

Facility Condition Assessment Report

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

COMET4 Facility Report

DeKalb East Campus/Alt School/Alt Night School Facility Executive Summary ReportReport Date: 24 Jun 2011

Facility: \High Schools\DeKalb East Campus/Alt Sch/Alt Night Sch**Address:** 5855 Memorial Drive, Stone Mountain, GA 30083**Attributes:****Facility Code** 0500
Super Cluster 6**General Information:****Function:** High School
Gross Area: 117,375 S.F.**Year Built:**
Last Renovation:**Facility Description:**

The DeKalb East Campus, Alternative School, and Alternative Night School share a campus consisting of one main school building and one student relations building located at 5855 Memorial Drive in Stone Mountain, Georgia. The campus was originally constructed in 1982 for another use and was renovated and repurposed into a school campus by the DeKalb County School System in 1998. In addition to the main school building, the campus contains a storage building and an exercise area. 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: \$3,450,653.78**Replacement Cost:** \$25,281,611.14**FCI:** 13.65%28-Jan-2011
DeKalb East Campus/Alternative
School/Alternative Night School

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 FCI Report
DeKalb East Campus/Alt School/Alt Night School 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 |
|---|-----------------|------------------|----------------------|-------------|------------------|--------------|------------------|-----------------------------|----------------|---------------------|----------------------|
| DeKalb East Campus/Alt Sch/Alt Night Sch\Site | Jan 1998 | \$23.70 | 117,375 | \$1,485,284 | \$2,781,858 | 53.39% | \$0 | \$0 | \$1,485,284 | \$0 | \$0 |
| DeKalb East Campus/Alt Sch/Alt Night Sch\1982/1998 Building | Jan 1998 | \$177.88 | 117,375 | \$1,965,369 | \$20,878,566 | 9.15% | \$0 | \$0 | \$1,743,631 | \$221,739 | \$0 |
| DeKalb East Campus/Alt Sch/Alt Night Sch\Exercise Area | | \$6.33 | 27,924 | \$0 | \$176,630 | 0.00% | \$0 | \$0 | \$0 | \$0 | \$0 |
| DeKalb East Campus/Alt Sch/Alt Night Sch\1982/1998 Student Relations Building | Jan 1998 | \$135.72 | 10,608 | \$0 | \$1,439,721 | 0.00% | \$0 | \$0 | \$0 | \$0 | \$0 |
| DeKalb East Campus/Alt Sch/Alt Night Sch\1998 Storage | | \$75.57 | 64 | \$0 | \$4,836 | 0.00% | \$0 | \$0 | \$0 | \$0 | \$0 |

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Survey Report
DeKalb East Campus/Alt School/Alt Night School 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 | | | | | | | | \$2,602,978 | \$847,676 | \$3,450,654 | | | |
| High Schools | | | | | | | | \$2,602,978 | \$847,676 | \$3,450,654 | | | |
| DeKalb East Campus/Alt Sch/Alt Night Sch | | | | | | | | \$2,602,978 | \$847,676 | \$3,450,654 | | | |
| 1982/1998 Building | | | | | | | | \$1,424,181 | \$541,189 | \$1,965,369 | | | |
| Building Systems | | | | | | | | \$1,424,181 | \$541,189 | \$1,965,369 | | | |
| C3010 | Wall Finishes - Paint | System | | Needs Remediation | Renew System | 1 | Ea. | \$160,680 | \$61,058 | \$221,739 | Recommended | Deferred Maintenance | The painted wall finishes are scuffed and stained and should be repainted. |
| D3050 | Terminal & Package Units | System | | Beyond Service Life | Renew System | 1 | Ea. | \$969,124 | \$368,267 | \$1,337,391 | Necessary | Deferred Maintenance | The terminal and package units are a mix of original and replacement units, have reported problems, and should be replaced. |
| C3020 | Floor Finishes - Carpet | System | | Beyond Service Life | Renew System | 1 | Ea. | \$294,377 | \$111,863 | \$406,240 | Necessary | Deferred Maintenance | The carpet is aged, worn, and stained, and should be replaced. |
| Site | | | | | | | | \$1,178,797 | \$306,487 | \$1,485,284 | | | |
| Building Systems | | | | | | | | \$1,178,797 | \$306,487 | \$1,485,284 | | | |
| G2040 | Site Development | System | | Needs Remediation | Renew System | 1 | Ea. | \$27,114 | \$7,050 | \$34,163 | Necessary | Deferred Maintenance | The site landscape is worn and should be reseeded. |
| G2010 | Roadways | System | | Damaged | Renew System | 1 | Ea. | \$499,665 | \$129,913 | \$629,578 | Necessary | Deferred Maintenance | The roadways are damaged, cracked, and rutted, and should be replaced. |
| G2020 | Parking Lots | System | | Needs Remediation | Renew System | 1 | Ea. | \$652,018 | \$169,525 | \$821,543 | Necessary | Deferred Maintenance | The parking lots reportedly flood when it rains, are damaged with cracks and potholes, and should be resurfaced and restriped. |

DeKalb County School System

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COMET4 Facility Report

DeKalb East Campus/Alt School/Alt Night School Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \High Schools\DeKalb East Campus/Alt Sch/Alt Night Sch\ 1982/1998 Building
Address: 5855 Memorial Drive, Stone Mountain, GA

Attributes:

Building Codes 1010
Fire Sprinkler System Yes

General Information:

Function: High School **Year Built:** 1982
Gross Area: 117,375 S.F. **Last Renovation:** 1998

Facility Description:

The DeKalb East Campus, Alternative School, and Alternative Night School main building is a one-story building located at 5855 Memorial Drive in Stone Mountain, Georgia. Originally built in 1982 for non public school purposes, the building was renovated and repurposed in 1998 by the DeKalb County School System. This report contains condition and adequacy data collected during the 2010/2011 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Energy conservation opportunities for this building include: 1) Replacing the roof insulation in conjunction with the roof covering; 2) Integrating the current lighting control system into a comprehensive EMS; 3) Replacing the distribution and exhaust system; and 4) Upgrading the operable plumbing fixtures and controls with low flow fixtures.

Current Repair Cost: \$1,965,369.40

Replacement Cost: \$20,878,565.97

FCI: 9.41%



28-Jan-2011
Northwest Elevation



28-Jan-2011
West Elevation



28-Jan-2011
East Elevation



28-Jan-2011
South Elevation

DeKalb County School System

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COMET4 Facility Report

DeKalb East Campus/Alt School/Alt Night School Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \High Schools\DeKalb East Campus/Alt Sch/Alt Night Sch\ 1982/1998 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 | \$177.88 | S.F. | 117,375 | 107 | \$22,368,404 | 43 | 1996 | 2006 | 2010 | | \$1,965,370 | \$20,878,568 | 9 |
| Substructure | \$6.86 | S.F. | 117,375 | 100 | \$805,028 | 100 | 1982 | | | | | \$805,028 | |
| Foundations | \$6.86 | S.F. | 117,375 | 100 | \$805,028 | 100 | 1982 | | | | | \$805,028 | |
| Standard Foundations | \$3.49 | S.F. | 117,375 | 100 | \$409,803 | 100 | 1982 | | | | | \$409,803 | |
| Special Foundations | | S.F. | 0 | 100 | | 100 | 0 | | | | | | |
| Slab on Grade | \$3.37 | S.F. | 117,375 | 100 | \$395,225 | 100 | 1982 | | | | | \$395,225 | |
| Basement Construction | | | 0 | | | 0 | 0 | | | | | | |
| Basement Excavation | | S.F. | 0 | 100 | | 100 | 0 | | | | | | |
| Basement Walls | | S.F. | 0 | 100 | | 100 | 0 | | | | | | |
| Shell | \$40.59 | S.F. | 117,375 | 104 | \$4,959,266 | 69 | 1993 | 2023 | | | | \$4,763,759 | |
| Superstructure | \$9.77 | S.F. | 117,375 | 100 | \$1,146,801 | 100 | 1982 | | | | | \$1,146,801 | |
| Floor Construction | | S.F. | 0 | 100 | | 100 | 0 | | | | | | |
| Roof Construction | \$9.77 | S.F. | 117,375 | 100 | \$1,146,801 | 100 | 1982 | | | | | \$1,146,801 | |
| Exterior Enclosure | \$25.20 | S.F. | 117,375 | 104 | \$3,087,291 | 68 | 1993 | 2028 | | | | \$2,957,709 | |
| Exterior Walls | \$14.16 | S.F. | 117,375 | 100 | \$1,661,889 | 100 | 1982 | | | | | \$1,661,889 | |
| Exterior Windows | \$10.42 | S.F. | 117,375 | 110 | \$1,345,223 | 30 | 1998 | 2028 | | | | \$1,222,930 | |
| Exterior Doors | \$0.62 | S.F. | 117,375 | 110 | \$80,179 | 30 | 1998 | 2028 | | | | \$72,890 | |
| Roofing | \$5.62 | S.F. | 117,375 | 110 | \$725,174 | 25 | 1998 | 2023 | | | | \$659,249 | |
| Roof Coverings - Asphal Shingles | \$3.70 | S.F. | 0 | 110 | | 10 | 0 | | | | | | |
| Roof Coverings - BUR | \$5.55 | S.F. | 117,375 | 110 | \$716,265 | 25 | 1998 | 2023 | | | | \$651,150 | |
| Roof Coverings - EPDM | \$2.84 | S.F. | 0 | 110 | | 15 | 0 | | | | | | |
| Roof Coverings - Preformed Metal | \$0.07 | S.F. | 0 | 110 | | 30 | 0 | | | | | | |
| Roof Coverings - Standing Seam Metal | \$23.47 | S.F. | 0 | 110 | | 75 | 0 | | | | | | |
| Roof Openings | \$0.07 | S.F. | 117,375 | 110 | \$8,909 | 30 | 1998 | 2028 | | | | \$8,099 | |
| Interiors | \$47.70 | S.F. | 117,375 | 107 | \$5,971,771 | 51 | 1998 | 2006 | | | \$627,979 | \$5,598,519 | 11 |
| Interior Construction | \$28.75 | S.F. | 117,375 | 104 | \$3,524,792 | 73 | 1998 | 2018 | | | | \$3,373,992 | |
| Partitions | \$17.77 | S.F. | 117,375 | 110 | \$2,294,897 | 100 | 1998 | | | | | \$2,086,270 | |
| Interior Doors | \$5.30 | S.F. | 117,375 | 80 | \$497,595 | 30 | 1998 | 2028 | | | | \$621,994 | |
| Fittings | \$5.67 | S.F. | 117,375 | 110 | \$732,300 | 20 | 1998 | 2018 | | | | \$665,728 | |
| Stairs | | | 0 | | | 0 | 0 | | | | | | |
| Stair Construction | \$1.93 | S.F. | 0 | 100 | | 100 | 0 | | | | | | |
| Interior Finishes | \$18.95 | S.F. | 117,375 | 110 | \$2,446,979 | 18 | 1998 | 2006 | | | \$627,979 | \$2,224,527 | 28 |
| Wall Finishes - Ceramic & Glazed | \$9.58 | S.F. | 5,869 | 110 | \$61,829 | 30 | 1998 | 2028 | | | | \$56,209 | |
| Wall Finishes - Paint | \$1.81 | S.F. | 111,506 | 110 | \$221,739 | 10 | 1998 | 2008 | | | \$221,739 | \$201,581 | 110 |
| Wall Finishes - Wall Coverings | \$1.99 | S.F. | 0 | 110 | | 10 | 0 | | | | | | |
| Floor Finishes - Carpet | \$7.87 | S.F. | 46,950 | 110 | \$406,240 | 8 | 1998 | 2006 | | | \$406,240 | \$369,309 | 110 |
| Floor Finishes - Ceramic & Quarry Tile | \$13.40 | S.F. | 5,869 | 110 | \$86,508 | 50 | 1998 | 2048 | | | | \$78,643 | |
| Floor Finishes - Terrazzo | \$48.99 | S.F. | 0 | 110 | | 50 | 0 | | | | | | |
| Floor Finishes - VCT | \$8.79 | S.F. | 52,819 | 110 | \$510,742 | 20 | 1998 | 2018 | | | | \$464,311 | |
| Floor Finishes - Wood | \$13.58 | S.F. | 0 | 110 | | 20 | 0 | | | | | | |
| Ceiling Finishes | \$8.98 | S.F. | 117,375 | 110 | \$1,159,921 | 20 | 1998 | 2018 | | | | \$1,054,474 | |
| Services | \$71.24 | S.F. | 117,375 | 110 | \$9,198,191 | 23 | 1999 | 2008 | 2010 | | \$1,337,391 | \$8,361,990 | 16 |
| Conveying | | | 0 | | | 0 | 0 | | | | | | |
| Elevators and Lifts | \$0.84 | S.F. | 0 | 110 | | 30 | 0 | | | | | | |
| Plumbing | \$25.38 | S.F. | 117,375 | 110 | \$3,276,643 | 24 | 1998 | 2018 | | | | \$2,978,766 | |
| Plumbing Fixtures | \$16.10 | S.F. | 117,375 | 110 | \$2,079,305 | 20 | 1998 | 2018 | | | | \$1,890,277 | |
| Domestic Water Distribution | \$3.42 | S.F. | 117,375 | 110 | \$441,875 | 30 | 1998 | 2028 | | | | \$401,704 | |
| Sanitary Waste | \$4.31 | S.F. | 117,375 | 110 | \$555,907 | 30 | 1998 | 2028 | | | | \$505,370 | |
| Rain Water Drainage | \$0.84 | S.F. | 117,375 | 110 | \$108,687 | 30 | 1998 | 2028 | | | | \$98,806 | |
| Other Plumbing Systems - Acid Waste | \$0.50 | S.F. | 0 | 110 | | 30 | 0 | | | | | | |
| Other Plumbing Systems - Natural Gas | \$0.70 | S.F. | 117,375 | 110 | \$90,869 | 30 | 1998 | 2028 | | | | \$82,609 | |
| HVAC | \$22.26 | S.F. | 117,375 | 110 | \$2,873,938 | 22 | 1998 | 2013 | 2010 | | \$1,337,391 | \$2,612,670 | 51 |
| Heat Generating Systems | \$4.15 | S.F. | 47,062 | 110 | \$215,035 | 30 | 1998 | 2028 | | | | \$195,486 | |
| Cooling Generating Systems | \$4.22 | S.F. | 47,062 | 110 | \$218,607 | 30 | 1998 | 2028 | | | | \$198,733 | |
| Distribution Systems & Exhaust Systems | \$4.98 | S.F. | 117,375 | 110 | \$643,213 | 30 | 1998 | 2028 | | | | \$584,739 | |
| Terminal & Package Units | \$17.29 | S.F. | 70,313 | 110 | \$1,337,391 | 15 | 1998 | 2013 | 2010 | | \$1,337,391 | \$1,215,810 | 110 |
| Controls & Instrumentation | \$2.86 | S.F. | 117,375 | 110 | \$368,823 | 20 | 1998 | 2018 | | | | \$335,293 | |
| Other HVAC Systems/Equip - Kitchen Hood | \$0.70 | S.F. | 117,375 | 110 | \$90,869 | 30 | 1998 | 2028 | | | | \$82,609 | |
| Fire Protection | \$1.48 | S.F. | 117,375 | 110 | \$191,460 | 30 | 1998 | 2028 | | | | \$174,054 | |

DeKalb County School System

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COMET4 Facility Report

DeKalb East Campus/Alt School/Alt Night School 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% |
|--|--------------|--------------|---------|----------|-------------|------|-----------|-------------------|--------------|-----|--------------|-------------------|------|
| Sprinklers | \$3.70 | S.F. | 47,062 | 110 | \$191,460 | 30 | 1998 | 2028 | | | | \$174,054 | |
| Standpipes | \$0.40 | S.F. | 0 | 110 | | 30 | 0 | | | | | | |
| Electrical | \$22.12 | S.F. | 117,375 | 110 | \$2,856,150 | 24 | 2000 | 2008 | 2015 | | | \$2,596,500 | |
| Electrical Service/Distribution | \$1.85 | S.F. | 117,375 | 110 | \$238,755 | 30 | 1998 | 2028 | | | | \$217,050 | |
| Branch Wiring | \$5.35 | S.F. | 117,375 | 110 | \$691,320 | 30 | 1998 | 2028 | | | | \$628,473 | |
| Lighting | \$8.03 | S.F. | 117,375 | 110 | \$1,036,980 | 30 | 2010 | 2040 | | | | \$942,709 | |
| Communications and Security - Fire Alarm | \$0.76 | S.F. | 117,375 | 110 | \$97,996 | 10 | 1998 | 2008 | 2015 | 5 | | \$89,088 | |
| Communications and Security - PA & Clock Systems | \$4.71 | S.F. | 117,375 | 110 | \$607,578 | 10 | 1998 | 2008 | 2015 | 5 | | \$552,343 | |
| Communications and Security - Security & CCTV | \$1.13 | S.F. | 117,375 | 110 | \$146,104 | 10 | 1998 | 2008 | 2015 | 5 | | \$132,822 | |
| Other Electrical Systems - Emergency Generator | \$0.29 | S.F. | 117,375 | 110 | \$37,417 | 20 | 1998 | 2018 | | | | \$34,015 | |
| Equipment & Furnishings | \$11.50 | S.F. | 117,375 | 106 | \$1,434,148 | 18 | 1998 | 2013 | | | | \$1,349,272 | |
| Equipment | \$4.26 | S.F. | 117,375 | 100 | \$500,510 | 15 | 1998 | 2013 | | | | \$500,510 | |
| Commercial Equipment | \$4.97 | S.F. | 0 | 110 | | 20 | 0 | | | | | | |
| Institutional Equipment | \$0.70 | S.F. | 0 | 110 | | 20 | 0 | | | | | | |
| Other Equipment (Kitchen Equipment) | \$4.26 | S.F. | 117,375 | 100 | \$500,510 | 15 | 1998 | 2013 | | | | \$500,510 | |
| Furnishings | \$7.23 | S.F. | 117,375 | 110 | \$933,638 | 20 | 1998 | 2018 | | | | \$848,762 | |
| Fixed Furnishings | \$7.23 | S.F. | 117,375 | 110 | \$933,638 | 20 | 1998 | 2018 | | | | \$848,762 | |
| Special Construction | | | 0 | | | 0 | 0 | | | | | | |
| Special Construction | | | 0 | | | 0 | 0 | | | | | | |
| Special Structures - Canopies | \$1.93 | S.F. | 0 | 110 | | 20 | 0 | | | | | | |

DeKalb County School System

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COMET4 Facility Report

DeKalb East Campus/Alt School/Alt Night School Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \High Schools\DeKalb East Campus/Alt Sch/Alt Night Sch\ **1982/1998 Building** (continued)

Deficiency Sheet:

Deficiency:

Assembly: **C3010**
System: **Wall Finishes - Paint**
Material: **System**
Distress: **Needs Remediation**
Category: **Deferred Maintenance**
Correction: **Renew System**

Surveyor/Update: Walter Williams
Priority: 4
Quantity: 1

Tue, 12-Apr-2011

Note: **The painted wall finishes are scuffed and stained and should be repainted.**



Estimates:

| | |
|---------------------------------|---------------------|
| Raw Cost | \$160,680.15 |
| Plus or (Minus) Additional Cost | \$61,058.46 |
| Total Estimated Amount | \$221,738.61 |

Deficiency:

Assembly: **C3020**
System: **Floor Finishes - Carpet**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**

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

Wed, 13-Apr-2011

Note: **The carpet is aged, worn, and stained, and should be replaced.**



Estimates:

| | |
|---------------------------------|---------------------|
| Raw Cost | \$294,376.50 |
| Plus or (Minus) Additional Cost | \$111,863.07 |
| Total Estimated Amount | \$406,239.57 |

DeKalb County School System

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COMET4 Facility Report

DeKalb East Campus/Alt School/Alt Night School Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \High Schools\DeKalb East Campus/Alt Sch/Alt Night Sch\ **1982/1998 Building** (continued)

Deficiency:

Assembly: **D3050**
System: **Terminal & Package Units**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**

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

Tue, 22-Feb-2011

Note: **The terminal and package units are a mix of original and replacement units, have reported problems, and should be replaced.**



Estimates:

| | |
|---------------------------------|-----------------------|
| Raw Cost | \$969,124.08 |
| Plus or (Minus) Additional Cost | \$368,267.15 |
| Total Estimated Amount | \$1,337,391.23 |

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COMET4 Facility Report

DeKalb East Campus/Alt School/Alt Night School Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \High Schools\DeKalb East Campus/Alt Sch/Alt Night Sch\ 1998 Storage
Address: 5855 Memorial Drive, Stone Mountain, GA 30083

Attributes:

Fire Sprinkler System No

General Information:

Function: High School

Year Built: 1998

Gross Area: 64 S.F.

Last Renovation:

Facility Description:

The Storage Building at DeKalb East Campus, Alternative School, and Alternative Night School is a one-story building located at 5855 Memorial Drive in Stone Mountain, Georgia. 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.

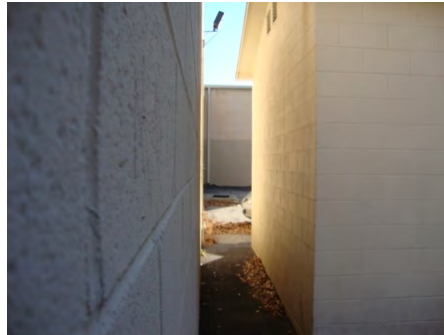
Current Repair Cost: \$0.00

Replacement Cost: \$4,836.40

FCI: 0.00%



28-Jan-2011
East Elevation



28-Jan-2011
West Elevation



28-Jan-2011
North Elevation



28-Jan-2011
South Elevation

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COMET4 Facility Report

DeKalb East Campus/Alt School/Alt Night School Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \High Schools\DeKalb East Campus/Alt Sch/Alt Night Sch\ **1998 Storage** (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 | \$75.56 | S.F. | 64 | 103 | \$4,959 | 79 | 1998 | 2018 | | | 0 | \$4,836 | |
| Substructure | \$7.89 | S.F. | 64 | 100 | \$505 | 100 | 1998 | | | | | \$505 | |
| Foundations | \$7.89 | S.F. | 64 | 100 | \$505 | 100 | 1998 | | | | | \$505 | |
| Standard Foundations | \$4.49 | S.F. | 64 | 100 | \$287 | 100 | 1998 | | | | | \$287 | |
| Slab on Grade | \$3.41 | S.F. | 64 | 100 | \$218 | 100 | 1998 | | | | | \$218 | |
| Basement Construction | | | 0 | | | 0 | 0 | | | | | | |
| Basement Excavation | \$0.21 | S.F. | 0 | 100 | | 100 | 1998 | | | | | | |
| Basement Walls | \$3.41 | S.F. | 0 | 100 | | 100 | 1998 | | | | | | |
| Shell | \$67.67 | S.F. | 64 | 103 | \$4,454 | 76 | 1998 | 2018 | | | | \$4,331 | |
| Superstructure | \$13.56 | S.F. | 64 | 100 | \$868 | 100 | 1998 | | | | | \$868 | |
| Roof Construction | \$13.57 | S.F. | 64 | 100 | \$868 | 100 | 1998 | | | | | \$868 | |
| Exterior Enclosure | \$39.75 | S.F. | 64 | 101 | \$2,575 | 91 | 1998 | 2028 | | | | \$2,544 | |
| Exterior Walls | \$34.87 | S.F. | 64 | 100 | \$2,232 | 100 | 1998 | | | | | \$2,232 | |
| Exterior Windows | \$4.54 | S.F. | 0 | 110 | | 30 | 1998 | | | | | | |
| Exterior Doors | \$4.87 | S.F. | 64 | 110 | \$343 | 30 | 1998 | 2028 | | | | \$312 | |
| Roofing | \$14.36 | S.F. | 64 | 110 | \$1,011 | 20 | 1998 | 2018 | | | | \$919 | |
| Roof Coverings | \$14.37 | S.F. | 64 | 110 | \$1,011 | 20 | 1998 | 2018 | | | | \$919 | |
| Interiors | | | 0 | | | 0 | 0 | | | | | | |
| Interior Construction | | | 0 | | | 0 | 0 | | | | | | |
| Partitions | \$11.92 | S.F. | 0 | 110 | | 40 | 1998 | | | | | | |
| Interior Doors | \$2.26 | S.F. | 0 | 80 | | 30 | 1998 | | | | | | |
| Fittings | \$2.79 | S.F. | 0 | 110 | | 20 | 1998 | | | | | | |
| Interior Finishes | | | 0 | | | 0 | 0 | | | | | | |
| Wall Finishes | \$1.50 | S.F. | 0 | 110 | | 20 | 1998 | | | | | | |
| Floor Finishes | \$6.07 | S.F. | 0 | 110 | | 20 | 1998 | | | | | | |
| Ceiling Finishes | \$5.44 | S.F. | 0 | 110 | | 20 | 1998 | | | | | | |
| Services | | | 0 | | | 0 | 0 | | | | | | |
| Plumbing | | | 0 | | | 0 | 0 | | | | | | |
| Rain Water Drainage | \$1.38 | S.F. | 0 | 110 | | 30 | 1998 | | | | | | |
| Electrical | | | 0 | | | 0 | 0 | | | | | | |
| Electrical Service/Distribution | \$3.30 | S.F. | 0 | 110 | | 30 | 1998 | | | | | | |
| Lighting and Branch Wiring | \$12.12 | S.F. | 0 | 110 | | 30 | 1998 | | | | | | |

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COMET4 Facility Report

DeKalb East Campus/Alt School/Alt Night School Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \High Schools\DeKalb East Campus/Alt Sch/Alt Night Sch\ **1998 Storage** (continued)

Deficiency Sheet:

*** No Deficiencies Found ***

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

DeKalb East Campus/Alt School/Alt Night School Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \High Schools\DeKalb East Campus/Alt Sch/Alt Night Sch\1982/1998 Student Relations Building

Address: 5855 Memorial Drive, Stone Mountain, GA 30083

Attributes:

Building Codes 1010
Fire Sprinkler System Yes

General Information:

Function: High School
Gross Area: 10,608 S.F.
Year Built: 1982
Last Renovation: 1998

Facility Description:

The Student Relations Building at DeKalb East Campus/Alternative School/Alternative Night School is a one-story building located at 5855 Memorial Drive in Stone Mountain Georgia. Originally built in 1982 for non-public school purposes, the building was renovated and repurposed by the DeKalb County School System in 1998. 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.

There are no energy conservation opportunities for this building at this time.

Current Repair Cost: \$0.00

Replacement Cost: \$1,439,720.79

FCI: 0.00%



23-Mar-2011
East Elevation



23-Mar-2011
South Elevation



23-Mar-2011
West Elevation



23-Mar-2011
North Elevation

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

DeKalb East Campus/Alt School/Alt Night School Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \High Schools\DeKalb East Campus/Alt Sch/Alt Night Sch\1982/1998 Student Relations 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 | \$135.72 | S.F. | 10,608 | 108 | \$1,551,810 | 42 | 1995 | 2002 | 2013 | | 0 | \$1,439,721 | |
| Substructure | \$5.48 | S.F. | 10,608 | 100 | \$58,119 | 100 | 1982 | | | | | \$58,119 | |
| Foundations | \$5.48 | S.F. | 10,608 | 100 | \$58,119 | 100 | 1982 | | | | | \$58,119 | |
| Standard Foundations | \$3.24 | S.F. | 10,608 | 100 | \$34,403 | 100 | 1982 | | | | | \$34,403 | |
| Special Foundations | \$5.37 | S.F. | 0 | 100 | | 100 | 1982 | | | | | | |
| Slab on Grade | \$2.24 | S.F. | 10,608 | 100 | \$23,716 | 100 | 1982 | | | | | \$23,716 | |
| Basement Construction | | | 0 | | | 0 | 0 | | | | | | |
| Basement Excavation | \$0.07 | S.F. | 0 | 100 | | 100 | 1982 | | | | | | |
| Basement Walls | \$2.19 | S.F. | 0 | 100 | | 100 | 1982 | | | | | | |
| Shell | \$34.56 | S.F. | 10,608 | 103 | \$377,157 | 77 | 1992 | 2012 | | | | \$366,573 | |
| Superstructure | \$2.59 | S.F. | 10,608 | 100 | \$27,522 | 100 | 1982 | | | | | \$27,522 | |
| Floor Construction | \$14.55 | S.F. | 0 | 100 | | 100 | 1982 | | | | | | |
| Roof Construction | \$2.59 | S.F. | 10,608 | 100 | \$27,522 | 100 | 1982 | | | | | \$27,522 | |
| Exterior Enclosure | \$28.91 | S.F. | 10,608 | 102 | \$314,046 | 82 | 1993 | 2028 | | | | \$306,698 | |
| Exterior Walls | \$21.98 | S.F. | 10,608 | 100 | \$233,207 | 100 | 1982 | | | | | \$233,207 | |
| Exterior Windows | \$5.58 | S.F. | 10,608 | 110 | \$65,058 | 30 | 1998 | 2028 | | | | \$59,144 | |
| Exterior Doors | \$1.35 | S.F. | 10,608 | 110 | \$15,781 | 30 | 1998 | 2028 | | | | \$14,347 | |
| Roofing | \$3.05 | S.F. | 10,608 | 110 | \$35,589 | 20 | 1998 | 2012 | | | | \$32,353 | |
| Roof Coverings - BUR | \$3.05 | S.F. | 10,608 | 110 | \$35,589 | 20 | 1998 | 2018 | | | | \$32,353 | |
| Roof Openings | \$0.55 | S.F. | 0 | 110 | | 30 | 1982 | 2012 | | | | | |
| Interiors | \$33.28 | S.F. | 10,608 | 110 | \$388,336 | 33 | 1998 | 2006 | 2015 | | | \$353,031 | |
| Interior Construction | \$14.02 | S.F. | 10,608 | 110 | \$163,611 | 55 | 1998 | 2018 | | | | \$148,737 | |
| Partitions | \$5.23 | S.F. | 10,608 | 110 | \$61,032 | 100 | 1998 | | | | | \$55,484 | |
| Interior Doors | \$7.36 | S.F. | 10,608 | 110 | \$85,831 | 30 | 1998 | 2028 | | | | \$78,028 | |
| Fittings | \$1.44 | S.F. | 10,608 | 110 | \$16,748 | 20 | 1998 | 2018 | | | | \$15,225 | |
| Stairs | | | 0 | | | 0 | 0 | | | | | | |
| Stair Construction | \$5.98 | S.F. | 0 | 100 | | 100 | 1982 | | | | | | |
| Interior Finishes | \$19.26 | S.F. | 10,608 | 110 | \$224,725 | 17 | 1998 | 2006 | 2015 | | | \$204,294 | |
| Wall Finishes - Ceramic & Glazed | \$9.65 | S.F. | 0 | 110 | | 30 | 1982 | 2012 | | | | | |
| Wall Finishes - Paint | \$1.82 | S.F. | 10,608 | 110 | \$21,257 | 10 | 1998 | 2008 | 2015 | 5 | | \$19,324 | |
| Wall Finishes - Wall Coverings | \$2.00 | S.F. | 0 | 110 | | 10 | 1982 | | | | | | |
| Floor Finishes - Carpet | \$7.92 | S.F. | 5,304 | 110 | \$46,217 | 8 | 1998 | 2006 | 2015 | 5 | | \$42,015 | |
| Floor Finishes - Ceramic & Quarry Tile | \$13.50 | S.F. | 0 | 110 | | 50 | 1982 | 2032 | | | | | |
| Floor Finishes - Terrazzo | \$49.34 | S.F. | 0 | 110 | | 50 | 1982 | | | | | | |
| Floor Finishes - VCT | \$8.85 | S.F. | 5,304 | 110 | \$51,612 | 20 | 1998 | 2018 | | | | \$46,920 | |
| Floor Finishes - Wood | \$13.68 | S.F. | 0 | 110 | | 20 | 1982 | | | | | | |
| Ceiling Finishes | \$9.05 | S.F. | 10,608 | 110 | \$105,639 | 20 | 1998 | 2018 | | | | \$96,035 | |
| Services | \$62.41 | S.F. | 10,608 | 110 | \$728,198 | 24 | 1997 | 2008 | 2013 | | | \$661,998 | |
| Conveying | | | 0 | | | 0 | 0 | | | | | | |
| Elevators and Lifts | \$15.88 | S.F. | 0 | 110 | | 30 | 1982 | 2012 | | | | | |
| Plumbing | \$12.56 | S.F. | 10,608 | 110 | \$146,542 | 26 | 1994 | 2012 | 2013 | | | \$133,220 | |
| Plumbing Fixtures | \$4.50 | S.F. | 10,608 | 110 | \$52,497 | 20 | 1998 | 2018 | | | | \$47,725 | |
| Domestic Water Distribution | \$3.45 | S.F. | 10,608 | 110 | \$40,259 | 30 | 1998 | 2028 | | | | \$36,599 | |
| Sanitary Waste | \$3.89 | S.F. | 10,608 | 110 | \$45,412 | 30 | 1982 | 2012 | 2013 | 3 | | \$41,283 | |
| Rain Water Drainage | \$0.79 | S.F. | 0 | 110 | | 30 | 1982 | 2012 | | | | | |
| Other Plumbing Systems - Natural Gas | \$0.72 | S.F. | 10,608 | 110 | \$8,374 | 30 | 1998 | 2028 | | | | \$7,613 | |
| HVAC | \$25.17 | S.F. | 10,608 | 110 | \$293,727 | 18 | 1998 | 2012 | | | | \$267,024 | |
| Heat Generating Systems | \$4.15 | S.F. | 0 | 110 | | 30 | 1982 | 2012 | | | | | |
| Cooling Generating Systems | \$4.22 | S.F. | 0 | 110 | | 30 | 1982 | | | | | | |
| Distribution Systems & Exhaust Systems | \$4.66 | S.F. | 10,608 | 110 | \$54,430 | 30 | 1998 | 2028 | | | | \$49,481 | |
| Terminal & Package Units | \$17.31 | S.F. | 10,608 | 110 | \$201,937 | 15 | 1998 | 2013 | | | | \$183,579 | |
| Controls & Instrumentation | \$3.20 | S.F. | 10,608 | 110 | \$37,360 | 20 | 1998 | 2018 | | | | \$33,964 | |
| Other HVAC Systems/Equip - Kitchen Hood | | S.F. | 0 | 110 | | 30 | 1982 | 2012 | | | | | |
| Fire Protection | | | 0 | | | 0 | 0 | | | | | | |
| Sprinklers | \$5.09 | S.F. | 0 | 110 | | 30 | 1982 | 2012 | | | | | |
| Standpipes | \$1.17 | S.F. | 0 | 110 | | 30 | 1982 | 2012 | | | | | |
| Electrical | \$24.68 | S.F. | 10,608 | 110 | \$287,929 | 29 | 1998 | 2008 | 2015 | | | \$261,754 | |
| Electrical Service/Distribution | \$6.11 | S.F. | 10,608 | 110 | \$71,338 | 30 | 1998 | 2028 | | | | \$64,853 | |
| Branch Wiring | \$6.40 | S.F. | 10,608 | 110 | \$74,720 | 30 | 1998 | 2028 | | | | \$67,927 | |
| Lighting | \$9.59 | S.F. | 10,608 | 110 | \$111,919 | 30 | 1998 | 2028 | | | | \$101,744 | |
| Communications and Security - Fire Alarm | \$1.39 | S.F. | 10,608 | 110 | \$16,264 | 30 | 1998 | 2028 | | | | \$14,786 | |
| Communications and Security - Security & CCTV | \$1.17 | S.F. | 10,608 | 110 | \$13,688 | 10 | 1998 | 2008 | 2015 | 5 | | \$12,444 | |

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report

DeKalb East Campus/Alt School/Alt Night School 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% |
|---|--------------|--------------|-----|----------|-----------|------|-----------|-------------------|--------------|-----|--------------|-------------------|------|
| Other Electrical Systems - Emergency Generator | \$26.91 | S.F. | 0 | 110 | | 15 | 1982 | | | | | | |
| Equipment & Furnishings | | | 0 | | | 0 | 0 | | | | | | |
| Equipment | | | 0 | | | 0 | 0 | | | | | | |
| Commercial Equipment | | S.F. | 0 | 100 | | 20 | 1982 | 2002 | | | | | |
| Furnishings | | | 0 | | | 0 | 0 | | | | | | |
| Fixed Furnishings | \$5.12 | S.F. | 0 | 110 | | 20 | 1982 | 2002 | | | | | |

DeKalb County School System

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COMET4 Facility Report

DeKalb East Campus/Alt School/Alt Night School Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \High Schools\DeKalb East Campus/Alt Sch/Alt Night Sch\1982/1998 Student Relations Building (continued)

Deficiency Sheet:

*** No Deficiencies Found ***

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

COMET4 Facility Report

DeKalb East Campus/Alt School/Alt Night School Facility Executive Summary ReportReport Date: 24 Jun 2011

Facility: \High Schools\DeKalb East Campus/Alt Sch/Alt Night Sch\Exercise Area**Address:** 5855 Memorial Drive, Stone Mountain, GA 30083**Attributes:**

None

General Information:**Function:** High School**Year Built:** 1998**Gross Area:** 27,924 S.F.**Last Renovation:****Facility Description:**

The Exercise Area at DeKalb East Campus/Alternative School/Alternative Night 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:** \$176,630.05**FCI:** 0.00%

23-Mar-2011

Exercise Area at DeKalb East

Campus/Alternative School/Alternative

Night School

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report

DeKalb East Campus/Alt School/Alt Night School Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \High Schools\DeKalb East Campus/Alt Sch/Alt Night Sch\Exercise 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 | \$6.33 | S.F. | 27,924 | 103 | \$181,274 | 77 | 1998 | 2008 | 2015 | | 0 | \$176,630 | |
| Special Construction | \$0.25 | S.F. | 27,924 | 110 | \$7,741 | 10 | 1998 | 2008 | 2015 | | | \$7,037 | |
| Special Construction | \$0.25 | S.F. | 27,924 | 110 | \$7,741 | 10 | 1998 | 2008 | 2015 | | | \$7,037 | |
| Special Facilities - Sports Field - Natural Turf | \$0.25 | S.F. | 27,924 | 110 | \$7,741 | 10 | 1998 | 2008 | 2015 | 5 | | \$7,037 | |
| Building Sitework | \$6.07 | S.F. | 27,924 | 102 | \$173,533 | 80 | 1998 | 2018 | | | | \$169,593 | |
| Site Preparation | \$4.66 | S.F. | 27,924 | 100 | \$130,185 | 100 | 1998 | | | | | \$130,185 | |
| Site Earthwork | \$4.66 | S.F. | 27,924 | 100 | \$130,185 | 100 | 1998 | | | | | \$130,185 | |
| Site Improvements | \$1.41 | S.F. | 27,924 | 110 | \$43,348 | 20 | 1998 | 2018 | | | | \$39,408 | |
| Site Development - Fencing | \$1.41 | S.F. | 27,924 | 110 | \$43,348 | 20 | 1998 | 2018 | | | | \$39,408 | |
| Landscaping - Irrigation | \$0.09 | S.F. | 0 | 110 | | 20 | 1998 | | | | | | |
| Site Mechanical Utilities | | | 0 | | | 0 | 0 | | | | | | |
| Water Supply - Water Service | \$0.35 | S.F. | 0 | 110 | | 30 | 1998 | | | | | | |
| Site Electrical Utilities | | | 0 | | | 0 | 0 | | | | | | |
| Site Lighting | \$1.71 | S.F. | 0 | 110 | | 30 | 1998 | | | | | | |

DeKalb County School System

1701 Mountain Industrial Blvd
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COMET4 Facility Report

DeKalb East Campus/Alt School/Alt Night School Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \High Schools\DeKalb East Campus/Alt Sch/Alt Night Sch\Exercise Area (continued)

Deficiency Sheet:

*** No Deficiencies Found ***

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

COMET4 Facility Report

DeKalb East Campus/Alt School/Alt Night School Facility Executive Summary ReportReport Date: 24 Jun 2011

Facility: \High Schools\DeKalb East Campus/Alt Sch/Alt Night Sch\Site**Address:** 5855 Memorial Drive, Stone Mountain, GA 30083**Attributes:****Site Code** 1830**General Information:****Function:** High School**Year Built:** 1982**Gross Area:** 117,375 S.F.**Last Renovation:** 1998**Facility Description:**

The DeKalb East Campus/Alternative School/Alternative Night School site was originally constructed in 1982, has a total area of 21.7 acres, and is occupied by approximately 117,375 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.

Current Repair Cost: \$1,485,284.38**Replacement Cost:** \$2,781,857.93**FCI:** 53.39%

27-Oct-2010

Aerial Image of DeKalb East
Campus/Alternative School/Alternative
Night School

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

DeKalb East Campus/Alt School/Alt Night School Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \High Schools\DeKalb East Campus\Alt Sch\Alt Night Sch\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 | \$23.70 | S.F. | 117,375 | 109 | \$3,032,091 | 31 | 1977 | 1993 | 2015 | | \$1,485,284 | \$2,781,857 | 53 |
| Building Sitework | \$23.70 | S.F. | 117,375 | 109 | \$3,032,091 | 31 | 1977 | 1993 | 2015 | | \$1,485,284 | \$2,781,857 | 53 |
| Site Improvements | \$16.64 | S.F. | 117,375 | 109 | \$2,121,074 | 24 | 1978 | 1993 | 2015 | | \$1,485,284 | \$1,953,659 | 76 |
| Roadways | \$4.88 | S.F. | 117,375 | 110 | \$629,578 | 25 | 1968 | 1993 | | | \$629,578 | \$572,344 | 110 |
| Parking Lots | \$6.36 | S.F. | 117,375 | 110 | \$821,543 | 25 | 1968 | 1993 | | | \$821,543 | \$746,857 | 110 |
| Pedestrian Paving | \$0.94 | S.F. | 117,375 | 110 | \$122,011 | 30 | 1968 | 1998 | 2015 | 5 | | \$110,919 | |
| Site Development | \$0.26 | S.F. | 117,375 | 110 | \$34,163 | 10 | 1998 | 2008 | | | \$34,163 | \$31,057 | 110 |
| Site Development 2 | \$2.38 | S.F. | 117,375 | 100 | \$279,517 | 30 | 1998 | 2028 | | | | \$279,517 | |
| Fence & Guardrails | \$2.38 | S.F. | 117,375 | 100 | \$279,517 | 30 | 1998 | 2028 | | | | \$279,517 | |
| Landscaping | \$1.81 | S.F. | 117,375 | 110 | \$234,262 | 10 | 1968 | | | | | \$212,965 | |
| Site Mechanical Utilities | \$5.66 | S.F. | 117,375 | 110 | \$730,440 | 50 | 1968 | 1998 | 2018 | | | \$664,037 | |
| Water Supply | \$1.03 | S.F. | 117,375 | 110 | \$133,399 | 50 | 1968 | 2018 | | | | \$121,272 | |
| Sanitary Sewer | \$0.45 | S.F. | 117,375 | 110 | \$58,565 | 50 | 1968 | 2018 | | | | \$53,241 | |
| Storm Sewer | \$4.04 | S.F. | 117,375 | 110 | \$522,208 | 50 | 1968 | 2018 | | | | \$474,735 | |
| Fuel Distribution - Gas | \$0.13 | S.F. | 117,375 | 110 | \$16,268 | 30 | 1968 | 1998 | 2018 | 8 | | \$14,789 | |
| Site Electrical Utilities | \$1.40 | S.F. | 117,375 | 110 | \$180,577 | 30 | 1988 | 1998 | 2018 | | | \$164,161 | |
| Electrical Distribution | \$0.52 | S.F. | 117,375 | 110 | \$66,700 | 30 | 1968 | 1998 | 2018 | 8 | | \$60,636 | |
| Site Lighting | \$0.69 | S.F. | 117,375 | 110 | \$89,475 | 30 | 1998 | 2028 | | | | \$81,341 | |
| Site Communication and Security | \$0.19 | S.F. | 117,375 | 110 | \$24,402 | 30 | 1998 | 2028 | | | | \$22,184 | |

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

DeKalb East Campus/Alt School/Alt Night School Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \High Schools\DeKalb East Campus/Alt Sch/Alt Night Sch\Site (continued)

Deficiency Sheet:

Deficiency:

Assembly: **G2010**
System: **Roadways**
Material: **System**
Distress: **Damaged**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The roadways are damaged, cracked, and rutted, and should be replaced.**

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

Tue, 22-Feb-2011



Estimates:

| | |
|---------------------------------|---------------------|
| Raw Cost | \$499,665.38 |
| Plus or (Minus) Additional Cost | \$129,913.00 |
| Total Estimated Amount | \$629,578.38 |

Deficiency:

Assembly: **G2020**
System: **Parking Lots**
Material: **System**
Distress: **Needs Remediation**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The parking lots reportedly flood when it rains, are damaged with cracks and potholes, and should be resurfaced and restriped.**

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

Sat, 18-Jun-2011



Estimates:

| | |
|---------------------------------|---------------------|
| Raw Cost | \$652,018.13 |
| Plus or (Minus) Additional Cost | \$169,524.71 |
| Total Estimated Amount | \$821,542.84 |

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

DeKalb East Campus/Alt School/Alt Night School Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \High Schools\DeKalb East Campus/Alt Sch/Alt Night Sch\Site (continued)

Deficiency:

Assembly: **G2040**
System: **Site Development**
Material: **System**
Distress: **Needs Remediation**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The site landscape is worn and should be reseeded.**

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

Tue, 22-Feb-2011



Estimates:

| | |
|---------------------------------|--------------------|
| Raw Cost | \$27,113.63 |
| Plus or (Minus) Additional Cost | \$7,049.54 |
| Total Estimated Amount | \$34,163.17 |

Educational Adequacy Report

Suitability Report - Full

| | | |
|---------------------------|------------------|-------------------------------|
| Project #: 4469 | County: DeKalb | Site #: 0500 |
| Project: Assessments 2010 | Region: 1 | Site: DeKalb Alternative Scho |
| Grade Config: 4 - 12 | Site Type: Other | Site Size: 0.00 |

| Suitability | Rating | Score | Possible Score | Percent Score |
|---------------------------------|--------|-------|----------------|---------------|
| Suitability - K-12 | | | | |
| Site | | | | |
| Traffic | Good | 3.00 | 3.00 | 100.00 |
| Pedestrian Traffic | Good | 0.34 | 0.34 | 100.00 |
| Parking | Good | 3.55 | 3.55 | 100.00 |
| Play Courts & Fields | Poor | 1.54 | 4.66 | 33.00 |
| Safety and Security | | | | |
| Fencing | Good | 1.43 | 1.43 | 100.00 |
| Signage & Way Finding | Good | 0.18 | 0.18 | 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 |
| School Climate | | | | |
| Learning Style Variety | P/U | 0.00 | 5.00 | 0.00 |
| School Environment | P/U | 0.00 | 5.00 | 0.00 |
| Landscaping | P/U | 0.00 | 1.00 | 0.00 |
| General Classrooms | | | | |
| Size | Good | 12.25 | 12.25 | 100.00 |
| Adjacencies | Good | 2.63 | 2.63 | 100.00 |
| Storage\Fixed Equip. | Poor | 0.87 | 2.63 | 33.00 |
| Remedial - Special Needs | | | | |
| Size | Fair | 1.19 | 2.38 | 50.00 |
| Adjacencies | P/U | 0.00 | 0.51 | 0.00 |
| Storage\Fixed Equip. | G/F | 0.51 | 0.51 | 100.00 |
| Library | | | | |
| Size | P/U | 0.00 | 1.83 | 0.00 |
| Adjacencies | G/F | 0.39 | 0.39 | 100.00 |
| Storage\Fixed Equip. | P/U | 0.00 | 0.39 | 0.00 |
| P.E. | | | | |
| Size | P/U | 0.00 | 8.40 | 0.00 |
| Adjacencies | P/U | 0.00 | 1.80 | 0.00 |
| Storage\Fixed Equip. | P/U | 0.00 | 1.80 | 0.00 |
| Music | | | | |
| Size | (N/A) | 0.00 | 0.00 | 0.00 |
| Adjacencies | (N/A) | 0.00 | 0.00 | 0.00 |
| Storage\Fixed Equip. | (N/A) | 0.00 | 0.00 | 0.00 |

Project #: 4469

County: DeKalb

Site #: 0500

Project: Assessments 2010

Region: 1

Site: DeKalb Alternative Scho

Grade Config: 4 - 12

Site Type: Other

Site Size: 0.00

| Suitability | Rating | Score | Possible Score | Percent Score |
|--|--------|--------------|----------------|---------------|
| Art | | | | |
| Size | (N/A) | 0.00 | 0.00 | 0.00 |
| Adjacencies | (N/A) | 0.00 | 0.00 | 0.00 |
| Storage\Fixed Equip. | (N/A) | 0.00 | 0.00 | 0.00 |
| Performing Arts\Auditorium | | | | |
| Size | (N/A) | 0.00 | 0.00 | 0.00 |
| Adjacencies | (N/A) | 0.00 | 0.00 | 0.00 |
| Storage\Fixed Equip. | (N/A) | 0.00 | 0.00 | 0.00 |
| Vocational Technical | | | | |
| Size | (N/A) | 0.00 | 0.00 | 0.00 |
| Adjacencies | (N/A) | 0.00 | 0.00 | 0.00 |
| Storage\Fixed Equip. | (N/A) | 0.00 | 0.00 | 0.00 |
| Science | | | | |
| Size | Good | 2.03 | 2.03 | 100.00 |
| Adjacencies | Good | 0.43 | 0.43 | 100.00 |
| Storage\Fixed Equip. | G/F | 0.43 | 0.43 | 100.00 |
| Kindergarten | | | | |
| Size | (N/A) | 0.00 | 0.00 | 0.00 |
| Adjacencies | (N/A) | 0.00 | 0.00 | 0.00 |
| Storage\Fixed Equip. | (N/A) | 0.00 | 0.00 | 0.00 |
| Administration | | | | |
| Size | Fair | 0.61 | 1.21 | 50.00 |
| Adjacencies | G/F | 0.26 | 0.26 | 100.00 |
| Storage\Fixed Equip. | G/F | 0.26 | 0.26 | 100.00 |
| Restrooms (Student) | | | | |
| | Fair | 0.44 | 0.89 | 50.00 |
| Teacher Lounge and Work Room(s) | | | | |
| | Fair | 0.34 | 0.68 | 50.00 |
| Cafeteria | | | | |
| | Good | 5.00 | 5.00 | 100.00 |
| Food Prep | | | | |
| | Good | 6.63 | 6.63 | 100.00 |
| Counseling | | | | |
| | Fair | 0.16 | 0.31 | 50.00 |
| Clinic | | | | |
| | P/U | 0.00 | 0.26 | 0.00 |
| Custodial & Maintenance | | | | |
| | G/F | 0.50 | 0.50 | 100.00 |
| Total For Site: | | 48.96 | 82.56 | 59.30 |

Comments

Suitability - K-12

The DeKalb Alternative School provides a middle and high school program for students throughout the county school system. The school provides a traditional program with increased guidance and lower class sizes for students. The DeKalb County School System housed the school in a heavily renovated retail space.

Suitability - K-12->Site-->Play Courts & Fields

The school lacks recreation or playing fields, and the one small field is in poor condition.

Suitability - K-12->School Climate-->Learning Style Variety

The school has limited space for informal learning or small group activities.

Suitability - K-12->School Climate-->School Environment

The school has an 'institutional' feel because of the plain colored walls, plain colored floor, and high ceilings.

Project #: 4469

County: DeKalb

Site #: 0500

Project: Assessments 2010

Region: 1

Site: DeKalb Alternative Scho

Grade Config: 4 - 12

Site Type: Other

Site Size: 0.00

| Suitability | Rating | Score | Possible Score | Percent Score |
|---|--------|-------|----------------|---------------|
| Suitability - K-12->School Climate-->Landscaping The landscaping at the front of the school is barren and uninviting. | | | | |
| Suitability - K-12->General Classrooms-->Storage\Fixed Equip. Most school general classrooms lack sufficient storage space. | | | | |
| Suitability - K-12->Remedial - Special Needs-->Size Some remedial spaces are too small for the class sizes held in them. | | | | |
| Suitability - K-12->Remedial - Special Needs-->Adjacencies One of the school remedial rooms is located in an isolated area of the school. | | | | |
| Suitability - K-12->Library-->Size The current library space is too small, poorly laid out, and unattractive. | | | | |
| Suitability - K-12->Library-->Storage\Fixed Equip. The library has very limited storage. | | | | |
| Suitability - K-12->P.E.-->Size The school gym is small, lacks equipment, and has some safety concerns. | | | | |
| Suitability - K-12->P.E.-->Adjacencies The PE space is adjacent to general classrooms and noise travels through walls into the general classrooms. | | | | |
| Suitability - K-12->P.E.-->Storage\Fixed Equip. The gym has very limited storage space. | | | | |
| Suitability - K-12->Administration-->Size The school administrative area is small for the number of staff in the school. | | | | |
| Suitability - K-12->Restrooms (Student) The school has too few restrooms. | | | | |
| Suitability - K-12->Teacher Lounge and Work Room(s) Teacher lounge and workrooms are smaller than they should be. | | | | |
| Suitability - K-12->Counseling The school counseling area is small, lacks a waiting room, and is too close to the school administrative area. | | | | |
| Suitability - K-12->Clinic The school does not have a clinic and needs one. | | | | |

Suitability Report - Full

Project #: 4469

County: DeKalb

Site #: 1615

Project: Assessments 2010

Region: 1

Site: DeKalb Alternative Night

Grade Config: 9 - 12

Site Type: Other

Site Size: 0.00

| Suitability | Rating | Score | Possible Score | Percent Score |
|----------------------------------|--------|-------|----------------|---------------|
| Suitability - High School | | | | |
| Site | | | | |
| Traffic | Good | 1.00 | 1.00 | 100.00 |
| Pedestrian Traffic | Good | 0.98 | 0.98 | 100.00 |
| Parking | Good | 2.11 | 2.11 | 100.00 |
| Play Courts & Fields | (N/A) | 0.00 | 0.00 | 0.00 |
| Safety and Security | | | | |
| Fencing | Good | 0.85 | 0.85 | 100.00 |
| Signage & Way Finding | Good | 1.00 | 1.00 | 100.00 |
| Ease of Supervision | G/F | 3.50 | 3.50 | 100.00 |
| Limited Entrances | G/F | 0.50 | 0.50 | 100.00 |
| Interior Circulation | G/F | 0.50 | 0.50 | 100.00 |
| Sprinkler System | Good | 0.50 | 0.50 | 100.00 |
| School Climate | | | | |
| Learning Style Variety | P/U | 0.00 | 5.00 | 0.00 |
| School Environment | P/U | 0.00 | 5.00 | 0.00 |
| Landscaping | (N/A) | 0.00 | 0.00 | 0.00 |
| General Classrooms | | | | |
| Size | Good | 13.65 | 13.65 | 100.00 |
| Adjacencies | Good | 2.93 | 2.93 | 100.00 |
| Storage\Fixed Equip. | Poor | 0.97 | 2.93 | 33.00 |
| Remedial - Special Needs | | | | |
| Size | Fair | 1.45 | 2.91 | 50.00 |
| Adjacencies | P/U | 0.00 | 0.62 | 0.00 |
| Storage\Fixed Equip. | G/F | 0.62 | 0.62 | 100.00 |
| Library | | | | |
| Size | P/U | 0.00 | 2.95 | 0.00 |
| Adjacencies | G/F | 0.63 | 0.63 | 100.00 |
| Storage\Fixed Equip. | P/U | 0.00 | 0.63 | 0.00 |
| P.E. | | | | |
| Size | P/U | 0.00 | 8.40 | 0.00 |
| Adjacencies | P/U | 0.00 | 1.80 | 0.00 |
| Storage\Fixed Equip. | P/U | 0.00 | 1.80 | 0.00 |
| Music | | | | |
| Size | (N/A) | 0.00 | 0.00 | 0.00 |
| Adjacencies | (N/A) | 0.00 | 0.00 | 0.00 |
| Storage\Fixed Equip. | (N/A) | 0.00 | 0.00 | 0.00 |

| Suitability | Rating | Score | Possible Score | Percent Score |
|--|--------|--------------|----------------|---------------|
| Art | | | | |
| Size | (N/A) | 0.00 | 0.00 | 0.00 |
| Adjacencies | (N/A) | 0.00 | 0.00 | 0.00 |
| Storage\Fixed Equip. | (N/A) | 0.00 | 0.00 | 0.00 |
| Performing Arts\Auditorium | | | | |
| Size | (N/A) | 0.00 | 0.00 | 0.00 |
| Adjacencies | (N/A) | 0.00 | 0.00 | 0.00 |
| Storage\Fixed Equip. | (N/A) | 0.00 | 0.00 | 0.00 |
| Vocational Technical | | | | |
| Size | (N/A) | 0.00 | 0.00 | 0.00 |
| Adjacencies | (N/A) | 0.00 | 0.00 | 0.00 |
| Storage\Fixed Equip. | (N/A) | 0.00 | 0.00 | 0.00 |
| Science | | | | |
| Size | Good | 2.90 | 2.90 | 100.00 |
| Adjacencies | Good | 0.62 | 0.62 | 100.00 |
| Storage\Fixed Equip. | G/F | 0.62 | 0.62 | 100.00 |
| Administration | | | | |
| Size | Fair | 0.91 | 1.83 | 50.00 |
| Adjacencies | G/F | 0.39 | 0.39 | 100.00 |
| Storage\Fixed Equip. | G/F | 0.39 | 0.39 | 100.00 |
| Restrooms (Student) | Fair | 0.46 | 0.91 | 50.00 |
| Teacher Lounge and Work Room(s) | Fair | 0.36 | 0.71 | 50.00 |
| Cafeteria | Good | 4.00 | 4.00 | 100.00 |
| Food Prep | Good | 5.11 | 5.11 | 100.00 |
| Counseling | Fair | 0.38 | 0.76 | 50.00 |
| Clinic | P/U | 0.00 | 0.24 | 0.00 |
| Custodial & Maintenance | G/F | 0.50 | 0.50 | 100.00 |
| Total For Site: | | 47.83 | 79.79 | 59.94 |

Comments**Suitability - High School**

The DeKalb Alternative Night School provides an evening high school program for students throughout the county school system who want a flexible and guided approach to their studies. The DeKalb County School System located the school in a heavily renovated former retail space.

Suitability - High School->School Climate-->Learning Style Variety

The school has limited space for informal learning or small group activities.

Suitability - High School->School Climate-->School Environment

The school has an "institutional" feel because of the plain colored walls, plain colored floor, and high ceilings.

Suitability - High School->General Classrooms-->Storage\Fixed Equip.

Most school general classrooms lack sufficient storage space.

Suitability - High School->Remedial - Special Needs-->Size

Some remedial spaces are too small for the class sizes held in them.

Suitability - High School->Remedial - Special Needs-->Adjacencies

One of the school remedial rooms is located in an isolated area of the school.

Project #: 4469

County: DeKalb

Site #: 1615

Project: Assessments 2010

Region: 1

Site: DeKalb Alternative Night

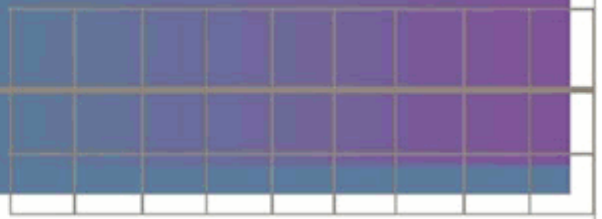
Grade Config: 9 - 12

Site Type: Other

Site Size: 0.00

| Suitability | Rating | Score | Possible Score | Percent Score |
|--|--------|-------|----------------|---------------|
| <p>Suitability - High School->Library-->Size The current library space is too small, poorly laid out, and unattractive.</p> | | | | |
| <p>Suitability - High School->Library-->Storage\Fixed Equip. The library has very limited storage.</p> | | | | |
| <p>Suitability - High School->P.E.-->Size The school gym is small, lacks equipment, and has some safety concerns.</p> | | | | |
| <p>Suitability - High School->P.E.-->Adjacencies The PE space is adjacent to general classrooms and noise travels through walls into the general classrooms.</p> | | | | |
| <p>Suitability - High School->P.E.-->Storage\Fixed Equip. The gym has very limited storage space.</p> | | | | |
| <p>Suitability - High School->Administration-->Size The school administrative area is small for the number of staff in the school.</p> | | | | |
| <p>Suitability - High School->Restrooms (Student) The school has too few restrooms.</p> | | | | |
| <p>Suitability - High School->Teacher Lounge and Work Room(s) Teacher lounge and workrooms are smaller than they should be.</p> | | | | |
| <p>Suitability - High School->Counseling The school counseling area is small, lacks a waiting room, and is too close to the school administrative area.</p> | | | | |
| <p>Suitability - High School->Clinic The school does not have a clinic and needs one.</p> | | | | |

Technology Readiness Report



Technology Readiness Report - Full

| | | |
|---------------------------|----------------|---------------------------------|
| Project #: 4469 | County: DeKalb | Site #: 0500 |
| Project: Assessments 2010 | Region: 1 | Site: DeKalb Alternative School |

| Technology Readiness | Rating | Score | Possible Score | Percent Score |
|-----------------------------|--------|--------------|----------------|---------------|
| Technology Readiness | | | | |
| MDFIT Equipment Environment | Fair | 7.50 | 15.00 | 50.00 |
| Electrical Power | Fair | 5.00 | 10.00 | 50.00 |
| Cooling | Good | 10.00 | 10.00 | 100.00 |
| Drops | Poor | 3.30 | 10.00 | 33.00 |
| 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 | Fair | 2.50 | 5.00 | 50.00 |
| 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: | | 73.30 | 100.00 | 73.30 |

Comments

Technology Readiness->MDFIT Equipment Environment

Equipment is located in protective boxes in a variety of rooms in the school.

Technology Readiness->Electrical Power

The school lacks sufficient power outlets in administrative and teaching areas.

Technology Readiness->Drops

The school lacks computer drops in classroom and administrative areas.

Technology Readiness->Video Distribution

Not all classrooms have access to video, and the school provides video by cable or uses digital streaming.

Technology Readiness->Projectors

Around 30% of teaching spaces lacked a projector.

Technology Readiness Report - Full

Project #: 4469

County: DeKalb

Site #: 1615

Project: Assessments 2010

Region: 1

Site: DeKalb Alternative Night S

| Technology Readiness | Rating | Score | Possible Score | Percent Score |
|-----------------------------|--------|--------------|----------------|---------------|
| Technology Readiness | | | | |
| MDFIT Equipment Environment | Fair | 7.50 | 15.00 | 50.00 |
| Electrical Power | Fair | 5.00 | 10.00 | 50.00 |
| Cooling | Good | 10.00 | 10.00 | 100.00 |
| Drops | Poor | 3.30 | 10.00 | 33.00 |
| 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 | Fair | 2.50 | 5.00 | 50.00 |
| 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: | | 73.30 | 100.00 | 73.30 |

Comments

Technology Readiness->MDFIT Equipment Environment

Equipment is located in protective boxes in a variety of rooms in the school.

Technology Readiness->Electrical Power

The school lacks sufficient power outlets in administrative and teaching areas.

Technology Readiness->Drops

The school lacks computer drops in classroom and administrative areas.

Technology Readiness->Video Distribution

Not all classrooms have access to video, and the school provides video by cable or uses digital streaming.

Technology Readiness->Projectors

Around 30% of teaching spaces lacked a projector.