

Facility Condition Assessment Report

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

COMET4 Facility Report

Chapel Hill Middle Facility Executive Summary ReportReport Date: 24 Jun 2011

Facility: \Middle Schools\Chapel Hill Middle**Address:** 3535 Dogwood Farm Road, Decatur, GA 30034**Attributes:**

Facility Code	0193
Super Cluster	4

General Information:

Function:	Middle School
Gross Area:	154,881 S.F.

Year Built:	
Last Renovation:	

Facility Description:

The Chapel Hill Middle School campus consists of one main building located at 3535 Dogwood Farm Road in Decatur, Georgia. The original campus was constructed in 1991 and there have 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, 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: \$5,369,697.51**Replacement Cost:** \$31,821,023.06**FCI:** 16.87%

08-Dec-2010
Chapel Hill Middle School

DeKalb County School System

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COMET4 FCI Report
Chapel Hill 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
Chapel Hill Middle\1991 Building		\$174.03	154,881	\$4,994,832	\$26,954,228	16.75%	\$0	\$0	\$3,082,440	\$1,906,389	\$6,003
Chapel Hill Middle\Site		\$20.32	154,881	\$332,731	\$3,147,770	10.57%	\$0	\$0	\$332,731	\$0	\$0
Chapel Hill Middle\Baseball Field		\$6.48	98,000	\$27,166	\$634,687	2.14%	\$0	\$0	\$0	\$0	\$27,166
Chapel Hill Middle\Football Field		\$6.35	108,000	\$14,969	\$685,843	1.09%	\$0	\$0	\$0	\$0	\$14,969
Chapel Hill Middle\Track		\$4.52	36,888	\$0	\$166,859	0.00%	\$0	\$0	\$0	\$0	\$0
Chapel Hill Middle\Tennis Courts		\$8.87	11,000	\$0	\$97,574	0.00%	\$0	\$0	\$0	\$0	\$0
Chapel Hill Middle\Covered Walkway		\$27.64	4,850	\$0	\$134,061	0.00%	\$0	\$0	\$0	\$0	\$0

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COMET4 Survey Report

Chapel Hill 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								\$3,916,956	\$1,452,742	\$5,369,698			
Middle Schools								\$3,916,956	\$1,452,742	\$5,369,698			
Chapel Hill Middle								\$3,916,956	\$1,452,742	\$5,369,698			
1991 Building								\$3,619,444	\$1,375,389	\$4,994,832			
Building Systems								\$3,619,444	\$1,375,389	\$4,994,832			
B2020	Exterior Windows	System		Needs Remediation	Renew System	1	Ea.	\$988,141	\$375,493	\$1,363,634	Necessary	Deferred Maintenance	The original windows are malfunctioning and should be replaced. The hinges are broken, making them difficult to operate and a safety hazard.
B3010	Roof Coverings - BUR	System		Needs Remediation	Renew System	1	Ea.	\$684,884	\$260,256	\$945,140	Necessary	Deferred Maintenance	The built up roof is blistering in several locations and the flashing is deteriorating. In addition, there are missing gutters and downspouts in several locations.
C1020	Interior Doors	System		Inadequate	Renew System	1	Ea.	\$175,945	\$66,859	\$242,804	Recommended	Deferred Maintenance	The interior doors need refinishing. The master key system is a safety concern and replacing the lock cylinders is recommended. Further, interior access doors are missing and plywood has been used to cover the openings.
C1030	Fittings	System		Inadequate	Renew System	1	Ea.	\$233,406	\$88,694	\$322,100	Recommended	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.
C3020	Floor Finishes - VCT	System		Needs Remediation	Renew System	1	Ea.	\$517,348	\$196,592	\$713,940	Necessary	Deferred Maintenance	The original VCT is beyond its service life and should be replaced. The VCT that was replaced in 90% of the classrooms in 2004 should also be replaced because it is aging early.
E2010	Fixed Furnishings	System		Damaged	Renew System	1	Ea.	\$637,180	\$242,129	\$879,309	Recommended	Deferred Maintenance	Fixed furnishings, such as the base/wall cabinets, counter tops, window shades, and fixed seating, are worn, beyond their service life, and should be replaced.
B3020	Roof Openings	Roof Hatches, Skylights		Inadequate	Replace Roof Hatches, Skylights	1	Ea.	\$987	\$375	\$1,362	Recommended	Safety	The roof hatch is not OSHA compliant.
E1020	Institutional Equipment	System		Beyond Service Life	Renew System	1	Ea.	\$333,923	\$126,891	\$460,814	Recommended	Deferred Maintenance	Institutional equipment, such as library equipment, theater and stage equipment, audio-visual equipment, and laboratory equipment, is worn, beyond its service life, and should be replaced. There is currently not enough lighting on the stage.
D5020	Lighting	Lighting, High Intensity		Inadequate	Replace Lighting, High Intensity	60	Ea.	\$31,176	\$11,847	\$43,023	Necessary	Deferred Maintenance	Gymnasium / The fluorescent light fixtures in the gymnasium are very dim and inadequate, and should be replaced with higher intensity fixtures.

DeKalb County School System

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COMET4 Survey Report

Chapel Hill 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
	B2030	Exterior Doors	Door Opener	Missing	Install Door Opener	1	Ea.	\$4,350	\$1,653	\$6,003	Discretionary	Code Compliance	Main Entrance / The main entrance to the building lacks an automatic door opener.
	D2010	Plumbing Fixtures	Drinking Fountain Systems	Damaged	Replace Drinking Fountain Systems	8	Ea.	\$12,104	\$4,600	\$16,704	Necessary	Deferred Maintenance	The water fountains are aged, rusted, and damaged, and should be replaced.
Baseball Field Building Systems F1040		Special Facilities - Sports Field - Natural Turf	System	Beyond Service Life	Renew System	1	Ea.	\$21,560	\$5,606	\$27,166	Discretionary	Deferred Maintenance	The baseball field turf is worn and should be reseeded.
								\$21,560	\$5,606	\$27,166			
								\$21,560	\$5,606	\$27,166			
Football Field Building Systems F1040		Special Facilities - Football Field - Natural Turf	System	Beyond Service Life	Renew System	1	Ea.	\$11,880	\$3,089	\$14,969	Discretionary	Deferred Maintenance	The football field turf is worn and should be reseeded.
								\$11,880	\$3,089	\$14,969			
								\$11,880	\$3,089	\$14,969			
Site Building Systems G2010		Roadways	System	Needs Remediation	Renew System	1	Ea.	\$264,072	\$68,659	\$332,731	Necessary	Deferred Maintenance	The roadways are aged and cracking and should be resurfaced and restriped.
								\$264,072	\$68,659	\$332,731			
								\$134,592	\$34,994	\$169,585			
G2020		Parking Lots	System	Needs Remediation	Renew System	1	Ea.	\$129,481	\$33,665	\$163,145	Necessary	Deferred Maintenance	The parking lots are aged and cracking, and should be resurfaced and restriped.

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COMET4 Facility Report

Chapel Hill Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Chapel Hill Middle\1991 Building**Address:** 3535 Dogwood Farm Road, Decatur, GA 30034**Attributes:****Building Codes** 4010
Fire Sprinkler System Yes**General Information:****Function:** Middle School **Year Built:** 1991
Gross Area: 154,881 S.F. **Last Renovation:****Facility Description:**

The Chapel Hill Middle School main building is a one-story building located at 3535 Dogwood Farm Road in Decatur, Georgia. Originally built in 1991, 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) Upgrading the exterior windows; 2) Upgrading the roof insulation when the roof is replaced; 3) Replacing the plumbing fixtures with low flow units, and 4) Replacing the building controls and automation system with a system that controls both HVAC and lighting.

Current Repair Cost: \$4,994,832.26**Replacement Cost:** \$26,954,227.83**FCI:** 18.53%08-Dec-2010
East Elevation08-Dec-2010
North Elevation08-Dec-2010
West Elevation08-Dec-2010
South Elevation

DeKalb County School System

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COMET4 Facility Report Chapel Hill Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Chapel Hill Middle\1991 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	\$174.03	S.F.	154,881	108	\$29,038,151	39	1992	2001	2010		\$4,988,830	\$26,954,228	19
Substructure	\$4.98	S.F.	154,881	100	\$771,586	100	1991					\$771,586	
Foundations	\$4.98	S.F.	154,881	100	\$771,586	100	1991					\$771,586	
Standard Foundations	\$1.61	S.F.	154,881	100	\$250,071	100	1991					\$250,071	
Special Foundations	\$4.14	S.F.	0	100		100	0						
Slab on Grade	\$3.37	S.F.	154,881	100	\$521,515	100	1991					\$521,515	
Basement Construction			0			0	0						
Basement Excavation	\$1.13	S.F.	0	100		100	0						
Basement Walls	\$1.60	S.F.	0	100		100	0						
Shell	\$35.26	S.F.	154,881	104	\$5,683,234	68	1991	2011	2010		\$2,310,136	\$5,460,950	42
Superstructure	\$6.54	S.F.	154,881	100	\$1,013,108	100	1991					\$1,013,108	
Floor Construction	\$16.20	S.F.	0	100		100	1991						
Roof Construction	\$6.54	S.F.	154,881	100	\$1,013,108	100	1991					\$1,013,108	
Exterior Enclosure	\$23.14	S.F.	154,881	104	\$3,720,284	72	1991	2021	2010		\$1,363,634	\$3,584,349	38
Exterior Walls	\$14.37	S.F.	154,881	100	\$2,224,989	100	1991					\$2,224,989	
Exterior Windows	\$8.00	S.F.	154,881	110	\$1,363,634	30	1991	2021	2010		\$1,363,634	\$1,239,668	110
Exterior Doors	\$0.77	S.F.	154,881	110	\$131,661	30	1991	2021	2015	5		\$119,692	
Roofing	\$5.58	S.F.	154,881	110	\$949,842	20	1991	2011	2010		\$946,502	\$863,493	110
Roof Coverings - Asphalt Shingles	\$3.70	S.F.	0	110		10	0						
Roof Coverings - BUR	\$5.55	S.F.	154,881	110	\$945,140	20	1991	2011	2010		\$945,140	\$859,218	110
Roof Coverings - EPDM	\$2.84	S.F.	0	110		15	0						
Roof Coverings - Preformed Metal	\$4.28	S.F.	0	110		30	0						
Roof Coverings Standing Seam Metal	\$23.47	S.F.	0	110		75	0						
Roof Openings	\$0.03	S.F.	154,881	110	\$4,702	30	1991	2021			\$1,362	\$4,275	32
Interiors	\$38.31	S.F.	154,881	108	\$6,435,594	46	1994	2008	2010		\$1,278,844	\$5,933,314	22
Interior Construction	\$11.07	S.F.	154,881	105	\$1,794,526	76	1991	2011	2010		\$564,904	\$1,714,161	33
Partitions	\$7.22	S.F.	154,881	110	\$1,229,622	100	1991					\$1,117,838	
Interior Doors	\$1.96	S.F.	154,881	80	\$242,804	30	1991	2021	2010		\$242,804	\$303,505	80
Fittings	\$1.89	S.F.	154,881	110	\$322,100	20	1991	2011	2010		\$322,100	\$292,818	110
Stairs			0			0	0						
Stair Construction	\$0.92	S.F.	0	100		100	1991						
Interior Finishes	\$27.24	S.F.	154,881	110	\$4,641,068	34	1998	2008	2010		\$713,940	\$4,219,153	17
Wall Finishes - Ceramic & Glazed	\$9.58	S.F.	46,464	110	\$489,495	30	1991	2021				\$444,995	
Wall Finishes - Paint	\$1.81	S.F.	108,417	110	\$215,596	10	2009	2019				\$195,996	
Wall Finishes - Wall Coverings	\$1.99	S.F.	0	110		0	0						
Floor Finishes - Carpet	\$7.87	S.F.	15,488	110	\$134,011	8	2000	2008	2014	4		\$121,829	
Floor Finishes - Ceramic & Quarry Tile	\$13.40	S.F.	30,980	110	\$456,638	50	1991	2041				\$415,126	
Floor Finishes - Terrazzo	\$48.99	S.F.	30,980	110	\$1,669,481	50	1991	2041				\$1,517,710	
Floor Finishes - VCT	\$8.79	S.F.	73,833	110	\$713,940	20	2004	2024	2010		\$713,940	\$649,036	110
Floor Finishes - Wood	\$8.98	S.F.	3,600	110	\$35,576	20	2009	2029				\$32,342	
Ceiling Finishes	\$5.44	S.F.	154,881	110	\$926,331	20	1991	2011	2014	4		\$842,119	
Services	\$77.35	S.F.	154,881	110	\$13,177,879	24	1993	2001	2014		\$59,727	\$11,979,890	
Conveying			0			0	0						
Elevators and Lifts	\$1.01	S.F.	0	110		30	0						
Plumbing	\$16.30	S.F.	154,881	110	\$2,776,641	25	1991	2011	2014		\$16,704	\$2,524,220	1
Plumbing Fixtures	\$7.40	S.F.	154,881	110	\$1,260,186	20	1991	2011	2014	4	\$16,704	\$1,145,624	1
Domestic Water Distribution	\$3.45	S.F.	154,881	110	\$587,773	30	1991	2021				\$534,339	
Sanitary Waste	\$3.89	S.F.	154,881	110	\$663,008	30	1991	2021				\$602,735	
Rain Water Drainage	\$0.84	S.F.	154,881	110	\$143,417	30	1991	2021				\$130,379	
Other Plumbing Systems - Natural Gas	\$0.72	S.F.	154,881	110	\$122,257	30	1991	2021				\$111,143	
HVAC	\$34.87	S.F.	154,881	110	\$5,941,214	22	1991	2006	2014			\$5,401,103	
Heat Generating Systems	\$4.15	S.F.	154,881	110	\$707,679	30	1991	2021				\$643,345	
Cooling Generating Systems	\$4.22	S.F.	154,881	110	\$719,435	30	1991	2021				\$654,031	
Distribution Systems & Exhaust Systems	\$4.66	S.F.	154,881	110	\$794,670	30	1991	2021				\$722,427	
Terminal & Package Units	\$17.29	S.F.	154,881	110	\$2,945,920	15	1991	2006	2015	5		\$2,678,109	
Controls & Instrumentation	\$3.20	S.F.	154,881	110	\$545,454	20	1991	2011	2014	4		\$495,867	
Systems Testing & Balance	\$0.34	S.F.	154,881	110	\$58,777	30	1991	2021				\$53,434	
Other HVAC Systems/Equip - Kitchen Hood	\$0.99	S.F.	154,881	110	\$169,279	30	1991	2021				\$153,890	
Fire Protection	\$4.20	S.F.	154,881	110	\$714,732	30	1991	2021				\$649,757	
Sprinklers	\$3.70	S.F.	154,881	110	\$630,093	30	1991	2021				\$572,812	

DeKalb County School System

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COMET4 Facility Report
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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%
Standpipes	\$0.50	S.F.	154,881	110	\$84,639	30	1991	2021				\$76,945	
Electrical	\$21.98	S.F.	154,881	110	\$3,745,292	24	1996	2001	2014		\$43,023	\$3,404,810	1
Electrical Service/Distribution	\$1.85	S.F.	154,881	110	\$315,047	30	1991	2021				\$286,406	
Branch Wiring	\$5.31	S.F.	154,881	110	\$905,171	30	1991	2021				\$822,883	
Lighting	\$8.03	S.F.	154,881	110	\$1,368,336	30	1991	2021			\$43,023	\$1,243,942	3
Communications and Security - Fire Alarm	\$1.41	S.F.	154,881	110	\$239,812	10	2009	2019				\$218,010	
Communications and Security - PA & Clock Systems	\$3.26	S.F.	154,881	110	\$554,858	10	2009	2019				\$504,416	
Communications and Security - Security & CCTV	\$1.19	S.F.	154,881	110	\$202,194	10	1991	2001	2015	5		\$183,813	
Other Electrical Systems - Emergency Generator	\$0.94	S.F.	154,881	110	\$159,874	20	1991	2011	2014	4		\$145,340	
Equipment & Furnishings	\$16.95	S.F.	154,881	105	\$2,767,664	20	1991	2006	2010		\$1,340,123	\$2,624,675	51
Equipment	\$11.79	S.F.	154,881	103	\$1,888,355	19	1991	2006	2010		\$460,814	\$1,825,303	25
Commercial Equipment	\$7.71	S.F.	154,881	100	\$1,194,783	20	1991	2011	2014	4		\$1,194,783	
Institutional Equipment	\$2.70	S.F.	154,881	110	\$460,814	20	1991	2011	2010		\$460,814	\$418,922	110
Other Equipment (sports Equipment)	\$1.37	S.F.	154,881	110	\$232,758	15	1991	2006	2015	5		\$211,598	
Furnishings	\$5.16	S.F.	154,881	110	\$879,309	20	1991	2011	2010		\$879,309	\$799,372	110
Fixed Furnishings	\$5.16	S.F.	154,881	110	\$879,309	20	1991	2011	2010		\$879,309	\$799,372	110
Special Construction	\$1.19	S.F.	154,881	110	\$202,194	20	1991	2011	2014			\$183,813	
Special Construction	\$1.19	S.F.	154,881	110	\$202,194	20	1991	2011	2014			\$183,813	
Special Structures - Canopies	\$1.19	S.F.	154,881	110	\$202,194	20	1991	2011	2014	4		\$183,813	

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COMET4 Facility Report Chapel Hill Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Chapel Hill Middle\1991 Building (continued)

Renewal Schedule:

Systems	2010-12	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$4,988,830		\$4,977,939	\$4,071,989				\$1,318,168		\$10,746,885	\$191,068
Substructure											
Foundations											
Standard Foundations											
Special Foundations											
Slab on Grade											
Basement Construction											
Basement Excavation											
Basement Walls											
Shell	\$2,310,136			\$152,631						\$6,509	
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure	\$1,363,634			\$152,631							
Exterior Walls											
Exterior Windows	\$1,363,634										
Exterior Doors				\$152,631							
Roofing	\$946,502									\$6,509	
Roof Coverings - Asphalt Shingles											
Roof Coverings - BUR	\$945,140										
Roof Coverings - EPDM											
Roof Coverings - Preformed Metal											
Roof Coverings Standing Seam											
Metal											
Roof Openings	\$1,362									\$6,509	
Interiors	\$1,278,844		\$1,193,425					\$281,304		\$677,575	\$191,068
Interior Construction	\$564,904										
Partitions											
Interior Doors	\$242,804										
Fittings	\$322,100										
Stairs											
Stair Construction											
Interior Finishes	\$713,940		\$1,193,425					\$281,304		\$677,575	\$191,068
Wall Finishes - Ceramic & Glazed										\$677,575	
Wall Finishes - Paint								\$281,304			
Wall Finishes - Wall Coverings											
Floor Finishes - Carpet			\$150,831								\$191,068
Floor Finishes - Ceramic & Quarry											
Tile											
Floor Finishes - Terrazzo											
Floor Finishes - VCT	\$713,940										
Floor Finishes - Wood											
Ceiling Finishes			\$1,042,594								
Services	\$59,727		\$2,212,204	\$3,649,527				\$1,036,864		\$10,062,801	
Conveying											
Elevators and Lifts											
Plumbing	\$16,704		\$1,418,351							\$2,099,129	
Plumbing Fixtures	\$16,704		\$1,418,351								
Domestic Water Distribution										\$813,616	
Sanitary Waste										\$917,759	
Rain Water Drainage										\$198,522	
Other Plumbing Systems - Natural										\$169,232	
Gas											
HVAC			\$613,913	\$3,415,129						\$3,391,151	
Heat Generating Systems										\$979,593	
Cooling Generating Systems										\$995,866	
Distribution Systems & Exhaust										\$1,100,009	
Systems											
Terminal & Package Units				\$3,415,129							
Controls & Instrumentation			\$613,913								
Systems Testing & Balance										\$81,362	
Other HVAC Systems/Equip -										\$234,321	
Kitchen Hood											
Fire Protection										\$989,357	
Sprinklers										\$872,196	

Facility: \Middle Schools\Chapel Hill Middle\1991 Building (continued)

Deficiency Sheet:

Deficiency:

Assembly: **B2020**
System: **Exterior Windows**
Material: **System**
Distress: **Needs Remediation**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The original windows are malfunctioning and should be replaced. The hinges are broken, making them difficult to operate and a safety hazard.**

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

Wed, 30-Mar-2011



Estimates:

Raw Cost	\$988,140.78
Plus or (Minus) Additional Cost	\$375,493.50
Total Estimated Amount	\$1,363,634.28

Deficiency:

Assembly: **B2030**
System: **Exterior Doors**
Material: **Door Opener**
Distress: **Missing**
Category: **Code Compliance**
Correction: **Install Door Opener**
Note: **The main entrance to the building lacks an automatic door opener.**

Surveyor/Update: Cesar De La Canal
Priority: 5
Quantity: 1

Fri, 01-Apr-2011



Estimates:

Raw Cost	\$4,350.00
Plus or (Minus) Additional Cost	\$1,653.00
Total Estimated Amount	\$6,003.00

DeKalb County School System

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COMET4 Facility Report

Chapel Hill Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Chapel Hill Middle\1991 Building (continued)

Deficiency:

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

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

Wed, 30-Mar-2011

Note: **The built up roof is blistering in several locations and the flashing is deteriorating. In addition, there are missing gutters and downspouts in several locations.**



Estimates:

Raw Cost	\$684,883.78
Plus or (Minus) Additional Cost	\$260,255.84
Total Estimated Amount	\$945,139.62

Deficiency:

Assembly: **B3020**
System: **Roof Openings**
Material: **Roof Hatches, Skylights**
Distress: **Inadequate**
Category: **Safety**
Correction: **Replace Roof Hatches, Skylights**
Note: **The roof hatch is not OSHA compliant.**

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

Sat, 18-Jun-2011



Estimates:

Raw Cost	\$986.92
Plus or (Minus) Additional Cost	\$375.03
Total Estimated Amount	\$1,361.95

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

COMET4 Facility Report

Chapel Hill Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Chapel Hill Middle\1991 Building (continued)

Deficiency:

Assembly: **C1020**
 System: **Interior Doors**
 Material: **System**
 Distress: **Inadequate**
 Category: **Deferred Maintenance**
 Correction: **Renew System**
 Note: **The interior doors need refinishing. The master key system is a safety concern and replacing the lock cylinders is recommended. Further, interior access doors are missing and plywood has been used to cover the openings.**

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

Sat, 18-Jun-2011

**Estimates:**

Raw Cost	\$175,944.82
Plus or (Minus) Additional Cost	\$66,859.03
Total Estimated Amount	\$242,803.85

Deficiency:

Assembly: **C1030**
 System: **Fittings**
 Material: **System**
 Distress: **Inadequate**
 Category: **Deferred Maintenance**
 Correction: **Renew System**
 Note: **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.**

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

Thu, 10-Feb-2011

**Estimates:**

Raw Cost	\$233,405.67
Plus or (Minus) Additional Cost	\$88,694.15
Total Estimated Amount	\$322,099.82

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COMET4 Facility Report

Chapel Hill Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Chapel Hill Middle\1991 Building (continued)**Deficiency:**

Assembly: **C3020**
 System: **Floor Finishes - VCT**
 Material: **System**
 Distress: **Needs Remediation**
 Category: **Deferred Maintenance**
 Correction: **Renew System**
 Note:

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

Wed, 30-Mar-2011

The original VCT is beyond its service life and should be replaced. The VCT that was replaced in 90% of the classrooms in 2004 should also be replaced because it is aging early.

**Estimates:**

Raw Cost	\$517,347.83
Plus or (Minus) Additional Cost	\$196,592.18
Total Estimated Amount	\$713,940.01

Deficiency:

Assembly: **D2010**
 System: **Plumbing Fixtures**
 Material: **Drinking Fountain Systems**
 Distress: **Damaged**
 Category: **Deferred Maintenance**
 Correction: **Replace Drinking Fountain Systems**
 Note:

Surveyor/Update: Cesar De La Canal
 Priority: 3
 Quantity: 8

Sat, 30-Apr-2011

The water fountains are aged, rusted, and damaged, and should be replaced.

**Estimates:**

Raw Cost	\$12,104.00
Plus or (Minus) Additional Cost	\$4,599.52
Total Estimated Amount	\$16,703.52

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COMET4 Facility Report

Chapel Hill Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Chapel Hill Middle\1991 Building (continued)**Deficiency:**

Assembly: **D5020**
 System: **Lighting**
 Material: **Lighting, High Intensity**
 Distress: **Inadequate**
 Category: **Deferred Maintenance**
 Correction: **Replace Lighting, High Intensity**

Surveyor/Update: Cesar De La Canal
 Priority: 3
 Quantity: 60

Sat, 30-Apr-2011

Note: **The fluorescent light fixtures in the gymnasium are very dim and inadequate, and should be replaced with higher intensity fixtures.**

**Estimates:**

Raw Cost	\$31,176.00
Plus or (Minus) Additional Cost	\$11,846.88
Total Estimated Amount	\$43,022.88

Deficiency:

Assembly: **E1020**
 System: **Institutional Equipment**
 Material: **System**
 Distress: **Beyond Service Life**
 Category: **Deferred Maintenance**
 Correction: **Renew System**

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

Thu, 10-Feb-2011

Note: **Institutional equipment, such as library equipment, theater and stage equipment, audio-visual equipment, and laboratory equipment, is worn, beyond its service life, and should be replaced. There is currently not enough lighting on the stage.**

**Estimates:**

Raw Cost	\$333,923.44
Plus or (Minus) Additional Cost	\$126,890.91
Total Estimated Amount	\$460,814.35

Facility: \Middle Schools\Chapel Hill Middle\1991 Building (continued)

Deficiency:

Assembly: **E2010**
System: **Fixed Furnishings**
Material: **System**
Distress: **Damaged**
Category: **Deferred Maintenance**
Correction: **Renew System**

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

Thu, 10-Feb-2011

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



Estimates:

Raw Cost	\$637,180.43
Plus or (Minus) Additional Cost	\$242,128.56
Total Estimated Amount	\$879,308.99

DeKalb County School System1701 Mountain Industrial Blvd
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COMET4 Facility Report

Chapel Hill Middle Facility Executive Summary ReportReport Date: 24 Jun 2011

Facility: \Middle Schools\Chapel Hill Middle\Baseball Field**Address:** 3535 Dogwood Farm Road, Decatur, GA 30034**Attributes:**

None

General Information:**Function:** Middle School**Year Built:** 1991**Gross Area:** 98,000 S.F.**Last Renovation:****Facility Description:**

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

Current Repair Cost: \$27,165.60**Replacement Cost:** \$634,687.20**FCI:** 4.28%

08-Dec-2010

Baseball Field at Chapel Hill Middle
School

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report
Chapel Hill Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Chapel Hill 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	1991	2001	2014		\$27,166	\$634,687	4
Special Construction	\$0.25	S.F.	98,000	110	\$27,166	10	1991	2001			\$27,166	\$24,696	110
Special Construction	\$0.25	S.F.	98,000	110	\$27,166	10	1991	2001			\$27,166	\$24,696	110
Special Facilities - Sports Field - Natural Turf	\$0.25	S.F.	98,000	110	\$27,166	10	1991	2001			\$27,166	\$24,696	110
Building Sitework	\$6.22	S.F.	98,000	103	\$626,043	77	1991	2011	2014			\$609,991	
Site Preparation	\$4.59	S.F.	98,000	100	\$449,467	100	1991					\$449,467	
Site Earthwork	\$4.59	S.F.	98,000	100	\$449,467	100	1991					\$449,467	
Site Improvements	\$1.64	S.F.	98,000	110	\$176,576	20	1991	2011	2014			\$160,524	
Site Development - Fencing; Scoreboard; Dug Outs	\$1.64	S.F.	98,000	110	\$176,576	20	1991	2011	2014	4		\$160,524	
Landscaping - Irrigation	\$0.09	S.F.	0	110		20	1991	2011					
Site Mechanical Utilities			0			0	0						
Water Supply - Water Service	\$0.34	S.F.	0	110		30	1991	2021					
Site Electrical Utilities			0			0	0						
Site Lighting	\$1.69	S.F.	0	110		30	1991	2021					

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Chapel Hill Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Chapel Hill Middle\Baseball Field (continued)

Deficiency Sheet:

Deficiency:

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

Surveyor/Update: Kate McPhillips
Priority: 5
Quantity: 1

Thu, 10-Feb-2011



Estimates:

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

DeKalb County School System

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COMET4 Facility Report

Chapel Hill Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Chapel Hill Middle\Covered Walkway
Address: 3535 Dogwood farm Road, Decatur, GA

Attributes:
None

General Information:

Function:	Middle School	Year Built:	1991
Gross Area:	4,850 S.F.	Last Renovation:	

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:** \$134,060.79 **FCI:** 0.00%



08-Dec-2010
Northwest Elevation



08-Dec-2010
North Elevation



08-Dec-2010
Southwest Elevation



08-Dec-2010
East Elevation

DeKalb County School System1701 Mountain Industrial Blvd
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COMET4 Facility Report

Chapel Hill Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Chapel Hill Middle\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.	4,850	100	\$134,061	25	1991	2016			0	\$134,061	
Special Construction	\$27.64	S.F.	4,850	100	\$134,061	25	1991	2016				\$134,061	
Special Construction	\$27.64	S.F.	4,850	100	\$134,061	25	1991	2016				\$134,061	
Special Structures - Covered Walkways Metal	\$27.64	S.F.	4,850	100	\$134,061	25	1991	2016				\$134,061	

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Chapel Hill Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Chapel Hill Middle\Covered Walkway (continued)

Deficiency Sheet:

*** No Deficiencies Found ***

DeKalb County School System1701 Mountain Industrial Blvd
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COMET4 Facility Report

Chapel Hill Middle Facility Executive Summary ReportReport Date: 24 Jun 2011

Facility: \Middle Schools\Chapel Hill Middle\Football Field**Address:** 3535 Dogwood Farm Road , Decatur, GA 30034**Attributes:**

None

General Information:**Function:** Middle School**Year Built:** 1991**Gross Area:** 108,000 S.F.**Last Renovation:****Facility Description:**

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

Current Repair Cost: \$14,968.80**Replacement Cost:** \$685,843.20**FCI:** 2.18%

08-Dec-2010
Football Field at Chapel Hill Middle
School

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report
Chapel Hill Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Chapel Hill 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	1991	2001	2014		\$14,969	\$685,843	2
Special Construction	\$0.13	S.F.	108,000	110	\$14,969	10	1991	2001			\$14,969	\$13,608	110
Special Construction	\$0.13	S.F.	108,000	110	\$14,969	10	1991	2001			\$14,969	\$13,608	110
Special Facilities - Footbal Field - Natural Turf	\$0.13	S.F.	108,000	110	\$14,969	10	1991	2001			\$14,969	\$13,608	110
Building Sitework	\$6.22	S.F.	108,000	103	\$689,925	77	1991	2011	2014			\$672,235	
Site Preparation	\$4.59	S.F.	108,000	100	\$495,331	100	1991					\$495,331	
Site Earthwork	\$4.59	S.F.	108,000	100	\$495,331	100	1991					\$495,331	
Site Improvements	\$1.64	S.F.	108,000	110	\$194,594	20	1991	2011	2014			\$176,904	
Site Development - Fencing; Goal Post; Scoreboard	\$1.64	S.F.	108,000	110	\$194,594	20	1991	2011	2014	4		\$176,904	
Landscaping - Irrigation	\$0.09	S.F.	0	110		20	1991	2011					
Site Mechanical Utilities			0			0	0						
Water Supply - Water Service	\$0.34	S.F.	0	110		30	1991	2021					
Site Electrical Utilities			0			0	0						
Site Lighting	\$1.69	S.F.	0	110		30	1991	2021					

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Chapel Hill Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Chapel Hill Middle\Football Field (continued)

Deficiency Sheet:

Deficiency:

Assembly: **F1040**
System: **Special Facilities - Footbal Field - Natural Turf System**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The football field turf is worn and should be reseeded.**

Surveyor/Update: Kate McPhillips
Priority: 5
Quantity: 1

Thu, 10-Feb-2011



Estimates:

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

DeKalb County School System1701 Mountain Industrial Blvd
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COMET4 Facility Report

Chapel Hill Middle Facility Executive Summary ReportReport Date: 24 Jun 2011

Facility: \Middle Schools\Chapel Hill Middle\Site
Address: 3535 Dogwood Farm Road, Decatur, GA 30034**Attributes:****Site Code** 1800**General Information:****Function:** Middle School**Year Built:** 1991**Gross Area:** 154,881 S.F.**Last Renovation:****Facility Description:**

The Chapel Hill Middle School site was originally constructed in 1991, has a total area of 63.7 acres, and is occupied by approximately 154,881 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: \$332,730.85**Replacement Cost:** \$3,147,770.47**FCI:** 10.57%

28-Oct-2010

Aerial Image of Chapel Hill Middle School

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report
Chapel Hill Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Chapel Hill 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	\$20.32	S.F.	154,881	109	\$3,429,568	36	1991	2001	2010		\$332,730	\$3,147,774	11
Building Sitework	\$20.32	S.F.	154,881	109	\$3,429,568	36	1991	2001	2010		\$332,730	\$3,147,774	11
Site Improvements	\$8.95	S.F.	154,881	108	\$1,491,142	22	1991	2001	2010		\$332,730	\$1,385,567	24
Roadways	\$1.00	S.F.	154,881	110	\$169,585	25	1991	2016	2010		\$169,585	\$154,169	110
Parking Lots	\$0.96	S.F.	154,881	110	\$163,145	25	1991	2016	2010		\$163,145	\$148,314	110
Pedestrian Paving	\$1.89	S.F.	154,881	110	\$321,998	30	1991	2021				\$292,725	
Site Development	\$0.26	S.F.	154,881	110	\$45,080	10	1991	2001	2015	5		\$40,982	
Site Development 2	\$2.13	S.F.	154,881	100	\$329,804	30	1991	2021				\$329,804	
Fence & Guardrails	\$2.13		154,881	100	\$329,804	30	1991	2021				\$329,804	
Landscaping	\$2.71	S.F.	154,881	110	\$461,530	10	1991					\$419,573	
Site Mechanical Utilities	\$9.98	S.F.	154,881	110	\$1,700,147	50	1991	2021				\$1,545,589	
Water Supply	\$2.73	S.F.	154,881	110	\$465,823	50	1991	2041				\$423,476	
Sanitary Sewer	\$1.99	S.F.	154,881	110	\$339,171	50	1991	2041				\$308,337	
Storm Sewer	\$5.05	S.F.	154,881	110	\$860,807	50	1991	2041				\$782,552	
Fuel Distribution - Gas	\$0.20	S.F.	154,881	110	\$34,346	30	1991	2021				\$31,224	
Site Electrical Utilities	\$1.40	S.F.	154,881	110	\$238,279	30	1991	2021				\$216,618	
Electrical Distribution	\$0.52	S.F.	154,881	110	\$88,013	30	1991	2021				\$80,012	
Site Lighting	\$0.69	S.F.	154,881	110	\$118,066	30	1991	2021				\$107,333	
Site Communication and Security	\$0.19	S.F.	154,881	110	\$32,200	30	1991	2021				\$29,273	

DeKalb County School System1701 Mountain Industrial Blvd
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COMET4 Facility Report

Chapel Hill Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Chapel Hill Middle\Site (continued)**Renewal Schedule:**

Systems	2010-12	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$332,730			\$52,260						\$1,279,621	
Building Sitework	\$332,730			\$52,260						\$1,279,621	
Site Improvements	\$332,730			\$52,260						\$902,245	
Roadways	\$169,585										
Parking Lots	\$163,145										
Pedestrian Paving										\$445,720	
Site Development				\$52,260							
Site Development 2										\$456,525	
Fence & Guardrails										\$456,525	
Landscaping											
Site Mechanical Utilities										\$47,543	
Water Supply											
Sanitary Sewer											
Storm Sewer											
Fuel Distribution - Gas										\$47,543	
Site Electrical Utilities										\$329,833	
Electrical Distribution										\$121,830	
Site Lighting										\$163,431	
Site Communication and Security										\$44,572	

Facility: \Middle Schools\Chapel Hill 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 aged and cracking and should be resurfaced and restriped.**

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

Sat, 18-Jun-2011



Estimates:

Raw Cost	\$134,591.59
Plus or (Minus) Additional Cost	\$34,993.81
Total Estimated Amount	\$169,585.40

Deficiency:

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

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

Sat, 18-Jun-2011



Estimates:

Raw Cost	\$129,480.52
Plus or (Minus) Additional Cost	\$33,664.93
Total Estimated Amount	\$163,145.45

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COMET4 Facility Report

Chapel Hill Middle Facility Executive Summary ReportReport Date: 24 Jun 2011

Facility: \Middle Schools\Chapel Hill Middle\Tennis Courts**Address:** 3535 Dogwood Farm Road, Decatur, GA 30034**Attributes:**

None

General Information:**Function:** Middle School**Year Built:** 2009**Gross Area:** 11,000 S.F.**Last Renovation:****Facility Description:**

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

Current Repair Cost: \$0.00**Replacement Cost:** \$97,574.40**FCI:** 0.00%

08-Dec-2010

Tennis Courts at Chapel Hill Middle
School

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

COMET4 Facility Report

Chapel Hill Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Chapel Hill 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	\$8.87	S.F.	11,000	109	\$106,278	22	2009	2029			0	\$97,574	
Special Construction	\$7.91	S.F.	11,000	110	\$95,745	20	2009	2029				\$87,041	
Special Construction	\$7.91	S.F.	11,000	110	\$95,745	20	2009	2029				\$87,041	
Special Facilities - Tennis Court Hard Surface	\$7.91	S.F.	11,000	110	\$95,745	20	2009	2029				\$87,041	
Building Sitework	\$0.96	S.F.	11,000	100	\$10,533	38	2009	2039				\$10,533	
Site Preparation	\$0.11	S.F.	11,000	100	\$1,247	100	2009					\$1,247	
Site Earthwork	\$0.11	S.F.	11,000	100	\$1,247	100	2009					\$1,247	
Site Improvements	\$0.84	S.F.	11,000	100	\$9,286	30	2009	2039				\$9,286	
Site Development - Fencing	\$0.84	S.F.	11,000	100	\$9,286	30	2009	2039				\$9,286	
Site Electrical Utilities			0			0	0						
Site Lighting	\$0.69	S.F.	0	110		30	2009	2039					

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Chapel Hill Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Chapel Hill Middle\Tennis Courts (continued)

Deficiency Sheet:

*** No Deficiencies Found ***

DeKalb County School System1701 Mountain Industrial Blvd
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COMET4 Facility Report

Chapel Hill Middle Facility Executive Summary ReportReport Date: 24 Jun 2011

Facility: \Middle Schools\Chapel Hill Middle\Track
Address: 3535 Dogwood Farm Road , Decatur, GA 30034**Attributes:**
None**General Information:**

Function:	Middle School	Year Built:	2009
Gross Area:	36,888 S.F.	Last Renovation:	

Facility Description:

The Track at Chapel Hill Middle School is located on the campus grounds, has six lanes, and black latex surfacing. There have been no additions or major renovations. This report contains condition and adequacy data collected during the 2010/2011 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Current Repair Cost: \$0.00 **Replacement Cost:** \$166,859.18 **FCI:** 0.00%



08-Dec-2010
Track at Chapel Hill Middle School

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

COMET4 Facility Report

Chapel Hill Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Chapel Hill 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	2009	2019			0	\$166,860	
Special Construction	\$3.60	S.F.	36,888	110	\$146,223	10	2009	2019				\$132,930	
Special Construction	\$3.60	S.F.	36,888	110	\$146,223	10	2009	2019				\$132,930	
Special Facilities - Running Track Surface & Curbing	\$3.60	S.F.	36,888	110	\$146,223	10	2009	2019				\$132,930	
Building Sitework	\$0.92	S.F.	36,888	100	\$33,930	100	2009					\$33,930	
Site Preparation	\$0.92	S.F.	36,888	100	\$33,930	100	2009					\$33,930	
Site Earthwork	\$0.92	S.F.	36,888	100	\$33,930	100	2009					\$33,930	

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Chapel Hill Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Chapel Hill Middle\Track (continued)

Deficiency Sheet:

*** No Deficiencies Found ***

Educational Adequacy Report

Suitability Report - Full

Project #: 4469	County: DeKalb	Site #: 0193
Project: Assessments 2010	Region: 1	Site: Chapel Hill MS
Grade Config: 6 - 8	Site Type: Middle	Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - Middle_Jr. High				
Site				
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	Good	1.05	1.05	100.00
Safety and Security				
Fencing	Good	0.78	0.78	100.00
Signage & Way Finding	Fair	0.67	1.00	67.00
Ease of Supervision	P/U	0.00	3.50	0.00
Limited Entrances	P/U	0.00	0.50	0.00
Interior Circulation	P/U	0.00	0.50	0.00
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	13.65	13.65	100.00
Adjacencies	Good	2.93	2.93	100.00
Storage\Fixed Equip.	Unsat	0.00	2.93	0.00
Remedial - Special Needs				
Size	Fair	1.51	3.03	50.00
Adjacencies	G/F	0.65	0.65	100.00
Storage\Fixed Equip.	P/U	0.00	0.65	0.00
Library				
Size	Good	3.25	3.25	100.00
Adjacencies	G/F	0.70	0.70	100.00
Storage\Fixed Equip.	G/F	0.70	0.70	100.00
P.E.				
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
Music				
Size	Good	2.57	2.57	100.00
Adjacencies	G/F	0.55	0.55	100.00
Storage\Fixed Equip.	G/F	0.55	0.55	100.00

Suitability	Rating	Score	Possible Score	Percent Score
Art				
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
Performing Arts\Auditorium				
Size	Good	1.47	1.47	100.00
Adjacencies	Good	0.31	0.31	100.00
Storage\Fixed Equip.	P/U	0.00	0.31	0.00
Vocational Technical				
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
Science				
Size	Fair	1.67	3.34	50.00
Adjacencies	Good	0.72	0.72	100.00
Storage\Fixed Equip.	P/U	0.00	0.72	0.00
Administration				
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
Restrooms (Student)	Fair	0.46	0.93	50.00
Teacher Lounge and Work Room(s)	P/U	0.00	0.91	0.00
Cafeteria	Good	4.00	4.00	100.00
Food Prep	Good	5.72	5.72	100.00
Counseling	Good	0.42	0.42	100.00
Clinic	P/U	0.00	0.34	0.00
Custodial & Maintenance	G/F	0.50	0.50	100.00
Total For Site:		80.16	100.00	80.16

Comments**Suitability - Middle_Jr. High**

Chapel Hill Middle School was built in 1990 and was designed originally as a junior high school. The school currently serves students in grades sixth through eighth. The school's extracurricular activities include football, boys' and girls' basketball, boys' and girls' track, cheerleading, and recreational baseball.

Suitability - Middle_Jr. High->Site-->Traffic

The school utilizes a bus lane that is separated from the main parking lot. Due to the number of buses, they are parked two abreast which causes students to walk between parked buses. The main area that parents pick up and drop off students is in the parking lot adjacent to the bus drop-off lane. Students walk between parked buses and parked cars to access the parent lane. The school does have a separate parent drop-off lane that is not adequate in size to accommodate the traffic.

Suitability - Middle_Jr. High->Site-->Play Courts & Fields

One of the baseball/softball fields currently has portables located on it.

Suitability - Middle_Jr. High->Safety and Security-->Signage & Way Finding

The school does not have adequate internal directional signage or signage indicating the main entrance.

Project #: 4469

County: DeKalb

Site #: 0193

Project: Assessments 2010

Region: 1

Site: Chapel Hill MS

Grade Config: 6 - 8

Site Type: Middle

Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
<p>Suitability - Middle_Jr. High->Safety and Security-->Ease of Supervision The school has five different hallways that converge in a commons area causing inadequate line of sight.</p> <p>Suitability - Middle_Jr. High->Safety and Security-->Limited Entrances Only the front entrance is equipped with an electronic door lock system. The school has video monitoring equipment on four of the entrances and exits.</p> <p>Suitability - Middle_Jr. High->Safety and Security-->Interior Circulation The school is equipped with upper and lower lockers. In order to accommodate these lockers, students are dismissed at different times based upon whether they have an upper or lower locker.</p> <p>Suitability - Middle_Jr. High->General Classrooms-->Storage\Fixed Equip. The classrooms do not have adequate storage for supplies and materials. Only 35% of the classrooms are equipped with ceiling-mounted projectors or comparable technology.</p> <p>Suitability - Middle_Jr. High->Remedial - Special Needs-->Size The self-contained special-education classes are located in what was previously a teacher's lounge and a small general classroom. Both rooms are small for the number of students served. The room that was the small general classroom does not have a restroom or sink.</p> <p>Suitability - Middle_Jr. High->Remedial - Special Needs-->Storage\Fixed Equip. The special education spaces do not have adequate built-in storage for supplies and materials. One of the spaces does not have a restroom and sink.</p> <p>Suitability - Middle_Jr. High->P.E.-->Size The school is equipped with one gymnasium and a multipurpose room. The gymnasium is used by up to four physical education classes at one time with an enrollment of approximately 35 students in each class. The multipurpose room is used to teach health classes. The gym cannot seat the entire student body. The gym is small for the number of students.</p> <p>Suitability - Middle_Jr. High->Performing Arts\Auditorium-->Size The cafeteria is also used as the auditorium. The stage is adequate in size.</p> <p>Suitability - Middle_Jr. High->Performing Arts\Auditorium-->Storage\Fixed Equip. The stage does not have any storage for equipment and materials. The cafeteria/auditorium does not have adequate storage for tables and chairs and they are normally stored in the orchestra room during activities.</p> <p>Suitability - Middle_Jr. High->Vocational Technical-->Size The family and consumer science room is currently used for storage.</p> <p>Suitability - Middle_Jr. High->Vocational Technical-->Storage\Fixed Equip. The industrial technology area does not have a small, separated space with a dust collector for woodworking.</p> <p>Suitability - Middle_Jr. High->Science-->Size In order to accommodate the team concept for various grade levels, science is taught in general classrooms for sixth grade. Seventh and eighth grades utilize the rooms that were designed for science instruction. The general classrooms do not meet the 1000 square-foot standard and are not equipped as science rooms.</p> <p>Suitability - Middle_Jr. High->Science-->Storage\Fixed Equip. The general classrooms that are utilized by the sixth-graders for science do not have adequate lab tables, sinks, demonstration tables, and storage cabinetry.</p> <p>Suitability - Middle_Jr. High->Restrooms (Student) The restrooms are not equipped with urinal privacy partitions.</p> <p>Suitability - Middle_Jr. High->Teacher Lounge and Work Room(s) The teachers' lounge is a small space that has a table and chairs for four people and two chairs and a couch. The lounge houses two restrooms.</p>				

Project #: 4469

County: DeKalb

Site #: 0193

Project: Assessments 2010

Region: 1

Site: Chapel Hill MS

Grade Config: 6 - 8

Site Type: Middle

Site Size: 0.00

Suitability

Rating

Score

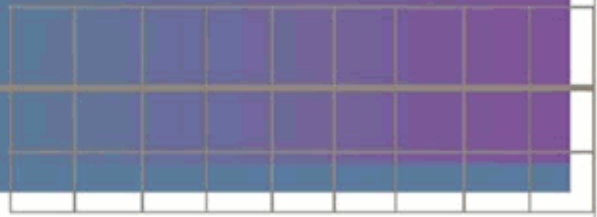
**Possible
Score**

**Percent
Score**

Suitability - Middle_Jr. High->Clinic

The school does not have a clinic. Medications are stored in a small area that was previously a clinic that is now used for an administrative staff area.

Technology Readiness Report



Technology Readiness Report - Full

Project #: 4469	County: DeKalb	Site #: 0193
Project: Assessments 2010	Region: 1	Site: Chapel Hill MS

Technology Readiness	Rating	Score	Possible Score	Percent Score
Technology Readiness				
MDFIT Equipment Environment	Good	15.00	15.00	100.00
Electrical Power	Good	10.00	10.00	100.00
Cooling	Unsat	0.00	10.00	0.00
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	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:		80.00	100.00	80.00

Comments

Technology Readiness->Cooling

The business education and to general computer labs do not have adequate cooling for the number of computers.

Technology Readiness->Wireless

Wireless is available only in the library.

Technology Readiness->Projectors

Approximately 35% of the instructional spaces have ceiling-mounted projectors or comparable technology.