

Facility Condition Assessment Report

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

COMET4 Facility Report

Columbia Middle Facility Executive Summary ReportReport Date: 24 Jun 2011

Facility: \Middle Schools\Columbia Middle**Address:** 3001 Columbia Drive, Decatur, GA 30034**Attributes:**

Facility Code	0301
Super Cluster	5

General Information:

Function:	Middle School
Gross Area:	161,263 S.F.

Year Built:	
Last Renovation:	

Facility Description:

Columbia Middle School campus consists of one main school building located at 3001 Columbia Drive in Decatur, Georgia. The original campus was constructed in 2001 and there have been no additions to the main school building. In addition to the main school building, the campus contains a covered walkway, football field, softball 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 and other facilities on the campus.

Current Repair Cost: \$357,379.92**Replacement Cost:** \$33,503,308.92**FCI:** 1.07%

14-Mar-2011
Columbia Middle School

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 FCI Report
Columbia 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
Columbia Middle\2001 Building		\$178.33	161,263	\$321,974	\$28,757,437	1.12%	\$36,063	\$55,035	\$174,016	\$56,860	\$0
Columbia Middle\Site		\$19.62	161,263	\$35,406	\$3,163,690	0.84%	\$0	\$0	\$0	\$35,406	\$0
Columbia Middle\Track		\$4.52	36,888	\$0	\$166,864	0.00%	\$0	\$0	\$0	\$0	\$0
Columbia Middle\Tennis Courts		\$8.87	13,200	\$0	\$117,089	0.00%	\$0	\$0	\$0	\$0	\$0
Columbia Middle\Softball Field		\$5.30	98,000	\$0	\$519,851	0.00%	\$0	\$0	\$0	\$0	\$0
Columbia Middle\Football Field		\$6.22	108,000	\$0	\$672,235	0.00%	\$0	\$0	\$0	\$0	\$0
Columbia Middle\Covered Walkway		\$27.64	3,840	\$0	\$106,143	0.00%	\$0	\$0	\$0	\$0	\$0

DeKalb County School System

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COMET4 Survey Report

Columbia 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								\$250,596	\$106,784	\$357,380			
Middle Schools								\$250,596	\$106,784	\$357,380			
Columbia Middle								\$250,596	\$106,784	\$357,380			
2001 Building								\$222,496	\$99,478	\$321,974			
Building Systems								\$222,496	\$99,478	\$321,974			
A1010		Standard Foundations	Engineering Study for Foundations	Needs Remediation	Study analyze and develop solution	1	Ea.	\$25,000	\$11,178	\$36,178	Potentially Critical	Safety	Differential settlement was observed throughout the building and an engineering study is recommended to determine the cause. Pricing does not include remediation measures.
B2010		Exterior Walls	Brick Face Cavity Wall	Damaged	Power wash brick face cavity wall	750	S.F.	\$39,293	\$17,568	\$56,860	Recommended	Deferred Maintenance	The exterior walls are stained and should be pressure washed.
D3040		Distribution Systems & Exhaust Systems	Roof Exhaust Fan Systems	Inadequate	KILN Exhaust System incl fixed hood roof exhaust	2	Ea.	\$13,031	\$5,826	\$18,857	Potentially Critical	Code Compliance	Kiln - CR 401 / Kiln exhaust system is inadequate and has no outside air available, and should be replaced with a code compliant system with run time delay.
D5020		Branch Wiring	Safety Swtich	Inadequate	Install Classroom Emergency Utility Safety S.O.	13	Ea.	\$24,921	\$11,142	\$36,063	Critical	Code Compliance	CR 607, 609, 608, 610, 709, 710, 711, 712, 809, 810, 811, 812 and the Home Economic Room / Lab emergency utility shutoffs are inaccessible or inadequate (locked or in another room) and should be remote operated with the operators mounted at the hallway exits in each room.
D2040		Rain Water Drainage	System	Beyond Service Life	Renew System	1	Ea.	\$108,207	\$48,380	\$156,587	Necessary	Deferred Maintenance	Elevate and/or relocate overflow roof drains to reduce flooding in the courtyards and the building.
D3040		Distribution Systems & Exhaust Systems	Roof Exhaust Fan Systems	Inadequate	Replace Exhaust System	4	Ea.	\$12,044	\$5,385	\$17,429	Necessary	Deferred Maintenance	Gym Locker Rooms / Exhaust air in the girls and boys locker rooms is inadequate and return air is being recirculated.
Site								\$28,100	\$7,306	\$35,406			
Building Systems								\$28,100	\$7,306	\$35,406			
G2030		Pedestrian Paving	pedestrian paving	Needs Remediation	replace pedestrian paving	1,000	L.F.	\$28,100	\$7,306	\$35,406	Recommended	Safety	The sidewalks are cracked and damaged and should be replaced.

DeKalb County School System

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Stone Mountain, GA 30083

COMET4 Facility Report

Columbia Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Columbia Middle\2001 Building

Address: 3001 Columbia Drive, Decatur, GA 30034

Attributes:

Building Codes 4010
Fire Sprinkler System Yes

General Information:

Function: Middle School **Year Built:** 2001
Gross Area: 161,263 S.F. **Last Renovation:**

Facility Description:

The Columbia Middle School main building is a one-story building located at 3001 Columbia Drive in Decatur, Georgia. Originally built in 2001, there have been no additions or major renovations. This report contains condition and adequacy data collected during the 2010/2011 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

An energy conservation opportunity for this building consist of 1) Replacing the window treatments on next renewal; 2) Replacing the exhaust fans and air distribution system on next renewal; and 3) replacing the building automation system with an energy management system that completely controls HVAC and lighting.

Current Repair Cost: \$321,973.92

Replacement Cost: \$28,757,436.82

FCI: 1.12%



11-Mar-2011
East Elevation



11-Mar-2011
South Elevation



11-Mar-2011
West Elevation



11-Mar-2011
North Elevation

DeKalb County School System

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COMET4 Facility Report
Columbia Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Columbia Middle\2001 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	\$178.33	S.F.	161,263	108	\$31,072,871	41	2001	2009	2010		\$267,054	\$28,757,436	1
Substructure	\$5.22	S.F.	161,263	100	\$842,443	100	2001				\$36,178	\$842,443	4
Foundations	\$5.22	S.F.	161,263	100	\$842,443	100	2001				\$36,178	\$842,443	4
Standard Foundations	\$1.69	S.F.	161,263	100	\$273,036	100	2001				\$36,178	\$273,036	13
Special Foundations	\$4.34	S.F.	0	100		100	2001						
Slab on Grade	\$3.53	S.F.	161,263	100	\$569,407	100	2001					\$569,407	
Basement Construction			0			0	0						
Basement Excavation	\$1.19	S.F.	0	100		100	2001						
Basement Walls	\$1.68	S.F.	0	100		100	2001						
Shell	\$39.23	S.F.	161,263	104	\$6,605,293	70	2001	2021			\$56,860	\$6,326,218	1
Superstructure	\$6.86	S.F.	161,263	100	\$1,106,144	100	2001					\$1,106,144	
Roof Construction	\$6.86	S.F.	161,263	100	\$1,106,144	100	2001					\$1,106,144	
Exterior Enclosure	\$24.27	S.F.	161,263	104	\$4,061,928	72	2001	2031			\$56,860	\$3,913,509	1
Exterior Walls	\$15.06	S.F.	161,263	100	\$2,429,316	100	2001				\$56,860	\$2,429,316	2
Exterior Windows	\$8.39	S.F.	161,263	110	\$1,488,860	30	2001	2031				\$1,353,509	
Exterior Doors	\$0.81	S.F.	161,263	110	\$143,752	30	2001	2031				\$130,684	
Roofing	\$8.10	S.F.	161,263	110	\$1,437,221	40	2001	2021				\$1,306,565	
Roof Coverings - Asphalt Shingles	\$3.88	S.F.	0	110		10	0						
Roof Coverings - BUR	\$5.82	S.F.	141,911	110	\$908,099	20	2001	2021				\$825,545	
Roof Coverings - EPDM	\$2.98	S.F.	0	110		15	2001						
Roof Coverings - Preformed Metal	\$4.49	S.F.	0	110		30	2001						
Roof Coverings Standing Seam Metal	\$24.62	S.F.	19,352	110	\$523,988	75	2001	2076				\$476,353	
Roof Openings	\$0.03	S.F.	161,263	110	\$5,134	30	2001	2031				\$4,667	
Interiors	\$41.14	S.F.	161,263	109	\$7,198,901	47	2001	2009	2014			\$6,634,830	
Interior Construction	\$11.61	S.F.	161,263	105	\$1,959,321	76	2001	2021				\$1,871,576	
Partitions	\$7.57	S.F.	161,263	110	\$1,342,541	100	2001					\$1,220,492	
Interior Doors	\$2.05	S.F.	161,263	80	\$265,101	30	2001	2031				\$331,376	
Fittings	\$1.98	S.F.	161,263	110	\$351,679	20	2001	2021				\$319,708	
Stairs			0			0	0						
Stair Construction	\$0.97	S.F.	0	100		100	2001						
Interior Finishes	\$29.54	S.F.	161,263	110	\$5,239,580	36	2001	2009	2014			\$4,763,254	
Wall Finishes - Ceramic & Glazed	\$10.04	S.F.	1,613	110	\$17,819	30	2001	2031				\$16,199	
Wall Finishes - Paint	\$1.90	S.F.	159,650	110	\$332,914	10	2001	2011	2014	4		\$302,649	
Wall Finishes - Wall Coverings	\$2.08	S.F.	0	110		10	2001						
Floor Finishes - Carpet	\$8.25	S.F.	8,063	110	\$73,158	8	2001	2009	2015	5		\$66,507	
Floor Finishes - Ceramic & Quarry Tile	\$14.05	S.F.	16,126	110	\$249,251	50	2001	2051				\$226,592	
Floor Finishes - Terrazzo	\$51.37	S.F.	48,379	110	\$2,733,861	50	2001	2051				\$2,485,328	
Floor Finishes - VCT	\$9.22	S.F.	64,505	110	\$654,070	20	2001	2021				\$594,609	
Floor Finishes - Wood	\$9.42	S.F.	16,126	110	\$167,109	20	2001	2021				\$151,917	
Ceiling Finishes	\$5.70	S.F.	161,263	110	\$1,011,398	20	2001	2021				\$919,453	
Services	\$80.23	S.F.	161,263	110	\$14,231,449	24	2001	2011	2010		\$174,016	\$12,937,683	1
Conveying			0			0	0						
Elevators and Lifts	\$1.06	S.F.	0	110		30	2001						
Plumbing	\$17.09	S.F.	161,263	110	\$3,031,627	25	2001	2021	2010		\$156,587	\$2,756,025	6
Plumbing Fixtures	\$7.76	S.F.	161,263	110	\$1,375,912	20	2001	2021				\$1,250,829	
Domestic Water Distribution	\$3.62	S.F.	161,263	110	\$641,750	30	2001	2031				\$583,409	
Sanitary Waste	\$4.08	S.F.	161,263	110	\$723,894	30	2001	2031				\$658,086	
Rain Water Drainage	\$0.88	S.F.	161,263	110	\$156,587	30	2001	2031	2010		\$156,587	\$142,352	110
Other Plumbing Systems - Natural Gas	\$0.75	S.F.	161,263	110	\$133,484	30	2001	2031				\$121,349	
HVAC	\$36.21	S.F.	161,263	110	\$6,422,635	22	2001	2016			\$17,429	\$5,838,760	
Heat Generating Systems	\$4.36	S.F.	161,263	110	\$772,667	30	2001	2031				\$702,425	
Cooling Generating Systems	\$4.43	S.F.	161,263	110	\$785,502	30	2001	2031				\$714,093	
Distribution Systems & Exhaust Systems	\$4.89	S.F.	161,263	110	\$867,646	30	2001	2031			\$17,429	\$788,769	2
Terminal & Package Units	\$18.13	S.F.	161,263	110	\$3,216,452	15	2001	2016				\$2,924,047	
Controls & Instrumentation	\$3.36	S.F.	161,263	110	\$595,544	20	2001	2021				\$541,404	
Other HVAC Systems/Equip - Kitchen Hood	\$1.04	S.F.	161,263	110	\$184,824	30	2001	2031				\$168,022	
Fire Protection	\$3.88	S.F.	161,263	110	\$687,956	30	2001	2031				\$625,415	
Sprinklers	\$3.88	S.F.	161,263	110	\$687,956	30	2001	2031				\$625,415	
Electrical	\$23.05	S.F.	161,263	110	\$4,089,231	24	2001	2011	2014			\$3,717,483	
Electrical Service/Distribution	\$1.94	S.F.	161,263	110	\$343,978	30	2001	2031				\$312,707	

DeKalb County School System

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COMET4 Facility Report
Columbia 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%
Branch Wiring	\$5.57	S.F.	161,263	110	\$988,295	30	2001	2031				\$898,450	
Lighting	\$8.42	S.F.	161,263	110	\$1,493,994	30	2001	2031				\$1,358,177	
Communications and Security - Fire Alarm	\$1.48	S.F.	161,263	110	\$261,834	10	2001	2011	2014	4		\$238,031	
Communications and Security - PA & Clock Systems	\$3.42	S.F.	161,263	110	\$605,812	10	2001	2011	2014	4		\$550,738	
Communications and Security - Security & CCTV	\$1.24	S.F.	161,263	110	\$220,762	10	2001	2011	2014	4		\$200,693	
Other Electrical Systems - Emergency Generator	\$0.98	S.F.	161,263	110	\$174,556	20	2001	2021	2015	5		\$158,687	
Equipment & Furnishings	\$12.50	S.F.	161,263	109	\$2,194,785	19	2001	2016				\$2,016,262	
Equipment	\$7.09	S.F.	161,263	108	\$1,234,727	18	2001	2016				\$1,143,482	
Commercial Equipment	\$1.43	S.F.	161,263	100	\$231,030	20	2001	2021				\$231,030	
Institutional Equipment	\$2.84	S.F.	161,263	110	\$503,132	20	2001	2021				\$457,393	
Other Equipment (Kitchen Equipment)	\$2.82	S.F.	161,263	110	\$500,565	15	2001	2016				\$455,059	
Furnishings	\$5.41	S.F.	161,263	110	\$960,058	20	2001	2021				\$872,780	
Fixed Furnishings	\$5.41	S.F.	161,263	110	\$960,058	20	2001	2021				\$872,780	
Special Construction			0			0	0						
Special Construction			0			0	0						
Special Structures - Canopies	\$1.24	S.F.	0	110		20	2001						

Facility: \Middle Schools\Columbia Middle\2001 Building (continued)

Deficiency Sheet:

Deficiency:

Assembly: **A1010**
System: **Standard Foundations**
Material: **Engineering Study for Foundations**
Distress: **Needs Remediation**
Category: **Safety**
Correction: **Study analyze and develop solution**
Note: **Differential settlement was observed throughout the building and an engineering study is recommended to determine the cause. Pricing does not include remediation measures.**

Surveyor/Update: Somnath Das Thu, 07-Apr-2011
Priority: 2
Quantity: 1



Estimates:

Raw Cost	\$25,000.00
Plus or (Minus) Additional Cost	\$11,177.50
Total Estimated Amount	\$36,177.50

Deficiency:

Assembly: **B2010**
System: **Exterior Walls**
Material: **Brick Face Cavity Wall**
Distress: **Damaged**
Category: **Deferred Maintenance**
Correction: **Power wash brick face cavity wall**
Note: **The exterior walls are stained and should be pressure washed.**

Surveyor/Update: Somnath Das Sat, 18-Jun-2011
Priority: 4
Quantity: 750



Estimates:

Raw Cost	\$39,292.50
Plus or (Minus) Additional Cost	\$17,567.68
Total Estimated Amount	\$56,860.18

DeKalb County School System

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COMET4 Facility Report

Columbia Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Columbia Middle\2001 Building (continued)

Deficiency:

Assembly: **D2040**
System: **Rain Water Drainage**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **Elevate and/or relocate overflow roof drains to reduce flooding in the courtyards and the building.**

Surveyor/Update: Paul Hufford
Priority: 3
Quantity: 1

Thu, 07-Apr-2011



Estimates:

Raw Cost	\$108,207.47
Plus or (Minus) Additional Cost	\$48,379.56
Total Estimated Amount	\$156,587.03

Deficiency:

Assembly: **D3040**
System: **Distribution Systems & Exhaust Systems**
Material: **Roof Exhaust Fan Systems**
Distress: **Inadequate**
Category: **Code Compliance**
Correction: **KILN Exhaust System incl fixed hood roof exhaust**

Surveyor/Update: Paul Hufford
Priority: 2
Quantity: 2

Thu, 07-Apr-2011

Note: **Kiln exhaust system is inadequate and has no outside air available, and should be replaced with a code compliant system with run time delay.**



Estimates:

Raw Cost	\$13,031.00
Plus or (Minus) Additional Cost	\$5,826.16
Total Estimated Amount	\$18,857.16

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COMET4 Facility Report

Columbia Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Columbia Middle\2001 Building (continued)

Deficiency:

Assembly: **D3040**
 System: **Distribution Systems & Exhaust Systems**
 Material: **Roof Exhaust Fan Systems**
 Distress: **Inadequate**
 Category: **Deferred Maintenance**
 Correction: **Replace Exhaust System**
 Note: **Exhaust air in the girls and boys locker rooms is inadequate and return air is being recirculated.**

Surveyor/Update: Paul Hufford
 Priority: 3
 Quantity: 4

Thu, 07-Apr-2011

**Estimates:**

Raw Cost	\$12,044.00
Plus or (Minus) Additional Cost	\$5,384.87
Total Estimated Amount	\$17,428.87

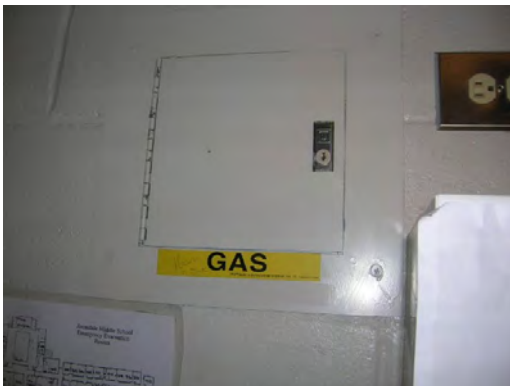
Deficiency:

Assembly: **D5020**
 System: **Branch Wiring**
 Material: **Safety Swtich**
 Distress: **Inadequate**
 Category: **Code Compliance**
 Correction: **Install Classroom Emergency Utility Safety S.O.**

Surveyor/Update: Paul Hufford
 Priority: 1
 Quantity: 13

Thu, 07-Apr-2011

Note: **Lab emergency utility shutoffs are inaccessible or inadequate (locked or in another room) and should be remote operated with the operators mounted at the hallway exits in each room.**

**Estimates:**

Raw Cost	\$24,921.00
Plus or (Minus) Additional Cost	\$11,142.18
Total Estimated Amount	\$36,063.18

DeKalb County School System

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COMET4 Facility Report
Columbia Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Columbia Middle\Covered Walkway
Address: 3001 Columbia Drive, Decatur, GA 30034

Attributes:
None

General Information:

Function:	Middle School	Year Built:	2000
Gross Area:	3,840 S.F.	Last Renovation:	

Facility Description:

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

Current Repair Cost: \$0.00 **Replacement Cost:** \$106,142.98 **FCI:** 0.00%



11-Mar-2011
South Elevation



11-Mar-2011
East Elevation



11-Mar-2011
North Elevation



11-Mar-2011
West Elevation

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COMET4 Facility Report

Columbia Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Columbia 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.	3,840	100	\$106,143	25	2000	2025			0	\$106,143	
Special Construction	\$27.64	S.F.	3,840	100	\$106,143	25	2000	2025				\$106,143	
Special Construction	\$27.64	S.F.	3,840	100	\$106,143	25	2000	2025				\$106,143	
Special Structures - Covered Walkways Metal	\$27.64	S.F.	3,840	100	\$106,143	25	2000	2025				\$106,143	

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Facility: \Middle Schools\Columbia Middle\Covered Walkway (continued)

Deficiency Sheet:

*** No Deficiencies Found ***

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COMET4 Facility Report

Columbia Middle Facility Executive Summary ReportReport Date: 24 Jun 2011

Facility: \Middle Schools\Columbia Middle\Football Field**Address:** 3001 Columbia Drive, Decatur, GA 30034**Attributes:**

None

General Information:**Function:** Middle School**Year Built:** 2001**Gross Area:** 108,000 S.F.**Last Renovation:****Facility Description:**

The Football Field at Columbia 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:** \$672,235.20**FCI:** 0.00%

11-Mar-2011

Football Field at Columbia Middle School

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COMET4 Facility Report
Columbia Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Columbia 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	\$6.22	S.F.	108,000	103	\$689,926	77	2001	2011	2014		0	\$672,235	
Special Construction	\$0.25	S.F.	108,000	110	\$29,938	10	2001	2011	2014			\$27,216	
Special Construction	\$0.25	S.F.	108,000	110	\$29,938	10	2001	2011	2014			\$27,216	
Special Facilities - Sports Field - Natural Turf	\$0.25	S.F.	108,000	110	\$29,938	10	2001	2011	2014	4		\$27,216	
Building Sitework	\$5.97	S.F.	108,000	102	\$659,988	80	2001	2021				\$645,019	
Site Preparation	\$4.59	S.F.	108,000	100	\$495,331	100	2001					\$495,331	
Site Earthwork	\$4.59	S.F.	108,000	100	\$495,331	100	2001					\$495,331	
Site Improvements	\$1.39	S.F.	108,000	110	\$164,657	20	2001	2021				\$149,688	
Site Development - Fencing	\$1.39	S.F.	108,000	110	\$164,657	20	2001	2021				\$149,688	
Landscaping - Irrigation	\$0.09	S.F.	0	110		20	2001						
Site Mechanical Utilities			0			0	0						
Water Supply - Water Service	\$0.34	S.F.	0	110		30	2001						
Site Electrical Utilities			0			0	0						
Site Lighting	\$1.69	S.F.	0	110		30	2001						

DeKalb County School System

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COMET4 Facility Report

Columbia Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

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

Deficiency Sheet:

*** No Deficiencies Found ***

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COMET4 Facility Report

Columbia Middle Facility Executive Summary ReportReport Date: 24 Jun 2011

Facility: \Middle Schools\Columbia Middle\Site**Address:** 3001 Columbia Drive, Decatur, GA 30034**Attributes:****Site Code** 1921**General Information:****Function:** Middle School**Year Built:** 2001**Gross Area:** 161,263 S.F.**Last Renovation:****Facility Description:**

The Columbia Middle School site was originally constructed in 2001, has a total area of 57.8 acres, and is occupied by approximately 161,263 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: \$35,406.00**Replacement Cost:** \$3,163,689.79**FCI:** 1.12%

28-Oct-2010

Aerial Image of Columbia Middle School

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report
Columbia Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Columbia 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	\$3,445,720	37	2001	2011	2014		\$35,406	\$3,163,687	1
Building Sitework	\$19.62	S.F.	161,263	109	\$3,445,720	37	2001	2011	2014		\$35,406	\$3,163,687	1
Site Improvements	\$8.95	S.F.	161,263	108	\$1,552,585	22	2001	2011	2014		\$35,406	\$1,442,657	2
Roadways	\$1.00	S.F.	161,263	110	\$176,573	25	2001	2026				\$160,521	
Parking Lots	\$0.96	S.F.	161,263	110	\$169,868	25	2001	2026				\$154,425	
Pedestrian Paving	\$1.89	S.F.	161,263	110	\$335,266	30	2001	2031			\$35,406	\$304,787	12
Site Development	\$0.26	S.F.	161,263	110	\$46,937	10	2001	2011	2014	4		\$42,670	
Site Development 2	\$2.13	S.F.	161,263	100	\$343,393	30	2001	2031				\$343,393	
Fence & Guardrails	\$2.13		161,263	100	\$343,393	30	2001	2031				\$343,393	
Landscaping	\$2.71	S.F.	161,263	110	\$480,548	10	2001					\$436,861	
Site Mechanical Utilities	\$9.98	S.F.	161,263	110	\$1,770,204	50	2001	2031				\$1,609,275	
Water Supply	\$2.73	S.F.	161,263	110	\$485,018	50	2001	2051				\$440,925	
Sanitary Sewer	\$1.99	S.F.	161,263	110	\$353,147	50	2001	2051				\$321,042	
Storm Sewer	\$5.05	S.F.	161,263	110	\$896,277	50	2001	2051				\$814,797	
Fuel Distribution - Gas	\$0.20	S.F.	161,263	110	\$35,762	30	2001	2031				\$32,511	
Site Electrical Utilities	\$0.69	S.F.	161,263	110	\$122,931	30	2001	2031				\$111,755	
Electrical Distribution	\$0.52	S.F.	0	110		30	2001						
Site Lighting	\$0.69	S.F.	161,263	110	\$122,931	30	2001	2031				\$111,755	
Site Communication and Security	\$0.19	S.F.	0	110		30	2001						

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

Deficiency Sheet:

Deficiency:

Assembly: **G2030**
System: **Pedestrian Paving**
Material: **pedestrian paving**
Distress: **Needs Remediation**
Category: **Safety**
Correction: **replace pedestrian paving**
Note: **The sidewalks are cracked and damaged and should be replaced.**

Surveyor/Update: Somnath Das
Priority: 4
Quantity: 1,000

Fri, 01-Apr-2011



Estimates:

Raw Cost	\$28,100.00
Plus or (Minus) Additional Cost	\$7,306.00
Total Estimated Amount	\$35,406.00

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

COMET4 Facility Report

Columbia Middle Facility Executive Summary ReportReport Date: 24 Jun 2011

Facility: \Middle Schools\Columbia Middle\Softball Field**Address:** 3001 Columbia Drive, Decatur, GA 30034**Attributes:**

None

General Information:

Function:	Middle School	Year Built:	2001
Gross Area:	98,000 S.F.	Last Renovation:	

Facility Description:

The Softball Field at Columbia 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:** \$519,850.80 **FCI:** 0.00%



11-Mar-2011
Softball Field at Columbia Middle School

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report
Columbia Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Columbia Middle\Softball Field (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$5.30	S.F.	98,000	101	\$526,889	88	2001	2011	2014		0	\$519,851	
Special Construction	\$0.25	S.F.	98,000	110	\$27,166	10	2001	2011	2014			\$24,696	
Special Construction	\$0.25	S.F.	98,000	110	\$27,166	10	2001	2011	2014			\$24,696	
Special Facilities - Sports Field - Natural Turf	\$0.25	S.F.	98,000	110	\$27,166	10	2001	2011	2014	4		\$24,696	
Building Sitework	\$5.05	S.F.	98,000	101	\$499,723	92	2001	2021				\$495,155	
Site Preparation	\$4.59	S.F.	98,000	100	\$449,467	100	2001					\$449,467	
Site Earthwork	\$4.59	S.F.	98,000	100	\$449,467	100	2001					\$449,467	
Site Improvements	\$0.47	S.F.	98,000	110	\$50,256	20	2001	2021				\$45,688	
Site Development - Fencing; Scoreboard	\$0.47	S.F.	98,000	110	\$50,256	20	2001	2021				\$45,688	
Landscaping - Irrigation	\$0.09	S.F.	0	110		20	2001						
Site Mechanical Utilities			0			0	0						
Water Supply - Water Service	\$0.34	S.F.	0	110		30	2001						
Site Electrical Utilities			0			0	0						
Site Lighting	\$1.69	S.F.	0	110		30	2001						

DeKalb County School System

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COMET4 Facility Report

Columbia Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Columbia Middle\Softball Field (continued)

Deficiency Sheet:

*** No Deficiencies Found ***

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

COMET4 Facility Report

Columbia Middle Facility Executive Summary ReportReport Date: 24 Jun 2011

Facility: \Middle Schools\Columbia Middle\Tennis Courts**Address:** 3001 Columbia Drive, Decatur, GA 30034**Attributes:**

None

General Information:**Function:** Middle School**Year Built:** 2001**Gross Area:** 13,200 S.F.**Last Renovation:****Facility Description:**

The Tennis Courts at Columbia 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:** \$117,089.28**FCI:** 0.00%

11-Mar-2011

Tennis Courts at Columbia Middle School

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report
Columbia Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Columbia 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.	13,200	109	\$127,534	22	2001	2021			0	\$117,089	
Special Construction	\$7.91	S.F.	13,200	110	\$114,894	20	2001	2021				\$104,449	
Special Construction	\$7.91	S.F.	13,200	110	\$114,894	20	2001	2021				\$104,449	
Special Facilities - Tennis Court Hard Surface	\$7.91	S.F.	13,200	110	\$114,894	20	2001	2021				\$104,449	
Building Sitework	\$0.96	S.F.	13,200	100	\$12,640	38	2001	2031				\$12,640	
Site Preparation	\$0.11	S.F.	13,200	100	\$1,497	100	2001					\$1,497	
Site Earthwork	\$0.11	S.F.	13,200	100	\$1,497	100	2001					\$1,497	
Site Improvements	\$0.84	S.F.	13,200	100	\$11,143	30	2001	2031				\$11,143	
Site Development - Fencing	\$0.84	S.F.	13,200	100	\$11,143	30	2001	2031				\$11,143	
Site Electrical Utilities			0			0	0						
Site Lighting	\$0.69	S.F.	0	110		30	2001						

DeKalb County School System

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COMET4 Facility Report

Columbia Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Columbia Middle\Tennis Courts (continued)

Deficiency Sheet:

*** No Deficiencies Found ***

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

COMET4 Facility Report

Columbia Middle Facility Executive Summary ReportReport Date: 24 Jun 2011

Facility: \Middle Schools\Columbia Middle\Track
Address: 3001 Columbia Drive, Decatur, GA 30034**Attributes:**
None**General Information:**

Function:	Middle School	Year Built:	2001
Gross Area:	36,888 S.F.	Last Renovation:	

Facility Description:

The Track at Columbia 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: \$166,864.06	FCI: 0.00%
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11-Mar-2011
Track at Columbia Middle School

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report

Columbia Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Columbia 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	\$180,158	27	2001	2011	2014		0	\$166,864	
Special Construction	\$3.60	S.F.	36,888	110	\$146,227	10	2001	2011	2014			\$132,933	
Special Construction	\$3.60	S.F.	36,888	110	\$146,227	10	2001	2011	2014			\$132,933	
Special Facilities - Running Track Surface & Curbing	\$3.60	S.F.	36,888	110	\$146,227	10	2001	2011	2014	4		\$132,933	
Building Sitework	\$0.92	S.F.	36,888	100	\$33,931	100	2001					\$33,931	
Site Preparation	\$0.92	S.F.	36,888	100	\$33,931	100	2001					\$33,931	
Site Earthwork	\$0.92	S.F.	36,888	100	\$33,931	100	2001					\$33,931	

DeKalb County School System

1701 Mountain Industrial Blvd
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COMET4 Facility Report

Columbia Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Columbia Middle\Track (continued)

Deficiency Sheet:

*** No Deficiencies Found ***

Educational Adequacy Report

Suitability Report - Full

Project #: 4469	County: DeKalb	Site #: 0301
Project: Assessments 2010	Region: 1	Site: Columbia 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	G/F	0.50	0.50	100.00
Interior Circulation	G/F	0.50	0.50	100.00
Sprinkler System	Good	0.50	0.50	100.00
School Climate				
Learning Style Variety	G/F	5.00	5.00	100.00
School Environment	G/F	5.00	5.00	100.00
Landscaping	G/F	1.00	1.00	100.00
General Classrooms				
Size	Good	13.65	13.65	100.00
Adjacencies	Good	2.93	2.93	100.00
Storage\Fixed Equip.	Good	2.93	2.93	100.00
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.	Good	0.31	0.31	100.00
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	Good	3.34	3.34	100.00
Adjacencies	Good	0.72	0.72	100.00
Storage\Fixed Equip.	G/F	0.72	0.72	100.00
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)	Good	0.93	0.93	100.00
Teacher Lounge and Work Room(s)	Fair	0.45	0.91	50.00
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	G/F	0.34	0.34	100.00
Custodial & Maintenance	G/F	0.50	0.50	100.00
Total For Site:		88.04	100.00	88.04

Comments

Suitability - Middle_Jr. High

The middle school was built in 2000 and is the same design as three other buildings. The school serves 1037 students in grades sixth through eighth. The school has football, basketball, and track and field for student activities.

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

The school has a stoplight in front of the building which causes traffic to back up before and after school. The bus lane and parent drop off lanes merge when exiting.

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

The school does not have adequate internal directional signage.

Suitability - Middle_Jr. High->Safety and Security-->Ease of Supervision

The school has a total of seven hallways that make supervision difficult.

Suitability - Middle_Jr. High->Remedial - Special Needs-->Size

The self-contained special education room is 525 square feet, but is equipped with a large restroom.

Project #: 4469

County: DeKalb

Site #: 0301

Project: Assessments 2010

Region: 1

Site: Columbia MS

Grade Config: 6 - 8

Site Type: Middle

Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - Middle_Jr. High->Remedial - Special Needs-->Storage\Fixed Equip. The self-contained room does not have adequate storage cabinets for supplies and materials. The restroom is large and does have a changing table, but does not have a shower.				
Suitability - Middle_Jr. High->P.E.-->Size The weight room is small. The gym has up to 120 students and four teachers at one time. The space is small for this number of classes. The school does not have an auxiliary gym.				
Suitability - Middle_Jr. High->Art-->Storage\Fixed Equip. The school does not teach anything using clay since the kiln is not functional.				
Suitability - Middle_Jr. High->Vocational Technical-->Size The industrial technology area is vacant. The Business Education area is configured so students computers are on the same wall that is used for projection from the LCD projector.				
Suitability - Middle_Jr. High->Restrooms (Student) Some of the boys restrooms do not have urinal partitions.				
Suitability - Middle_Jr. High->Teacher Lounge and Work Room(s) The teachers' lounge is small.				
Suitability - Middle_Jr. High->Clinic The school has a small clinic but it is not used as a clinic. It houses some professional staff. Medications are stored in the counseling area and are administered by the administrative assistant.				

Technology Readiness Report

BASYS

Building Assessment System

Technology Readiness Report - Full

Project #: 4469

County: DeKalb

Site #: 0301

Project: Assessments 2010

Region: 1

Site: Columbia 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	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	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:		90.00	100.00	90.00

Comments

Technology Readiness->Wireless
Wireless is only available in the media center.

Technology Readiness->Projectors
Approximately 50% of the instructional spaces have ceiling-mounted projectors or comparable technology.