
Note: **Install missing parking bollards to prevent damage to the building's exterior canopy.**

Surveyor/Update: Chuck Gulley  
Priority: 3  
Quantity: 4

Fri, 01-Apr-2011



**Estimates:**

Raw Cost	<b>\$2,984.00</b>
Plus or (Minus) Additional Cost	<b>\$775.84</b>
Total Estimated Amount	<b>\$3,759.84</b>

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

COMET4 Facility Report

**Chamblee Middle Facility Executive Summary Report**Report Date: 24 Jun 2011

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**Facility:** \Middle Schools\Chamblee Middle\Tennis Court**Address:** 3601 Sexton Wood Drive, Chamblee, GA 30341**Attributes:**

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

**General Information:****Function:** Middle School**Year Built:** 2006**Gross Area:** 2,400 S.F.**Last Renovation:****Facility Description:**

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

**Current Repair Cost:** \$0.00**Replacement Cost:** \$21,288.96**FCI:** 0.00%

09-Dec-2010

Tennis Court at Chamblee Middle School

**DeKalb County School System**

1701 Mountain Industrial Blvd  
 Stone Mountain, GA 30083

COMET4 Facility Report

**Chamblee Middle Facility Executive Summary Report**

Report Date: 24 Jun 2011

**Facility:** \Middle Schools\Chamblee Middle\Tennis Court (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	\$8.87	S.F.	2,400	109	\$23,188	22	2006	2026			0	\$21,289	
Special Construction	\$7.91	S.F.	2,400	110	\$20,890	20	2006	2026				\$18,991	
Special Construction	\$7.91	S.F.	2,400	110	\$20,890	20	2006	2026				\$18,991	
Special Facilities - Tennis Court Hard Surface	\$7.91	S.F.	2,400	110	\$20,890	20	2006	2026				\$18,991	
Building Sitework	\$0.96	S.F.	2,400	100	\$2,298	38	2006	2036				\$2,298	
Site Preparation	\$0.11	S.F.	2,400	100	\$272	100	2006					\$272	
Site Earthwork	\$0.11	S.F.	2,400	100	\$272	100	2006					\$272	
Site Improvements	\$0.84	S.F.	2,400	100	\$2,026	30	2006	2036				\$2,026	
Site Development - Fencing	\$0.84	S.F.	2,400	100	\$2,026	30	2006	2036				\$2,026	
Site Electrical Utilities			0			0	0						
Site Lighting	\$0.69	S.F.	0	110		30	2006						



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**DeKalb County School System**

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 Facility Report

**Chamblee Middle Facility Executive Summary Report**

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Report Date: 24 Jun 2011

**Facility:** \Middle Schools\Chamblee Middle\Tennis Court (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

**Chamblee Middle Facility Executive Summary Report**Report Date: 24 Jun 2011

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**Facility:** \Middle Schools\Chamblee Middle\Track  
**Address:** 3601 Sexton Wood Drive, Chamblee, GA 30341**Attributes:**  
\*\*\*None\*\*\***General Information:**

<b>Function:</b>	Middle School	<b>Year Built:</b>	2006
<b>Gross Area:</b>	12,296 S.F.	<b>Last Renovation:</b>	

**Facility Description:**

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

**Current Repair Cost:** \$0.00      **Replacement Cost:** \$55,619.73      **FCI:** 0.00%



09-Dec-2010  
Track at Chamblee Middle School

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

COMET4 Facility Report

**Chamblee Middle Facility Executive Summary Report**

Report Date: 24 Jun 2011

**Facility:** \Middle Schools\Chamblee 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.	12,296	108	\$60,051	27	2006	2016			0	\$55,620	
Special Construction	\$3.60	S.F.	12,296	110	\$48,741	10	2006	2016				\$44,310	
Special Construction	\$3.60	S.F.	12,296	110	\$48,741	10	2006	2016				\$44,310	
Special Facilities - Running Track Surface & Curbing	\$3.60	S.F.	12,296	110	\$48,741	10	2006	2016				\$44,310	
Building Sitework	\$0.92	S.F.	12,296	100	\$11,310	100	2006					\$11,310	
Site Preparation	\$0.92	S.F.	12,296	100	\$11,310	100	2006					\$11,310	
Site Earthwork	\$0.92	S.F.	12,296	100	\$11,310	100	2006					\$11,310	



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**DeKalb County School System**

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 Facility Report

**Chamblee Middle Facility Executive Summary Report**

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Report Date: 24 Jun 2011

**Facility:** \Middle Schools\Chamblee Middle\Track (continued)

**Deficiency Sheet:**

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

# **Educational Adequacy Report**

### Suitability Report - Full

Project #: 4469	County: DeKalb	Site #: 0406
Project: Assessments 2010	Region: 1	Site: Chamblee 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	Fair	0.29	0.43	67.00
Parking	Fair	0.58	0.86	67.00
Play Courts & Fields	Good	1.05	1.05	100.00
<b>Safety and Security</b>				
Fencing	Fair	0.52	0.78	67.00
Signage & Way Finding	Good	1.00	1.00	100.00
Ease of Supervision	P/U	0.00	3.50	0.00
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.	Poor	0.97	2.93	33.00
<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.	P/U	0.00	0.65	0.00
<b>Library</b>				
Size	P/U	0.00	3.25	0.00
Adjacencies	P/U	0.00	0.70	0.00
Storage\Fixed Equip.	G/F	0.70	0.70	100.00
<b>P.E.</b>				
Size	Good	8.40	8.40	100.00
Adjacencies	G/F	1.80	1.80	100.00
Storage\Fixed Equip.	G/F	1.80	1.80	100.00
<b>Music</b>				
Size	Good	2.57	2.57	100.00
Adjacencies	G/F	0.55	0.55	100.00
Storage\Fixed Equip.	P/U	0.00	0.55	0.00

Suitability	Rating	Score	Possible Score	Percent Score
<b>Art</b>				
Size	Good	2.26	2.26	100.00
Adjacencies	G/F	0.48	0.48	100.00
Storage\Fixed Equip.	G/F	0.48	0.48	100.00
<b>Performing Arts\Auditorium</b>				
Size	(N/A)	0.00	0.00	0.00
Adjacencies	(N/A)	0.00	0.00	0.00
Storage\Fixed Equip.	(N/A)	0.00	0.00	0.00
<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	Good	3.34	3.34	100.00
Adjacencies	Good	0.72	0.72	100.00
Storage\Fixed Equip.	P/U	0.00	0.72	0.00
<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>	Good	0.93	0.93	100.00
<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>	P/U	0.00	0.34	0.00
<b>Custodial &amp; Maintenance</b>	G/F	0.50	0.50	100.00
<b>Total For Site:</b>		<b>81.57</b>	<b>97.91</b>	<b>83.31</b>

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

Chamblee Middle School opened in the fall of 2006. It is a 6-8 middle school with a magnet component for high achieving 7th and 8th graders. Chamblee MS also is a receiving school for students utilizing the transfer option per the No Child Left Behind rules and regulations. Students are divided into grade-level teams for their core subjects, and they have exploration opportunities in music, art, business/careers, and technology. The school is also in close proximity to Chamblee Charter High School, allowing for greater program opportunities and experiences for students

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

Traffic routing has some separation issues. Currently buses are relegated to the delivery/service road to the side of the school. Parent/visitor traffic has possible conflicts with staff/visitor parking and pedestrian traffic.

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

For the most part, pedestrian traffic is adequate. there are potential routing conflicts with staff/parent/visitor parking and routes.

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

Parking is mostly adequate, 131 stalls and a staff of about 100. Event parking is an issue. Parking areas have reasonable access, however potential conflicts with vehicle traffic exists.

Project #: 4469

County: DeKalb

Site #: 0406

Project: Assessments 2010

Region: 1

Site: Chamblee MS

Grade Config: 6 - 8

Site Type: Middle

Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - Middle_Jr. High->Safety and Security-->Fencing All but one side of the school is adequately fenced. That one side is adjacent to a street, and is open for easy access to the site and to the building. There is no video monitoring at that part of the school.				
Suitability - Middle_Jr. High->Safety and Security-->Ease of Supervision Supervision is not easy, with numerous broken sightlines and stairs in the building. The building does have interior video monitoring, however there are numerous blind spots, such as stair landing areas between floors and at corridor corners.				
Suitability - Middle_Jr. High->General Classrooms-->Storage\Fixed Equip. Only some of the general classrooms have adequate casework and shelving for the storage of books and other materials.				
Suitability - Middle_Jr. High->Remedial - Special Needs-->Storage\Fixed Equip. Only some of the remedial classrooms have adequate casework and shelving for the storage of books and other materials.				
Suitability - Middle_Jr. High->Library-->Size The library and associated spaces are small based on the DCSS guidelines.				
Suitability - Middle_Jr. High->Library-->Adjacencies The library is located on the third floor at the opposite end of the school from the 6th, 7th and 8th grade academic classrooms.				
Suitability - Middle_Jr. High->Library-->Storage\Fixed Equip. A good share of the small-sized library space is dedicated to shelving, book stacks, and other library furniture and fixtures. It contributes to the "smallness" feel of the library.				
Suitability - Middle_Jr. High->P.E.-->Size Acoustics were poor in the gym. There is an annoying buzz emitting from the lighting system.				
Suitability - Middle_Jr. High->Music-->Size Strings and chorus have switched spaces in order to accommodate student numbers.				
Suitability - Middle_Jr. High->Music-->Storage\Fixed Equip. The choral and string classrooms have limited casework and shelving for the storage of instruments, sheet music, and other music-related materials.				
Suitability - Middle_Jr. High->Performing Arts\Auditorium There is no dedicated performing arts area. The school has a cafetorium, which is not capable of seating the entire student body. The gym is the only space that will seat everyone, and it is not equipped adequately for performances.				
Suitability - Middle_Jr. High->Science-->Storage\Fixed Equip. Casework and shelving for books and other materials is lacking in the science classrooms.				
Suitability - Middle_Jr. High->Cafeteria The cafeteria is small at 5,535 sq. ft. per DCSS guidelines. The cafetorium serves as the performance venue and it does not have the capacity to seat the entire student body.				
Suitability - Middle_Jr. High->Clinic The school does not have a clinic. Sick students are sent to the attendance office, which has not cots or other clinic type furniture. Meds are securely housed and distributed through the Registrar's office.				



# **Technology Readiness Report**

### Technology Readiness Report - Full

Project #: 4469

County: DeKalb

Site #: 0406

Project: Assessments 2010

Region: 1

Site: Chamblee MS

<b>Technology Readiness</b>	<b>Rating</b>	<b>Score</b>	<b>Possible Score</b>	<b>Percent Score</b>
<b>Technology Readiness</b>				
MDFIT Equipment Environment	Good	15.00	15.00	100.00
Electrical Power	Good	10.00	10.00	100.00
Cooling	Good	10.00	10.00	100.00
Drops	Good	10.00	10.00	100.00
Wireless	Good	5.00	5.00	100.00
WAN Backbone	Good	10.00	10.00	100.00
LAN-WAN Performance	Good	10.00	10.00	100.00
Video Distribution	Good	5.00	5.00	100.00
Voice Distribution	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
<b>Total For Site:</b>		<b>95.00</b>	<b>100.00</b>	<b>95.00</b>

#### Comments

Technology Readiness->Projectors

Only about 25% of the instructional spaces have ceiling-mounted projectors or Promethean boards.