

# **Facility Condition Assessment Report**

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**DeKalb County School System**1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083COMET4 Facility Report  
**Coralwood Diagnostic Center Facility Executive Summary Report**Report Date: 28 Jun 2011  
Page 1

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**Facility:** \Elementary Schools\Coralwood Diagnostic Center  
**Address:** 2477 Coralwood Drive, Decatur, GA 30033**Attributes:****Facility Code** 5016  
**Super Cluster** 6**General Information:****Function:** Elementary School  
**Gross Area:** 38,102 S.F.  
**Year Built:**  
**Last Renovation:****Facility Description:**

The Coralwood Diagnostic Center campus consists of one main school building located at 2477 Coralwood Drive in Decatur, Georgia. The original campus was constructed in 1967 and an addition to the main school building was constructed in 2004. In addition to the main school building, the campus contains a covered walkway, hard surface play area, playfield, playground, and storage buildings. 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:** \$243,680.07**Replacement Cost:** \$7,938,213.27**FCI:** 3.07%

25-Feb-2011  
Coralwood Diagnostic Center

**DeKalb County School System**

1701 Mountain Industrial Blvd  
 Stone Mountain, GA 30083

COMET4 FCI Report  
**Coralwood Diagnostic Center Weighted FCI Report**

Report Date: 28 Jun 2011

Facility Name	Last Renovation	Cost Per Sq. Ft.	Gross Area (Sq. Ft.)	Repair Cost	Replacement Cost	Weighted FCI	Critical wt 1.25	Potentially Critical wt 1.1	Necessary wt 1	Recommended wt 0.75	Discretionary wt 0.5
Coralwood Diagnostic Center\Storage Building 2		\$71.04	120	\$3,524	\$8,525	41.34%	\$0	\$0	\$3,524	\$0	\$0
Coralwood Diagnostic Center\Site		\$23.54	38,102	\$148,250	\$896,799	16.53%	\$0	\$0	\$148,250	\$0	\$0
Coralwood Diagnostic Center\1967 Building	Jan 2004	\$180.83	32,208	\$90,450	\$5,824,293	1.55%	\$0	\$0	\$90,450	\$0	\$0
Coralwood Diagnostic Center\2004 Addition		\$159.45	5,993	\$1,456	\$955,555	0.15%	\$0	\$0	\$1,456	\$0	\$0
Coralwood Diagnostic Center\Storage Building 1		\$71.04	120	\$0	\$8,525	0.00%	\$0	\$0	\$0	\$0	\$0
Coralwood Diagnostic Center\Playfield		\$6.22	26,000	\$0	\$161,834	0.00%	\$0	\$0	\$0	\$0	\$0
Coralwood Diagnostic Center\Hard Surface Play Area		\$11.31	1,200	\$0	\$13,578	0.00%	\$0	\$0	\$0	\$0	\$0
Coralwood Diagnostic Center\2005 Covered Walkway		\$27.64	2,500	\$0	\$69,104	0.00%	\$0	\$0	\$0	\$0	\$0

# DeKalb County School System

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

## COMET4 Survey Report Coralwood Diagnostic Center Detailed Facility Needs Assessment Report

Report Date: 28 Jun 2011

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Location / Note
DeKalb County School System								\$186,811	\$56,869	\$243,680			
Elementary Schools								\$186,811	\$56,869	\$243,680			
Coralwood Diagnostic Center								\$186,811	\$56,869	\$243,680			
1967 Building								\$65,543	\$24,906	\$90,450			
Building Systems								\$65,543	\$24,906	\$90,450			
C1030	Fittings	System		Beyond Service Life	Renew System	1	Ea.	\$65,543	\$24,906	\$90,450	Necessary	Deferred Maintenance	Fittings, such as chalk and tack boards, toilet and bath accessories, toilet partitions, and signage, are aged, worn, and damaged, and should be replaced.
2004 Addition								\$1,055	\$401	\$1,456			
Building Systems								\$1,055	\$401	\$1,456			
D5030	Communications and Security - Security & CCTV	Security and Detection Systems		Missing	Install keyless door entry system	1	Ea.	\$1,055	\$401	\$1,456	Necessary	Deferred Maintenance	Keyless door entry and control system is missing and should be installed.
Site								\$117,659	\$30,591	\$148,250			
Building Systems								\$117,659	\$30,591	\$148,250			
G2020	Parking Lots	System		Beyond Service Life	Renew System	1	Ea.	\$49,037	\$12,750	\$61,787	Necessary	Deferred Maintenance	The parking lots are aged and cracked and should be resurfaced.
G2040	Site Development	System		Beyond Service Life	Renew System	1	Ea.	\$8,802	\$2,288	\$11,090	Necessary	Deferred Maintenance	Site development features, such as the flagpole, site furnishings, and signage, are beyond their service life and should be replaced.
G2040105	Fence & Guardrails	System		Beyond Service Life	Renew System	1	Ea.	\$59,820	\$15,553	\$75,373	Necessary	Deferred Maintenance	The fencing is aged, rusted, and damaged, and should be replaced.
Storage Building 2								\$2,554	\$970	\$3,524			
Building Systems								\$2,554	\$970	\$3,524			
B3010	Roof Coverings	System		Needs Remediation	Renew System	1	Ea.	\$1,374	\$522	\$1,896	Necessary	Deferred Maintenance	The roof covering should be replaced in conjunction with the rusted roof construction.
B1020	Roof Construction	System		Needs Remediation	Renew System	1	Ea.	\$1,180	\$448	\$1,628	Necessary	Deferred Maintenance	The roof construction is rusted and should be replaced.

**DeKalb County School System**

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Stone Mountain, GA 30083

COMET4 Facility Report  
**Coralwood Diagnostic Center Facility Executive Summary Report**

Report Date: 28 Jun 2011  
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**Facility:** \Elementary Schools\Coralwood Diagnostic Center\1967 Building  
**Address:** 2477 Coralwood Drive, Decatur, GA 30033

**Attributes:**

**Building Codes** 2010  
**Fire Sprinkler System** Yes

**General Information:**

**Function:** Elementary School      **Year Built:** 1967  
**Gross Area:** 32,208 S.F.      **Last Renovation:** 2004

**Facility Description:**

The Coralwood Diagnostic Center main building is a one-story building located at 2477 Coralwood Drive in Decatur, Georgia. Originally built in 1967, there has been one addition and a major renovation in 2004. 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:** \$90,449.73

**Replacement Cost:** \$5,824,293.20

**FCI:** 1.55%



25-Feb-2011  
North Elevation



25-Feb-2011  
East Elevation



25-Feb-2011  
South Elevation



25-Feb-2011  
West Elevation

# DeKalb County School System

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Stone Mountain, GA 30083

## COMET4 Facility Report Coralwood Diagnostic Center Facility Executive Summary Report

Report Date: 28 Jun 2011  
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Facility: \Elementary Schools\Coralwood Diagnostic Center\1967 Building (continued)

### Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$180.83	S.F.	32,208	108	\$6,279,384	39	1994	1987	2015		\$90,450	\$5,824,291	2
Substructure	\$13.21	S.F.	32,208	100	\$425,358	100	1967					\$425,358	
Foundations	\$13.21	S.F.	32,208	100	\$425,358	100	1967					\$425,358	
Standard Foundations	\$6.49	S.F.	32,208	100	\$208,901	100	1967					\$208,901	
Special Foundations	\$4.14	S.F.	0	100		100	1967						
Slab on Grade	\$6.72	S.F.	32,208	100	\$216,457	100	1967					\$216,457	
Basement Construction			0			0	0						
Basement Excavation	\$0.22	S.F.	0	100		100	1967						
Basement Walls	\$5.93	S.F.	0	100		100	1967						
Shell	\$32.20	S.F.	32,208	104	\$1,079,797	69	1982	2029				\$1,036,949	
Superstructure	\$4.43	S.F.	32,208	100	\$142,675	100	1967					\$142,675	
Floor Construction	\$14.14	S.F.	0	100		100	1967						
Roof Construction	\$4.43	S.F.	32,208	100	\$142,675	100	1967					\$142,675	
Exterior Enclosure	\$21.65	S.F.	32,208	103	\$720,531	75	1992	2034				\$697,374	
Exterior Walls	\$14.46	S.F.	32,208	100	\$465,805	100	1967					\$465,805	
Exterior Windows	\$6.32	S.F.	32,208	110	\$223,924	30	2004	2034				\$203,567	
Exterior Doors	\$0.87	S.F.	32,208	110	\$30,802	30	2004	2034				\$28,002	
Roofing	\$6.11	S.F.	32,208	110	\$216,591	25	1979	2029				\$196,900	
Roof Coverings - Asphalt Shingles		S.F.	32,208	110		10	1967						
Roof Coverings - BUR	\$5.55	S.F.	32,208	110	\$196,545	25	2004	2029				\$178,677	
Roof Coverings - EPDM		S.F.	32,208	110		15	1967						
Roof Coverings - Preformed Metal		S.F.	32,208	110		30	1967						
Roof Coverings - Standing Seam Metal		S.F.	32,208	110		75	1967						
Roof Openings	\$0.57	S.F.	32,208	110	\$20,046	30	2004	2034				\$18,223	
Interiors	\$35.74	S.F.	32,208	108	\$1,245,950	40	1990	1987	2015		\$90,450	\$1,150,987	8
Interior Construction	\$11.04	S.F.	32,208	104	\$371,000	70	1979	1987			\$90,450	\$355,576	25
Partitions	\$6.40	S.F.	32,208	110	\$226,858	100	1967					\$206,234	
Interior Doors	\$2.08	S.F.	32,208	80	\$53,692	30	2004					\$67,115	
Fittings	\$2.55	S.F.	32,208	110	\$90,450	20	1967	1987			\$90,450	\$82,227	110
Stairs			0			0	0						
Stair Construction	\$1.59	S.F.	0	100		100	1967						
Interior Finishes	\$24.70	S.F.	32,208	110	\$874,950	27	2000	1997	2015			\$795,411	
Wall Finishes - Ceramic & Glazed	\$9.58	S.F.	3,220	110	\$33,922	30	1967	1997	2020	10		\$30,839	
Wall Finishes - Paint	\$1.81	S.F.	28,988	110	\$57,645	10	2004	2014				\$52,405	
Wall Finishes - Wall Coverings		S.F.	0	110		10	1967						
Floor Finishes - Carpet	\$7.87	S.F.	3,220	110	\$27,861	8	2004	2012	2015	5		\$25,329	
Floor Finishes - Ceramic & Quarry Tile	\$13.40	S.F.	3,220	110	\$47,462	50	1967	2017				\$43,147	
Floor Finishes - Terrazzo	\$48.99	S.F.	3,220	110	\$173,523	50	1967	2017				\$157,748	
Floor Finishes - VCT	\$8.79	S.F.	22,548	110	\$218,031	20	2004	2024				\$198,210	
Floor Finishes - Wood		S.F.	0	110		20	1967						
Ceiling Finishes	\$8.98	S.F.	32,028	110	\$316,506	20	2004	2024				\$287,733	
Services	\$80.51	S.F.	32,208	110	\$2,852,506	22	2004	2014				\$2,593,184	
Conveying	\$0.51	S.F.	32,208	110	\$18,090	30	2004	2034				\$16,445	
Elevators and Lifts	\$0.51	S.F.	32,208	110	\$18,090	30	2004	2034				\$16,445	
Plumbing	\$24.01	S.F.	32,208	110	\$850,718	23	2004	2024				\$773,378	
Plumbing Fixtures	\$16.10	S.F.	32,208	110	\$570,567	20	2004	2024				\$518,697	
Domestic Water Distribution	\$3.59	S.F.	32,208	110	\$127,119	30	2004	2034				\$115,562	
Sanitary Waste	\$3.05	S.F.	32,208	110	\$108,051	30	2004	2034				\$98,228	
Rain Water Drainage	\$0.88	S.F.	32,208	110	\$31,291	30	2004	2034				\$28,446	
Other Plumbing Systems - Natural Gas	\$0.39	S.F.	32,208	110	\$13,690	30	2004	2034				\$12,445	
HVAC	\$26.21	S.F.	32,208	110	\$928,614	19	2004	2019				\$844,194	
Heat Generating Systems	\$4.15	S.F.	0	110		30	1967						
Cooling Generating Systems	\$4.22	S.F.	0	110		30	1967						
Distribution & Exhaust Systems	\$4.66	S.F.	32,028	110	\$164,331	30	2004	2034				\$149,391	
Terminal & Package Units	\$17.29	S.F.	32,028	110	\$609,190	15	2004	2019				\$553,809	
Controls & Instrumentation	\$3.23	S.F.	32,028	110	\$113,767	20	2004	2024				\$103,425	
Other HVAC Systems/Equip - Kitchen Hood	\$1.17	S.F.	32,028	110	\$41,326	30	2004	2034				\$37,569	
Fire Protection	\$4.25	S.F.	32,208	110	\$150,587	30	2004	2034				\$136,897	
Sprinklers	\$4.25	S.F.	32,208	110	\$150,587	30	2004	2034				\$136,897	
Standpipes	\$0.44	S.F.	0	110		30	1967						
Electrical	\$25.53	S.F.	32,208	110	\$904,497	24	2004	2014				\$822,270	

**DeKalb County School System**

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COMET4 Facility Report  
**Coralwood Diagnostic Center Facility Executive Summary Report**

Report Date: 28 Jun 2011  
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System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Electrical Service/Distribution	\$1.95	S.F.	32,208	110	\$68,937	30	2004	2034				\$62,670	
Branch Wiring	\$6.53	S.F.	32,208	110	\$231,258	30	2004	2034				\$210,234	
Lighting	\$8.58	S.F.	32,208	110	\$304,107	30	2004	2034				\$276,461	
Communications and Security - Clock & PA Systems	\$5.51	S.F.	32,208	110	\$195,078	10	2004	2014				\$177,344	
Communications and Security - Fire Alarm	\$1.20	S.F.	32,208	110	\$42,536	10	2004	2014				\$38,669	
Communications and Security - Security & CCTV	\$0.59	S.F.	32,208	110	\$21,023	10	2004	2014				\$19,112	
Other Electrical Systems - Emergency Generator	\$1.17	S.F.	32,208	110	\$41,558	15	2004	2019				\$37,780	
Equipment & Furnishings	\$18.00	S.F.	32,208	110	\$637,549	20	2004	2024				\$579,589	
Equipment	\$13.77	S.F.	32,208	110	\$487,940	20	2004	2024				\$443,581	
Institutional Equipment	\$0.40	S.F.	0	110		20	2004						
Other Equipment (Kitchen Equipment)	\$13.77	S.F.	32,208	110	\$487,940	20	2004	2024				\$443,581	
Furnishings	\$4.22	S.F.	32,208	110	\$149,609	20	2004	2024				\$136,008	
Fixed Furnishings	\$4.22	S.F.	32,208	110	\$149,609	20	2004	2024				\$136,008	
Special Construction	\$1.19	S.F.	32,208	100	\$38,224	25	2005	2030				\$38,224	
Special Construction	\$1.19	S.F.	32,208	100	\$38,224	25	2005	2030				\$38,224	
Special Structures - Canopies	\$1.19	S.F.	32,208	100	\$38,224	25	2005	2030				\$38,224	

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COMET4 Facility Report  
**Coralwood Diagnostic Center Facility Executive Summary Report**

Report Date: 28 Jun 2011  
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**Facility:** \Elementary Schools\Coralwood Diagnostic Center\1967 Building (continued)

**Renewal Schedule:**

Systems	2010-12	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$90,450		\$355,978	\$32,299		\$271,783		\$849,079	\$45,589		
Substructure											
Foundations											
Standard Foundations											
Special Foundations											
Slab on Grade											
Basement Construction											
Basement Excavation											
Basement Walls											
Shell											
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure											
Exterior Walls											
Exterior Windows											
Exterior Doors											
Roofing											
Roof Coverings - Asphal Shingles											
Roof Coverings - BUR											
Roof Coverings - EPDM											
Roof Coverings - Preformed Metal											
Roof Coverings - Standing Seam											
Metal											
Roof Openings											
Interiors	\$90,450		\$64,880	\$32,299		\$271,783		\$45,589			
Interior Construction	\$90,450										
Partitions											
Interior Doors											
Fittings	\$90,450										
Stairs											
Stair Construction											
Interior Finishes			\$64,880	\$32,299		\$271,783		\$45,589			
Wall Finishes - Ceramic & Glazed								\$45,589			
Wall Finishes - Paint			\$64,880								
Wall Finishes - Wall Coverings											
Floor Finishes - Carpet				\$32,299							
Floor Finishes - Ceramic & Quarry						\$58,372					
Tile						\$213,411					
Floor Finishes - Terrazzo											
Floor Finishes - VCT											
Floor Finishes - Wood											
Ceiling Finishes											
Services			\$291,098					\$849,079			
Conveying											
Elevators and Lifts											
Plumbing											
Plumbing Fixtures											
Domestic Water Distribution											
Sanitary Waste											
Rain Water Drainage											
Other Plumbing Systems - Natural											
Gas											
HVAC								\$794,855			
Heat Generating Systems											
Cooling Generating Systems											
Distribution & Exhaust Systems											
Terminal & Package Units								\$794,855			
Controls & Instrumentation											
Other HVAC Systems/Equip -											
Kitchen Hood											
Fire Protection											
Sprinklers											
Standpipes											
Electrical			\$291,098					\$54,224			





**Facility:** \Elementary Schools\Coralwood Diagnostic Center\1967 Building (continued)

**Deficiency Sheet:**

**Deficiency:**

Assembly: **C1030**  
System: **Fittings**  
Material: **System**  
Distress: **Beyond Service Life**  
Category: **Deferred Maintenance**  
Correction: **Renew System**  
Note: **Fittings, such as chalk and tack boards, toilet and bath accessories, toilet partitions, and signage, are aged, worn, and damaged, and should be replaced.**

Surveyor/Update: Walter Williams  
Priority: 3  
Quantity: 1

Sat, 26-Mar-2011



**Estimates:**

Raw Cost	<b>\$65,543.28</b>
Plus or (Minus) Additional Cost	<b>\$24,906.45</b>
Total Estimated Amount	<b>\$90,449.73</b>

**DeKalb County School System**

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COMET4 Facility Report  
**Coralwood Diagnostic Center Facility Executive Summary Report**

Report Date: 28 Jun 2011  
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**Facility:** \Elementary Schools\Coralwood Diagnostic Center\2004 Addition  
**Address:** 2477 Coralwood Drive, Decatur, GA 30033

**Attributes:**

**Building Codes** 8011  
**Fire Sprinkler System** Yes

**General Information:**

**Function:** Elementary School **Year Built:** 2004  
**Gross Area:** 5,993 S.F. **Last Renovation:**

**Facility Description:**

The 2004 Addition at Coralwood Diagnostic Center is a one-story building located at 2477 Coralwood Drive in Decatur, Georgia. There has 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:** \$1,455.90

**Replacement Cost:** \$955,555.08

**FCI:** 0.15%



25-Feb-2011  
North Elevation



25-Feb-2011  
East Elevation



25-Feb-2011  
South Elevation



25-Feb-2011  
West Elevation

# DeKalb County School System

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## COMET4 Facility Report Coralwood Diagnostic Center Facility Executive Summary Report

Report Date: 28 Jun 2011  
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Facility: \Elementary Schools\Coralwood Diagnostic Center\2004 Addition (continued)

### Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$159.45	S.F.	5,993	107	\$1,027,177	41	2004	2014			\$1,456	\$955,556	
Substructure	\$13.21	S.F.	5,993	100	\$79,148	100	2004					\$79,148	
Foundations	\$13.21	S.F.	5,993	100	\$79,148	100	2004					\$79,148	
Standard Foundations	\$6.49	S.F.	5,993	100	\$38,871	100	2004					\$38,871	
Special Foundations	\$4.14	S.F.	0	100		100	2004						
Slab on Grade	\$6.72	S.F.	5,993	100	\$40,277	100	2004					\$40,277	
Basement Construction			0			0	0						
Basement Excavation	\$0.22	S.F.	0	100		100	2004						
Basement Walls	\$5.93	S.F.	0	100		100	2004						
Shell	\$31.63	S.F.	5,993	104	\$197,189	69	2004	2029				\$189,556	
Superstructure	\$4.43	S.F.	5,993	100	\$26,548	100	2004					\$26,548	
Floor Construction	\$14.14	S.F.	0	100		100	2004						
Roof Construction	\$4.43	S.F.	5,993	100	\$26,548	100	2004					\$26,548	
Exterior Enclosure	\$21.65	S.F.	5,993	103	\$134,070	75	2004	2034				\$129,761	
Exterior Walls	\$14.46	S.F.	5,993	100	\$86,673	100	2004					\$86,673	
Exterior Windows	\$6.32	S.F.	5,993	110	\$41,666	30	2004	2034				\$37,878	
Exterior Doors	\$0.87	S.F.	5,993	110	\$5,731	30	2004	2034				\$5,210	
Roofing	\$5.55	S.F.	5,993	110	\$36,571	25	2004	2029				\$33,247	
Roof Coverings - Asphal Shingles	\$3.70	S.F.	0	110		10	2004						
Roof Coverings - BUR	\$5.55	S.F.	5,993	110	\$36,571	25	2004	2029				\$33,247	
Roof Coverings - EPDM	\$2.84	S.F.	0	110		15	2004						
Roof Coverings - Preformed Metal	\$4.28	S.F.	0	110		30	2004						
Roof Coverings - Standing Seam Metal	\$23.47	S.F.	0	110		75	2004						
Roof Openings	\$0.57	S.F.	0	110		30	2004						
Interiors	\$32.21	S.F.	5,993	108	\$207,636	40	2004	2014				\$193,029	
Interior Construction	\$11.04	S.F.	5,993	104	\$69,033	70	2004	2024				\$66,162	
Partitions	\$6.40	S.F.	5,993	110	\$42,212	100	2004					\$38,374	
Interior Doors	\$2.08	S.F.	5,993	80	\$9,991	30	2004	2034				\$12,488	
Fittings	\$2.55	S.F.	5,993	110	\$16,830	20	2004	2024				\$15,300	
Stairs	\$1.59	S.F.	5,993	100	\$9,511	100	2004					\$9,511	
Stair Construction	\$1.59	S.F.	5,993	100	\$9,511	100	2004					\$9,511	
Interior Finishes	\$19.58	S.F.	5,993	110	\$129,092	19	2004	2014				\$117,356	
Wall Finishes - Ceramic & Glazed	\$9.58	S.F.	0	110		30	2004						
Wall Finishes - Paint	\$1.81	S.F.	5,993	110	\$11,918	10	2004	2014				\$10,834	
Wall Finishes - Wall Coverings	\$1.99	S.F.	0	110		10	2004						
Floor Finishes - Carpet	\$7.87	S.F.	0	110		8	2004						
Floor Finishes - Ceramic & Quarry Tile	\$13.40	S.F.	0	110		50	2004						
Floor Finishes - Terrazzo	\$48.99	S.F.	0	110		50	2004						
Floor Finishes - VCT	\$8.79	S.F.	5,993	110	\$57,950	20	2004	2024				\$52,682	
Floor Finishes - Wood	\$13.58	S.F.	0	110		20	2004						
Ceiling Finishes	\$8.98	S.F.	5,993	110	\$59,224	20	2004	2024				\$53,840	
Services	\$78.18	S.F.	5,993	110	\$515,366	22	2004	2014			\$1,456	\$468,516	
Conveying			0			0	0						
Elevators and Lifts	\$1.17	S.F.	0	110		30	2004						
Plumbing	\$24.01	S.F.	5,993	110	\$158,293	23	2004	2024				\$143,904	
Plumbing Fixtures	\$16.10	S.F.	5,993	110	\$106,166	20	2004	2024				\$96,515	
Domestic Water Distribution	\$3.59	S.F.	5,993	110	\$23,653	30	2004	2034				\$21,503	
Sanitary Waste	\$3.05	S.F.	5,993	110	\$20,105	30	2004	2034				\$18,277	
Rain Water Drainage	\$0.88	S.F.	5,993	110	\$5,822	30	2004	2034				\$5,293	
Other Plumbing Systems - Natural Gas	\$0.39	S.F.	5,993	110	\$2,547	30	2004	2034				\$2,316	
HVAC	\$25.19	S.F.	5,993	110	\$166,027	18	2004	2019				\$150,934	
Heat Generating Systems	\$4.15	S.F.	0	110		30	2004						
Cooling Generating Systems	\$4.22	S.F.	0	110		30	2004						
Distribution & Exhaust Systems	\$4.66	S.F.	5,993	110	\$30,749	30	2004	2034				\$27,954	
Terminal & Package Units	\$17.29	S.F.	5,993	110	\$113,990	15	2004	2019				\$103,627	
Controls & Instrumentation	\$3.23	S.F.	5,993	110	\$21,288	20	2004	2024				\$19,353	
Other HVAC Systems/Equip - Kitchen Hood	\$1.17	S.F.	0	110		30	2004						
Fire Protection	\$4.25	S.F.	5,993	110	\$28,020	30	2004	2034				\$25,473	
Sprinklers	\$4.25	S.F.	5,993	110	\$28,020	30	2004	2034				\$25,473	
Standpipes	\$0.44	S.F.	0	110		30	2004						
Electrical	\$24.73	S.F.	5,993	110	\$163,026	24	2004	2014			\$1,456	\$148,205	1

**DeKalb County School System**

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**Coralwood Diagnostic Center Facility Executive Summary Report**

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System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Electrical Service/Distribution	\$1.95	S.F.	5,993	110	\$12,827	30	2004	2034				\$11,661	
Branch Wiring	\$6.53	S.F.	5,993	110	\$43,031	30	2004	2034				\$39,119	
Lighting	\$8.58	S.F.	5,993	110	\$56,586	30	2004	2034				\$51,442	
Communications and Security - Clock & PA Systems	\$5.51	S.F.	5,993	110	\$36,299	10	2004	2014				\$32,999	
Communications and Security - Fire Alarm	\$1.20	S.F.	5,993	110	\$7,915	10	2004	2014				\$7,195	
Communications and Security - Security & CCTV	\$0.59	S.F.	5,993	110	\$3,912	10	2004	2014			\$1,456	\$3,556	41
Other Electrical Systems - Emergency Generator	\$0.37	S.F.	5,993	110	\$2,456	15	2004	2019				\$2,233	
Equipment & Furnishings	\$4.22	S.F.	5,993	110	\$27,838	20	2004	2024				\$25,307	
Equipment			0			0	0						
Institutional Equipment	\$0.40	S.F.	0	110		20	2004						
Other Equipment (Kitchen Equipment)	\$7.65	S.F.	0	110		20	2004						
Furnishings	\$4.22	S.F.	5,993	110	\$27,838	20	2004	2024				\$25,307	
Fixed Furnishings	\$4.22	S.F.	5,993	110	\$27,838	20	2004	2024				\$25,307	
Special Construction			0			0	0						
Special Construction			0			0	0						
Special Structures - Canopies	\$1.19	S.F.	0	100		25	2004						

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**Facility:** \Elementary Schools\Coralwood Diagnostic Center\2004 Addition (continued)

**Renewal Schedule:**

Systems	2010-12	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$1,456		\$67,578					\$151,936			
Substructure											
Foundations											
Standard Foundations											
Special Foundations											
Slab on Grade											
Basement Construction											
Basement Excavation											
Basement Walls											
Shell											
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure											
Exterior Walls											
Exterior Windows											
Exterior Doors											
Roofing											
Roof Coverings - Asphal Shingles											
Roof Coverings - BUR											
Roof Coverings - EPDM											
Roof Coverings - Preformed Metal											
Roof Coverings - Standing Seam											
Metal											
Roof Openings											
Interiors			\$13,413								
Interior Construction											
Partitions											
Interior Doors											
Fittings											
Stairs											
Stair Construction											
Interior Finishes			\$13,413								
Wall Finishes - Ceramic & Glazed											
Wall Finishes - Paint			\$13,413								
Wall Finishes - Wall Coverings											
Floor Finishes - Carpet											
Floor Finishes - Ceramic & Quarry											
Tile											
Floor Finishes - Terrazzo											
Floor Finishes - VCT											
Floor Finishes - Wood											
Ceiling Finishes											
Services	\$1,456		\$54,165					\$151,936			
Conveying											
Elevators and Lifts											
Plumbing											
Plumbing Fixtures											
Domestic Water Distribution											
Sanitary Waste											
Rain Water Drainage											
Other Plumbing Systems - Natural											
Gas											
HVAC								\$148,731			
Heat Generating Systems											
Cooling Generating Systems											
Distribution & Exhaust Systems											
Terminal & Package Units								\$148,731			
Controls & Instrumentation											
Other HVAC Systems/Equip -											
Kitchen Hood											
Fire Protection											
Sprinklers											
Standpipes											
Electrical	\$1,456		\$54,165					\$3,205			



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**Facility:** \Elementary Schools\Coralwood Diagnostic Center\2004 Addition (continued)

**Deficiency Sheet:**

**Deficiency:**

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

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

Sat, 30-Apr-2011

Material: **Security and Detection Systems**  
Distress: **Missing**  
Category: **Deferred Maintenance**  
Correction: **Install keyless door entry system**  
Note: **Keyless door entry and control system is missing and should be installed.**



**Estimates:**

Raw Cost	<b>\$1,055.00</b>
Plus or (Minus) Additional Cost	<b>\$400.90</b>
Total Estimated Amount	<b>\$1,455.90</b>



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**Facility:** \Elementary Schools\Coralwood Diagnostic Center\2005 Covered Walkway  
**Address:** 2477 Coralwood Drive, Decatur, GA 30033

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

**General Information:**  
**Function:** Elementary School      **Year Built:** 2005  
**Gross Area:** 2,500 S.F.      **Last Renovation:**

**Facility Description:**

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

**Current Repair Cost:** \$0.00      **Replacement Cost:** \$69,103.50      **FCI:** 0.00%



25-Feb-2011  
East Elevation



25-Feb-2011  
West Elevation



25-Feb-2011  
North Elevation



25-Feb-2011  
Northwest Elevation

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**Coralwood Diagnostic Center Facility Executive Summary Report**

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**Facility:** \Elementary Schools\Coralwood Diagnostic Center\2005 Covered Walkway (continued)

**Building Condition:**

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$27.64	S.F.	2,500	100	\$69,104	25	2005	2030			0	\$69,104	
Special Construction	\$27.64	S.F.	2,500	100	\$69,104	25	2005	2030				\$69,104	
Special Structures - Covered Walkways Metal	\$27.64	S.F.	2,500	100	\$69,104	25	2005	2030				\$69,104	



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**Facility:** \Elementary Schools\Coralwood Diagnostic Center\2005 Covered Walkway (continued)

**Deficiency Sheet:**

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

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**Facility:** \Elementary Schools\Coralwood Diagnostic Center\Hard Surface Play Area  
**Address:** 2477 Coralwood Drive, Decatur, GA 30033

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

**General Information:**

<b>Function:</b>	Elementary School	<b>Year Built:</b>	1999
<b>Gross Area:</b>	1,200 S.F.	<b>Last Renovation:</b>	

**Facility Description:**

The Hard Surface Play Area at Coralwood Diagnostic Center 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:** \$0.00      **Replacement Cost:** \$13,577.76      **FCI:** 0.00%



25-Feb-2011  
Hard Surface Play Area at Coralwood  
Diagnostic Center

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**Facility:** \Elementary Schools\Coralwood Diagnostic Center\Hard Surface Play Area (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	\$11.32	S.F.	1,200	110	\$14,922	21	1999	2019			0	\$13,578	
Equipment & Furnishings		S.F.	1,200			0	1999						
Equipment		S.F.	1,200			0	1999						
Other Equipment		S.F.	1,200	0		0	1999						
Special Construction	\$11.20	S.F.	1,200	110	\$14,786	20	1999	2019				\$13,442	
Special Construction	\$11.20	S.F.	1,200	110	\$14,786	20	1999	2019				\$13,442	
Special Facilities - Basketball Court Hard Surface	\$11.20	S.F.	1,200	110	\$14,786	20	1999	2019				\$13,442	
Building Sitework	\$0.11	S.F.	1,200	100	\$136	100	1999					\$136	
Site Preparation	\$0.11	S.F.	1,200	100	\$136	100	1999					\$136	
Site Earthwork	\$0.11	S.F.	1,200	100	\$136	100	1999					\$136	
Site Improvements			0			0	0						
Site Development - Fencing	\$0.84	S.F.	0	100		30	1999						
Site Electrical Utilities			0			0	0						
Site Lighting	\$0.69	S.F.	0	110		30	1999						



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**Facility:** \Elementary Schools\Coralwood Diagnostic Center\Hard Surface Play Area (continued)

**Deficiency Sheet:**

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



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**Facility:** \Elementary Schools\Coralwood Diagnostic Center\Playfield  
**Address:** 2477 Coralwood Drive, Decatur, GA 30033**Attributes:**  
\*\*\*None\*\*\***General Information:**

<b>Function:</b>	Elementary School	<b>Year Built:</b>	1967
<b>Gross Area:</b>	26,000 S.F.	<b>Last Renovation:</b>	

**Facility Description:**

The Playfield at Coralwood Diagnostic Center 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:** \$0.00      **Replacement Cost:** \$161,834.40      **FCI:** 0.00%



25-Feb-2011  
Playfield at Coralwood Diagnostic Center

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**Facility:** \Elementary Schools\Coralwood Diagnostic Center\Playfield (continued)

**Building Condition:**

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$6.22	S.F.	26,000	103	\$166,093	77	1992	2014			0	\$161,834	
Special Construction	\$0.25	S.F.	26,000	110	\$7,207	10	2004	2014				\$6,552	
Special Construction	\$0.25	S.F.	26,000	110	\$7,207	10	2004	2014				\$6,552	
Special Facilities - Sports Field - Natural Turf	\$0.25	S.F.	26,000	110	\$7,207	10	2004	2014				\$6,552	
Building Sitework	\$5.97	S.F.	26,000	102	\$158,886	80	1986					\$155,282	
Site Preparation	\$4.59	S.F.	26,000	100	\$119,246	100	1967					\$119,246	
Site Earthwork	\$4.59	S.F.	26,000	100	\$119,246	100	1967					\$119,246	
Site Improvements	\$1.39	S.F.	26,000	110	\$39,640	20	2004					\$36,036	
Site Development - Fencing	\$1.39	S.F.	26,000	110	\$39,640	20	2004					\$36,036	
Landscaping - Irrigation	\$0.09	S.F.	0	110		20	1967						
Site Mechanical Utilities			0			0	0						
Water Supply - Water Service	\$0.34	S.F.	0	110		30	1967						
Site Electrical Utilities			0			0	0						
Site Lighting	\$1.69	S.F.	0	110		30	1967						



**Facility:** \Elementary Schools\Coralwood Diagnostic Center\Playfield (continued)

**Deficiency Sheet:**

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

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**Facility:** \Elementary Schools\Coralwood Diagnostic Center\Site  
**Address:** 2477 Coralwood Drive, Decatur, GA 30033**Attributes:****Site Code** 1155**General Information:****Function:** Elementary School**Year Built:** 1967**Gross Area:** 38,102 S.F.**Last Renovation:****Facility Description:**

The Coralwood Diagnostic Center site was originally constructed in 1967, has a total area of 14.9 acres, and is occupied by approximately 38,102 square feet of permanent building space. Site features include paved driveways, 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:** \$148,250.31**Replacement Cost:** \$896,799.15**FCI:** 16.53%

03-Nov-2010  
Aerial Image of Coralwood Diagnostic  
Center

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**Facility:** \Elementary Schools\Coralwood Diagnostic Center\Site (continued)

**Building Condition:**

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$23.54	S.F.	38,102	109	\$978,942	35	1992	1977			\$148,250	\$896,798	17
Building Sitework	\$23.54	S.F.	38,102	109	\$978,942	35	1992	1977			\$148,250	\$896,798	17
Site Improvements	\$11.87	S.F.	38,102	108	\$489,926	22	1979	1977			\$148,250	\$452,240	33
Roadways	\$3.25	S.F.	38,102	110	\$136,248	25	2004	2029				\$123,862	
Parking Lots	\$1.47	S.F.	38,102	110	\$61,787	25	1967	1992			\$61,787	\$56,170	110
Pedestrian Paving	\$1.65	S.F.	38,102	110	\$69,180	30	2004	2034				\$62,891	
Site Development	\$0.26	S.F.	38,102	110	\$11,090	10	1967	1977			\$11,090	\$10,082	110
Site Development 2	\$1.98	S.F.	38,102	100	\$75,373	30	1967	1997			\$75,373	\$75,373	100
Fence & Guardrails	\$1.98	S.F.	38,102	100	\$75,373	30	1967	1997			\$75,373	\$75,373	100
Landscaping	\$3.25	S.F.	38,102	110	\$136,248	10	1967					\$123,862	
Site Mechanical Utilities	\$10.46	S.F.	38,102	110	\$438,319	50	2004	2034				\$398,470	
Water Supply	\$2.38	S.F.	38,102	110	\$99,810	50	2004	2054				\$90,736	
Sanitary Sewer	\$2.36	S.F.	38,102	110	\$98,754	50	2004	2054				\$89,776	
Storm Sewer	\$5.51	S.F.	38,102	110	\$230,777	50	2004	2054				\$209,797	
Fuel Distribution - Gas	\$0.21	S.F.	38,102	110	\$8,978	30	2004	2034				\$8,161	
Site Electrical Utilities	\$1.21	S.F.	38,102	110	\$50,697	30	2004	2034				\$46,088	
Electrical Distribution	\$0.52	S.F.	38,102	110	\$21,652	30	2004	2034				\$19,683	
Site Lighting	\$0.69	S.F.	38,102	110	\$29,045	30	2004	2034				\$26,405	



Facility: \Elementary Schools\Coralwood Diagnostic Center\Site (continued)

Deficiency Sheet:

Deficiency:

Assembly: **G2020**  
System: **Parking Lots**  
Material: **System**  
Distress: **Beyond Service Life**  
Category: **Deferred Maintenance**  
Correction: **Renew System**  
Note: **The parking lots are aged and cracked and should be resurfaced.**

Surveyor/Update: Walter Williams  
Priority: 3  
Quantity: 1

Fri, 24-Jun-2011



Estimates:

Raw Cost	<b>\$49,037.27</b>
Plus or (Minus) Additional Cost	<b>\$12,749.69</b>
Total Estimated Amount	<b>\$61,786.96</b>

Deficiency:

Assembly: **G2040**  
System: **Site Development**  
Material: **System**  
Distress: **Beyond Service Life**  
Category: **Deferred Maintenance**  
Correction: **Renew System**  
Note: **Site development features, such as the flagpole, site furnishings, and signage, are beyond their service life and should be replaced.**

Surveyor/Update: Walter Williams  
Priority: 3  
Quantity: 1

Fri, 24-Jun-2011



Estimates:

Raw Cost	<b>\$8,801.56</b>
Plus or (Minus) Additional Cost	<b>\$2,288.41</b>
Total Estimated Amount	<b>\$11,089.97</b>



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**Facility:** \Elementary Schools\Coralwood Diagnostic Center\Site (continued)

**Deficiency:**

Assembly: **G2040105**  
System: **Fence & Guardrails**  
Material: **System**  
Distress: **Beyond Service Life**  
Category: **Deferred Maintenance**  
Correction: **Renew System**

Surveyor/Update: Walter Williams  
Priority: 3  
Quantity: 1

Fri, 24-Jun-2011

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



**Estimates:**

Raw Cost	<b>\$59,820.14</b>
Plus or (Minus) Additional Cost	<b>\$15,553.24</b>
Total Estimated Amount	<b>\$75,373.38</b>

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**Facility:** \Elementary Schools\Coralwood Diagnostic Center\Storage Building 1  
**Address:** 2477 Coralwood Drive, Decatur, GA 30033

**Attributes:**  
**Fire Sprinkler System** No

**General Information:**  
**Function:** Storage Building  
**Gross Area:** 120 S.F.  
**Year Built:** 1980  
**Last Renovation:**

**Facility Description:**

Storage Building 1 at Coralwood Diagnostic Center is a one-story building located at 2477 Coralwood Drive in Decatur, 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.

**Current Repair Cost:** \$0.00      **Replacement Cost:** \$8,525.09      **FCI:** 0.00%



25-Feb-2011  
North Elevation



25-Feb-2011  
East Elevation



25-Feb-2011  
South Elevation



25-Feb-2011  
West Elevation

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**Facility:** \Elementary Schools\Coralwood Diagnostic Center\Storage Building 1 (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	\$71.05	S.F.	120	103	\$8,756	78	1980	2000	2015		0	\$8,526	
Substructure	\$3.41	S.F.	120	100	\$409	100	1980					\$409	
Foundations	\$3.41	S.F.	120	100	\$409	100	1980					\$409	
Standard Foundations		S.F.	120	100		100	1980						
Slab on Grade	\$3.41	S.F.	120	100	\$409	100	1980					\$409	
Basement Construction		S.F.	120			0	1980						
Basement Excavation		S.F.	120	100		100	1980						
Basement Walls		S.F.	120	100		100	1980						
Shell	\$67.64	S.F.	120	103	\$8,347	76	1980	2000	2015			\$8,117	
Superstructure	\$13.57	S.F.	120	100	\$1,628	100	1980					\$1,628	
Roof Construction	\$13.57	S.F.	120	100	\$1,628	100	1980					\$1,628	
Exterior Enclosure	\$39.71	S.F.	120	101	\$4,823	91	1980	2010	2015			\$4,765	
Exterior Walls	\$34.87	S.F.	120	100	\$4,185	100	1980					\$4,185	
Exterior Windows		S.F.	120	110		30	1980						
Exterior Doors	\$4.83	S.F.	120	110	\$638	30	1980	2010	2015	5		\$580	
Roofing	\$14.37	S.F.	120	110	\$1,896	20	1980	2000	2015			\$1,724	
Roof Coverings	\$14.37	S.F.	120	110	\$1,896	20	1980	2000	2015	5		\$1,724	
Interiors		S.F.	120			0	1980						
Interior Construction		S.F.	120			0	1980						
Partitions		S.F.	120	110		40	1980						
Interior Doors		S.F.	120	80		30	1980						
Fittings		S.F.	120	110		20	1980						
Interior Finishes		S.F.	120			0	1980						
Wall Finishes		S.F.	120	110		20	1980						
Floor Finishes		S.F.	120	110		20	1980						
Ceiling Finishes		S.F.	120	110		20	1980						
Services		S.F.	120			0	1980						
Plumbing		S.F.	120			0	1980						
Rain Water Drainage		S.F.	120	110		30	1980						
Electrical		S.F.	120			0	1980						
Electrical Service/Distribution		S.F.	120	110		30	1980						
Lighting and Branch Wiring		S.F.	120	110		30	1980						



**Facility:** \Elementary Schools\Coralwood Diagnostic Center\ **Storage Building 1** (continued)

**Deficiency Sheet:**

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

**DeKalb County School System**

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 Facility Report  
**Coralwood Diagnostic Center Facility Executive Summary Report**

Report Date: 28 Jun 2011  
Page 35

**Facility:** \Elementary Schools\Coralwood Diagnostic Center\Storage Building 2  
**Address:** 2477 Coralwood Drive, Decatur, GA 30033

**Attributes:**  
**Fire Sprinkler System** No

**General Information:**  
**Function:** Storage Building **Year Built:** 1980  
**Gross Area:** 120 S.F. **Last Renovation:**

**Facility Description:**

Storage Building 2 at Coralwood Diagnostic Center is a one-story building located at 2477 Coralwood Drive in Decatur, 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.

**Current Repair Cost:** \$3,524.13 **Replacement Cost:** \$8,525.09 **FCI:** 41.34%



25-Feb-2011  
North Elevation



25-Feb-2011  
East Elevation



25-Feb-2011  
South Elevation



25-Feb-2011  
West Elevation

**DeKalb County School System**

1701 Mountain Industrial Blvd  
 Stone Mountain, GA 30083

COMET4 Facility Report  
**Coralwood Diagnostic Center Facility Executive Summary Report**

Report Date: 28 Jun 2011  
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**Facility:** \Elementary Schools\Coralwood Diagnostic Center\Storage Building 2 (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	\$71.05	S.F.	120	103	\$8,756	78	1980	2000	2010		\$3,524	\$8,526	41
Substructure	\$3.41	S.F.	120	100	\$409	100	1980					\$409	
Foundations	\$3.41	S.F.	120	100	\$409	100	1980					\$409	
Standard Foundations		S.F.	120	100		100	1980						
Slab on Grade	\$3.41	S.F.	120	100	\$409	100	1980					\$409	
Basement Construction		S.F.	120			0	1980						
Basement Excavation		S.F.	120	100		100	1980						
Basement Walls		S.F.	120	100		100	1980						
Shell	\$67.64	S.F.	120	103	\$8,347	76	1980	2000	2010		\$3,524	\$8,117	43
Superstructure	\$13.57	S.F.	120	100	\$1,628	100	1980	2080	2010		\$1,628	\$1,628	100
Roof Construction	\$13.57	S.F.	120	100	\$1,628	100	1980	2080	2010		\$1,628	\$1,628	100
Exterior Enclosure	\$39.71	S.F.	120	101	\$4,823	91	1980	2010	2015			\$4,765	
Exterior Walls	\$34.87	S.F.	120	100	\$4,185	100	1980					\$4,185	
Exterior Windows		S.F.	120	110		30	1980						
Exterior Doors	\$4.83	S.F.	120	110	\$638	30	1980	2010	2015	5		\$580	
Roofing	\$14.37	S.F.	120	110	\$1,896	20	1980	2000			\$1,896	\$1,724	110
Roof Coverings	\$14.37	S.F.	120	110	\$1,896	20	1980	2000			\$1,896	\$1,724	110
Interiors		S.F.	120			0	1980						
Interior Construction		S.F.	120			0	1980						
Partitions		S.F.	120	110		40	1980						
Interior Doors		S.F.	120	80		30	1980						
Fittings		S.F.	120	110		20	1980						
Interior Finishes		S.F.	120			0	1980						
Wall Finishes		S.F.	120	110		20	1980						
Floor Finishes		S.F.	120	110		20	1980						
Ceiling Finishes		S.F.	120	110		20	1980						
Services		S.F.	120			0	1980						
Plumbing		S.F.	120			0	1980						
Rain Water Drainage		S.F.	120	110		30	1980						
Electrical		S.F.	120			0	1980						
Electrical Service/Distribution		S.F.	120	110		30	1980						
Lighting and Branch Wiring		S.F.	120	110		30	1980						





Facility: \Elementary Schools\Coralwood Diagnostic Center\Storage Building 2 (continued)

Deficiency Sheet:

Deficiency:

Assembly: **B1020**  
System: **Roof Construction**  
Material: **System**  
Distress: **Needs Remediation**  
Category: **Deferred Maintenance**  
Correction: **Renew System**  
Note: **The roof construction is rusted and should be replaced.**

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

Wed, 30-Mar-2011



Estimates:

Raw Cost	<b>\$1,179.60</b>
Plus or (Minus) Additional Cost	<b>\$448.25</b>
Total Estimated Amount	<b>\$1,627.85</b>

Deficiency:

Assembly: **B3010**  
System: **Roof Coverings**  
Material: **System**  
Distress: **Needs Remediation**  
Category: **Deferred Maintenance**  
Correction: **Renew System**  
Note: **The roof covering should be replaced in conjunction with the rusted roof construction.**

Surveyor/Update: Walter Williams  
Priority: 3  
Quantity: 1

Wed, 30-Mar-2011



Estimates:

Raw Cost	<b>\$1,374.12</b>
Plus or (Minus) Additional Cost	<b>\$522.17</b>
Total Estimated Amount	<b>\$1,896.29</b>

# **Educational Adequacy Report**

### Suitability Report - Full

Project #: 4469	County: DeKalb	Site #: 5016
Project: Assessments 2010	Region: 1	Site: Coralwood ES
Grade Config: PK-K	Site Type: Elementary	Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
<b>Suitability - Early Childhood</b>				
<b>Site</b>				
Traffic	Fair	1.34	2.00	67.00
Pedestrian Traffic	Good	0.97	0.97	100.00
Parking	Fair	0.54	0.81	67.00
Play Courts & Fields	Fair	1.57	2.34	67.00
<b>Safety and Security</b>				
Fencing	Good	0.75	0.75	100.00
Signage & Way Finding	Good	0.09	0.09	100.00
Ease of Supervision	G/F	2.50	2.50	100.00
Limited Entrances	G/F	0.50	0.50	100.00
Interior Circulation	G/F	0.50	0.50	100.00
Sprinkler System	Good	0.50	0.50	100.00
<b>School Climate</b>				
Learning Style Variety	P/U	0.00	4.12	0.00
School Environment	G/F	5.00	5.00	100.00
Landscaping	G/F	1.00	1.00	100.00
<b>General Classrooms</b>				
Size	Unsat	0.00	34.21	0.00
Adjacencies	Good	7.33	7.33	100.00
Storage\Fixed Equip.	Unsat	0.00	7.33	0.00
<b>P.E. - Activity</b>				
Size	Unsat	0.00	6.82	0.00
Adjacencies	G/F	1.46	1.46	100.00
Storage\Fixed Equip.	P/U	0.00	1.46	0.00
<b>Administration</b>				
Size	Fair	1.60	3.20	50.00
Adjacencies	P/U	0.00	0.69	0.00
Storage\Fixed Equip.	P/U	0.00	0.69	0.00
<b>Restrooms (Student)</b>	P/U	0.00	1.70	0.00
<b>Teacher Lounge and Work Room(s)</b>	P/U	0.00	3.00	0.00
<b>Cafeteria</b>	Fair	2.01	3.00	67.00
<b>Food Prep</b>	Good	3.00	3.00	100.00
<b>Counseling</b>	(N/A)	0.00	0.00	0.00
<b>Clinic</b>	P/U	0.00	0.78	0.00
<b>Custodial &amp; Maintenance</b>	P/U	0.00	0.50	0.00

Project #: 4469

County: DeKalb

Site #: 5016

Project: Assessments 2010

Region: 1

Site: Coralwood ES

Grade Config: PK-K

Site Type: Elementary

Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
<b>Total For Site:</b>		<b>30.67</b>	<b>96.25</b>	<b>31.87</b>

Comments

Suitability - Early Childhood

The school is a prekindergarten through kindergarten facility that serves three- to five-year olds. Approximately 50% of the population are students with special needs. One third of the special needs students are in an autism program. The school was previously an elementary school that was built in the mid-19 60's. It has had some renovations in an attempt to adapt it to the special population it currently serves.

Suitability - Early Childhood->Site-->Traffic

The school has a large number of buses since it serves students district-wide. The bus lane is located in front of the building and utilize the same entrance and exit as parents. Congestion is an issue.

Suitability - Early Childhood->Site-->Parking

The school has a very large parking lot but it is not adjacent to the front entrance. Visitors park on the street in front of the building.

Suitability - Early Childhood->Site-->Play Courts & Fields

The school does not have adequate green space for recreational activities.

Suitability - Early Childhood->School Climate-->Learning Style Variety

The school is not equipped with adequate spaces for small group and one-on-one instruction. Areas such as the teacher workroom are used for instructional activities.

Suitability - Early Childhood->School Climate-->School Environment

The natural light in most classrooms is provided by two small windows.

Suitability - Early Childhood->General Classrooms-->Size

The classrooms are approximately 750 square feet. Some of the self-contained classrooms are smaller. The rooms are not adequately sized to address the special needs of many of the children. Some classrooms have been reduced in size due to the addition of restrooms between the classrooms. The self-contained special needs rooms are small for the number of students served.

Suitability - Early Childhood->General Classrooms-->Storage\Fixed Equip.

The classrooms do not have adequate storage for supplies and materials. Many of the instructional as well as special needs items are stored in the hallways. Most of the classrooms are not equipped with restrooms. Many of the classrooms do not have changing tables. The school does not have a shower/bath tub. The student cubbies are small.

Suitability - Early Childhood->P.E. - Activity-->Size

The physical education activities are held in a area that has been divided by a portable wall in the cafeteria. It is about one third of the cafeteria space.

Suitability - Early Childhood->P.E. - Activity-->Storage\Fixed Equip.

The physical education/recreational area stores most of its supplies along the outside walls or behind the curtains in the stage area.

Suitability - Early Childhood->Administration-->Size

The principal's office and the administrative conference room are small. The administrative office area does not have a workroom.

Suitability - Early Childhood->Administration-->Adjacencies

The main office area is located adjacent to the front entrance but does not have direct line of sight. The entrance to the school has a buzzer and video camera.

Suitability - Early Childhood->Administration-->Storage\Fixed Equip.

The administrative offices do not have adequate space for the storage of supplies and materials.

Project #: 4469

County: DeKalb

Site #: 5016

Project: Assessments 2010

Region: 1

Site: Coralwood ES

Grade Config: PK-K

Site Type: Elementary

Site Size: 0.00

Suitability

Rating

Score

Possible  
Score

Percent  
Score

Suitability - Early Childhood->Restrooms (Student)

The school has one boys' and one girls' restroom. These restrooms are located a significant distance from the playground. Most classrooms are not equipped with restrooms. The school also does not have adequate numbers of adult restrooms. The restrooms are not adequately ventilated. The student restrooms do have changing tables but lack adequate space for the storage of disinfectants etc.

Suitability - Early Childhood->Teacher Lounge and Work Room(s)

The teacher's lounge/workroom is a small space that has room to seat approximately 6 faculty. Corners of the room are used to provide individual/small-group instructional spaces for students.

Suitability - Early Childhood->Cafeteria

The cafeteria does not have adequate storage for tables and chairs. During school activities they are stored in the hallway. The cafeteria is also utilized for storage of supplies and materials.

Suitability - Early Childhood->Food Prep

Deliveries are made utilizing the parent drop-off lane.

Suitability - Early Childhood->Clinic

The clinic has one cot. In addition to providing services for sick children the clinic is also used to assist well children with many of their health needs. This cross-contamination between sick and well children is not satisfactory. The clinic is equipped with one restroom. The restroom does not have the shower or bathtub for student clean up.

Suitability - Early Childhood->Custodial & Maintenance

The school has a total of two custodial closets. Both are equipped with elevated sinks but lack adequate ventilation.

# **Technology Readiness Report**

# BASYS

## Building Assessment System

### Technology Readiness Report - Full

Project #: 4469

County: DeKalb

Site #: 5016

Project: Assessments 2010

Region: 1

Site: Coralwood ES

<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	Good	5.00	5.00	100.00
<b>Total For Site:</b>		<b>100.00</b>	<b>100.00</b>	<b>100.00</b>

#### Comments