

Facility Condition Assessment Report

DeKalb County School System1701 Mountain Industrial Blvd
Stone Mountain, GA 30083COMET4 Facility Report
DeKalb HS of Technology South Facility Executive Summary ReportReport Date: 24 Jun 2011

Facility: \High Schools\DeKalb HS of Technology South
Address: 3303 Panthersville Road, Decatur, GA 30034**Attributes:****Facility Code** 7077
Super Cluster 6**General Information:****Function:** High School
Gross Area: 47,467 S.F.
Year Built:
Last Renovation:**Facility Description:**

The DeKalb High School of Technology South campus consists of one main school building located at 3303 Panthersville Road in Decatur, Georgia. The original campus was constructed in 1977 and there have been no additions or major renovations to the main school building. 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: \$4,253,406.11**Replacement Cost:** \$10,750,113.35**FCI:** 39.57%

07-Mar-2011

DeKalb High School of Technology South

DeKalb County School System

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COMET4 FCI Report

Report Date: 24 Jun 2011

DeKalb HS of Technology South Weighted FCI Report

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 HS of Technology South\Site		\$23.51	47,467	\$672,366	\$1,116,025	60.25%	\$0	\$0	\$672,366	\$0	\$0
DeKalb HS of Technology South\1977 Building		\$202.96	47,467	\$3,581,040	\$9,634,088	37.17%	\$0	\$0	\$3,581,040	\$0	\$0

DeKalb County School System

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COMET4 Survey Report DeKalb HS of Technology South Detailed Facility Needs Assessment Report

Report Date: 24 Jun 2011

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Location / Note
DeKalb County School System								\$3,128,580	\$1,124,826	\$4,253,406			
High Schools								\$3,128,580	\$1,124,826	\$4,253,406			
DeKalb HS of Technology South								\$3,128,580	\$1,124,826	\$4,253,406			
1977 Building								\$2,594,956	\$986,083	\$3,581,040			
Building Systems								\$2,594,956	\$986,083	\$3,581,040			
C1030	Fittings	System		Beyond Service Life	Renew System	1	Ea.	\$214,598	\$81,547	\$296,146	Necessary	Deferred Maintenance	Fittings, such as chalk and tack boards, lockers, toilet and bath accessories, toilet partitions, and shelving, are aged, worn and damaged, and should be replaced.
C3020	Floor Finishes - Carpet	System		Beyond Service Life	Renew System	1	Ea.	\$23,807	\$9,047	\$32,854	Necessary	Deferred Maintenance	The carpet in the administration area and offices is aged, worn, stained, and frayed, and should be replaced.
C3030	Ceiling Finishes	System		Beyond Service Life	Renew System	1	Ea.	\$339,911	\$129,166	\$469,077	Necessary	Deferred Maintenance	The acoustical ceiling tiles and grid system are aged and stained and should be replaced.
D3020	Heat Generating Systems	System		Beyond Service Life	Renew System	1	Ea.	\$157,163	\$59,722	\$216,885	Necessary	Deferred Maintenance	The heating system, including gas fired boiler, pumps, piping, and valves, are aged, rusted, inefficient, and becoming logistically unsupportable, and should be replaced with energy efficient equipment.
D3040	Distribution Systems & Exhaust Systems	System		Beyond Service Life	Renew System	1	Ea.	\$188,491	\$71,627	\$260,118	Necessary	Deferred Maintenance	The large central station air handling unit and the exhaust fans and duct systems are aged, inadequate, and dirty, and should be replaced.
D3050	Terminal & Package Units	System		Beyond Service Life	Renew System	1	Ea.	\$654,238	\$248,610	\$902,848	Necessary	Deferred Maintenance	The roof top package units, fan coil units, unit heaters, and shop air conditioners are aged, rusted, inefficient, and becoming logistically unsupportable, and should be replaced with energy efficient models.
D3060	Controls & Instrumentation	System		Beyond Service Life	Renew System	1	Ea.	\$108,082	\$41,071	\$149,154	Necessary	Deferred Maintenance	The HVAC controls are inadequate, have obsolete parts and equipment, and should be replaced.
D5020	Lighting	System		Beyond Service Life	Renew System	1	Ea.	\$303,884	\$115,476	\$419,360	Necessary	Deferred Maintenance	While some classrooms have been updated with T-8 fixtures, a majority of the lighting system is aged, inefficient T-12 and incandescent fixtures that should be replaced with an energy efficient system.
D5030	Communications and Security - Fire Alarm	System		Beyond Service Life	Renew System	1	Ea.	\$28,718	\$10,913	\$39,630	Necessary	Deferred Maintenance	The fire alarm system is aged, has reported outages, and should be replaced.
D5030	Communications and Security - PA & Clock Systems	System		Beyond Service Life	Renew System	1	Ea.	\$178,049	\$67,659	\$245,707	Necessary	Deferred Maintenance	The PA and clock systems are aged, have reported outages, and should be replaced.

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Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Location / Note
	E2010	Fixed Furnishings	System	Beyond Service Life	Renew System	1	Ea.	\$273,600	\$103,968	\$377,568	Necessary	Deferred Maintenance	Fixed furnishings, such as the base/wall cabinets, counter tops, window shades, and fixed seating, are worn, beyond their service life, and should be replaced. A roof drain is clogged with standing water and needs to be rodded and cleaned out. The epoxy coated floor is worn and chipped and should be replaced.
	D2040	Rain Water Drainage	Roof Drain Systems	Needs Remediation	Repair Roof Drain Systems	1	Ea.	\$150	\$57	\$207	Necessary	Deferred Maintenance	
	C3020	Floor Finishes - Epoxy Coating	System	Damaged	Renew System	1	Ea.	\$124,265	\$47,221	\$171,486	Necessary	Deferred Maintenance	
Site Building Systems								\$533,624	\$138,742	\$672,366			
	G2010	Roadways	System	Beyond Service Life	Renew System	1	Ea.	\$202,067	\$52,537	\$254,604	Necessary	Deferred Maintenance	The roadways are aged and cracked, have many road cuts and repairs, and should be resurfaced and restriped. The parking lots are aged, cracking, and patched, and should be resurfaced and restriped. The sidewalks are aged, cracked, and damaged, and should be replaced. The site lighting fixtures and poles are aged, weathered, outdated, and inoperative in some cases, and should be replaced.
	G2020	Parking Lots	System	Beyond Service Life	Renew System	1	Ea.	\$263,679	\$68,557	\$332,236	Necessary	Deferred Maintenance	
	G2030	Pedestrian Paving	System	Beyond Service Life	Renew System	1	Ea.	\$39,160	\$10,182	\$49,342	Necessary	Deferred Maintenance	
	G4020	Site Lighting	System	Beyond Service Life	Renew System	1	Ea.	\$28,718	\$7,467	\$36,184	Necessary	Deferred Maintenance	

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Report Date: 24 Jun 2011

Facility: \High Schools\DeKalb HS of Technology South\1977 Building**Address:** 3303 Panthersville Road, Decatur, GA 30034**Attributes:****Building Codes** 3010
Fire Sprinkler System No**General Information:****Function:** High School **Year Built:** 1977
Gross Area: 47,467 S.F. **Last Renovation:****Facility Description:**

The DeKalb High School of Technology South main building is a two-story building located at 3303 Panthersville Road in Decatur, Georgia. Originally built in 1977, there have been no additions or major renovations to the main building. 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 single pane, operable windows with double pane, energy efficient windows; 2) Replacing the roof covering and insulation; 3) Installing low flow plumbing fixtures and flush control valves; 4) Replacing the boiler, roof top package units, central station air handling unit, shop air conditioners, and exhaust fans with up to date energy efficient units; 5) Replacing the building automation system with an effective energy management system that completely controls HVAC and lighting; and 6) Replacing the aged incandescent and fluorescent lighting with new energy efficient fixtures.

Current Repair Cost: \$3,581,039.85**Replacement Cost:** \$9,634,088.24**FCI:** 37.17%07-Mar-2011
Northwest Elevation07-Mar-2011
East Elevation07-Mar-2011
South Elevation07-Mar-2011
West Elevation

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Facility: \High Schools\DeKalb HS of Technology South\1977 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	\$202.96	S.F.	47,467	107	\$10,293,099	47	1982	1985	2015		\$3,581,040	\$9,634,086	37
Substructure	\$6.86	S.F.	47,467	100	\$325,557	100	1977					\$325,557	
Foundations	\$6.86	S.F.	47,467	100	\$325,557	100	1977					\$325,557	
Standard Foundations	\$3.49	S.F.	47,467	100	\$165,726	100	1977					\$165,726	
Special Foundations	\$4.06	S.F.	0	100		100	1977						
Slab on Grade	\$3.37	S.F.	47,467	100	\$159,831	100	1977					\$159,831	
Basement Construction			0			0	0						
Basement Excavation	\$0.11	S.F.	0	100		100	1977						
Basement Walls	\$1.59	S.F.	0	100		100	1977						
Shell	\$51.96	S.F.	47,467	103	\$2,532,142	79	1982	2007	2015			\$2,466,244	
Superstructure	\$23.92	S.F.	47,467	100	\$1,135,193	100	1977					\$1,135,193	
Floor Construction	\$14.14	S.F.	47,467	100	\$671,421	100	1977					\$671,421	
Roof Construction	\$9.77	S.F.	47,467	100	\$463,772	100	1977					\$463,772	
Exterior Enclosure	\$25.20	S.F.	47,467	104	\$1,248,516	68	1977	2007	2015			\$1,196,112	
Exterior Walls	\$14.16	S.F.	47,467	100	\$672,076	100	1977					\$672,076	
Exterior Windows	\$10.42	S.F.	47,467	110	\$544,015	30	1977	2007	2015	5		\$494,559	
Exterior Doors	\$0.62	S.F.	47,467	110	\$32,425	30	1977	2007	2015	5		\$29,477	
Roofing	\$2.84	S.F.	47,467	110	\$148,433	15	2010	2025				\$134,939	
Roof Coverings - Asphalt Shingles	\$3.70	S.F.	0	110		10	1977						
Roof Coverings - BUR	\$5.55	S.F.	0	110		25	1977						
Roof Coverings - EPDM	\$2.84	S.F.	47,467	110	\$148,433	15	2010	2025				\$134,939	
Roof Coverings - Preformed Metal	\$0.07	S.F.	0	110		30	1977						
Roof Coverings - Standing Seam Metal	\$23.47	S.F.	0	110		75	1977						
Roof Openings	\$0.07	S.F.	0	110		30	1977						
Interiors	\$54.34	S.F.	47,467	107	\$2,752,552	53	1982	1985			\$969,563	\$2,579,256	38
Interior Construction	\$28.75	S.F.	47,467	104	\$1,425,443	73	1977	1997			\$296,146	\$1,364,457	22
Partitions	\$17.77	S.F.	47,467	110	\$928,067	100	1977					\$843,697	
Interior Doors	\$5.30	S.F.	47,467	80	\$201,230	30	1977					\$251,537	
Fittings	\$5.67	S.F.	47,467	110	\$296,146	20	1977	1997			\$296,146	\$269,223	110
Stairs	\$1.93	S.F.	47,467	100	\$91,706	100	1977					\$91,706	
Stair Construction	\$1.93	S.F.	47,467	100	\$91,706	100	1977					\$91,706	
Interior Finishes	\$23.66	S.F.	47,467	110	\$1,235,403	26	1989	1985			\$673,417	\$1,123,093	60
Wall Finishes - Ceramic & Glazed	\$9.58	S.F.	0	110		30	1977						
Wall Finishes - Paint	\$1.81	S.F.	47,467	110	\$94,392	10	2005	2015				\$85,811	
Wall Finishes - Wall Coverings	\$1.99	S.F.	0	110		10	1977						
Floor Finishes - Carpet	\$7.87	S.F.	3,797	110	\$32,854	8	1977	1985			\$32,854	\$29,867	110
Floor Finishes - Ceramic & Quarry Tile	\$13.40	S.F.	0	110		50	1977						
Floor Finishes - Epoxy Coating	\$9.38	S.F.	16,613	110	\$171,486	20	1977	1997			\$171,486	\$155,896	110
Floor Finishes - Terrazzo	\$48.99	S.F.	5,696	110	\$306,952	50	1977	2027				\$279,047	
Floor Finishes - VCT	\$8.79	S.F.	16,613	110	\$160,642	20	2000	2020				\$146,038	
Ceiling Finishes	\$8.98	S.F.	47,467	110	\$469,077	20	1977	1997			\$469,077	\$426,434	110
Services	\$81.21	S.F.	47,467	110	\$4,240,431	23	1981	1987	2016		\$2,233,909	\$3,854,937	58
Conveying			0			0	0						
Elevators and Lifts	\$0.84	S.F.	0	110		30	1977						
Plumbing	\$25.88	S.F.	47,467	110	\$1,351,029	24	1979	2007	2016		\$207	\$1,228,209	
Plumbing Fixtures	\$16.10	S.F.	47,467	110	\$840,881	20	1990	2010	2016	6		\$764,437	
Domestic Water Distribution	\$3.42	S.F.	47,467	110	\$178,696	30	1977	2007	2016	6		\$162,451	
Sanitary Waste	\$4.31	S.F.	47,467	110	\$224,811	30	1977	2007	2016	6		\$204,374	
Rain Water Drainage	\$0.84	S.F.	47,467	110	\$43,953	30	1977	2007	2016	6	\$207	\$39,958	1
Other Plumbing Systems - Acid Waste	\$0.50	S.F.	47,467	110	\$25,940	30	1977	2007	2016	6		\$23,582	
Other Plumbing Systems - Natural Gas	\$0.70	S.F.	47,467	110	\$36,748	30	1977	2007	2016	6		\$33,407	
HVAC	\$33.51	S.F.	47,467	110	\$1,749,493	21	1982	1992			\$1,529,005	\$1,590,448	96
Heat Generating Systems	\$4.15	S.F.	47,467	110	\$216,885	30	1977	2007			\$216,885	\$197,168	110
Cooling Generating Systems	\$4.22	S.F.	47,467	110	\$220,488	30	2002	2032				\$200,444	
Distribution Systems & Exhaust Systems	\$4.98	S.F.	47,467	110	\$260,118	30	1977	2007			\$260,118	\$236,471	110
Terminal & Package Units	\$17.29	S.F.	47,467	110	\$902,848	15	1977	1992			\$902,848	\$820,771	110
Controls & Instrumentation	\$2.86	S.F.	47,467	110	\$149,154	20	1977	1997			\$149,154	\$135,594	110
Other HVAC Systems/Equip - Kitchen Hood	\$0.70	S.F.	0	110		30	1977						
Fire Protection			0			0	0						

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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%
Sprinklers	\$3.70	S.F.	0	110		30	0						
Standpipes	\$0.40	S.F.	0	110		30	1977						
Electrical	\$21.83	S.F.	47,467	110	\$1,139,909	24	1982	1987	2016		\$704,697	\$1,036,280	68
Electrical Service/Distribution	\$1.85	S.F.	47,467	110	\$96,554	30	1977	2007	2016	6		\$87,776	
Branch Wiring	\$5.35	S.F.	47,467	110	\$279,573	30	1977	2007	2016	6		\$254,157	
Lighting	\$8.03	S.F.	47,467	110	\$419,360	30	1977	2007			\$419,360	\$381,236	110
Communications and Security - Fire Alarm	\$0.76	S.F.	47,467	110	\$39,630	10	1977	1987			\$39,630	\$36,027	110
Communications and Security - PA & Clock Systems	\$4.71	S.F.	47,467	110	\$245,707	10	1977	1987			\$245,707	\$223,370	110
Communications and Security - Security & CCTV	\$1.13	S.F.	47,467	110	\$59,085	10	2009	2019				\$53,714	
Other Electrical Systems - Emergency Generator	\$0.29	S.F.	0	110		20	1977						
Equipment & Furnishings	\$8.60	S.F.	47,467	108	\$442,417	19	1988	1997			\$377,568	\$408,092	93
Equipment	\$1.37	S.F.	47,467	100	\$64,849	15	2000	2015				\$64,849	
Institutional Equipment	\$0.70	S.F.	0	110		20	1977						
Other Equipment (Automotive Equipment)	\$1.37	S.F.	47,467	100	\$64,849	15	2000	2015				\$64,849	
Other Equipment (Kitchen Equipment)	\$5.02	S.F.	0	110		20	1977						
Furnishings	\$7.23	S.F.	47,467	110	\$377,568	20	1977	1997			\$377,568	\$343,243	110
Fixed Furnishings	\$7.23	S.F.	47,467	110	\$377,568	20	1977	1997			\$377,568	\$343,243	110
Special Construction			0			0	0						
Special Construction			0			0	0						
Special Structures - Canopies	\$1.93	S.F.	0	110		20	1977						

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Facility: \High Schools\DeKalb HS of Technology South\1977 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, lockers, toilet and bath accessories, toilet partitions, and shelving, are aged, worn and damaged, and should be replaced.**

Surveyor/Update: Troy Weeks
 Priority: 3
 Quantity: 1

Wed, 06-Apr-2011

**Estimates:**

Raw Cost	\$214,598.31
Plus or (Minus) Additional Cost	\$81,547.36
Total Estimated Amount	\$296,145.67

Deficiency:

Assembly: **C3020**
 System: **Floor Finishes - Carpet**
 Material: **System**
 Distress: **Beyond Service Life**
 Category: **Deferred Maintenance**
 Correction: **Renew System**
 Note: **The carpet in the administration area and offices is aged, worn, stained, and frayed, and should be replaced.**

Surveyor/Update: Troy Weeks
 Priority: 3
 Quantity: 1

Wed, 06-Apr-2011

**Estimates:**

Raw Cost	\$23,807.19
Plus or (Minus) Additional Cost	\$9,046.73
Total Estimated Amount	\$32,853.92

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Facility: \High Schools\DeKalb HS of Technology South\1977 Building (continued)**Deficiency:**

Assembly: **C3020**
 System: **Floor Finishes - Epoxy Coating**
 Material: **System**
 Distress: **Damaged**
 Category: **Deferred Maintenance**
 Correction: **Renew System**
 Note: **The epoxy coated floor is worn and chipped and should be replaced.**

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

Sat, 18-Jun-2011

**Estimates:**

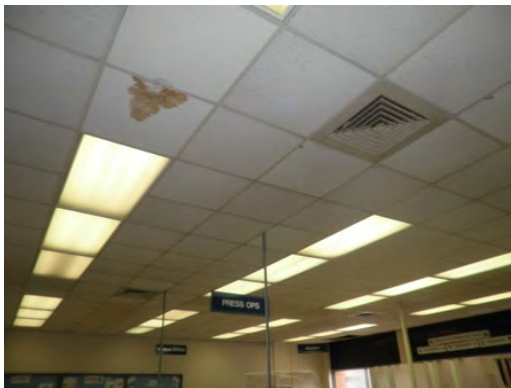
Raw Cost	\$124,265.24
Plus or (Minus) Additional Cost	\$47,220.79
Total Estimated Amount	\$171,486.03

Deficiency:

Assembly: **C3030**
 System: **Ceiling Finishes**
 Material: **System**
 Distress: **Beyond Service Life**
 Category: **Deferred Maintenance**
 Correction: **Renew System**
 Note: **The acoustical ceiling tiles and grid system are aged and stained and should be replaced.**

Surveyor/Update: Troy Weeks
 Priority: 3
 Quantity: 1

Wed, 06-Apr-2011

**Estimates:**

Raw Cost	\$339,911.19
Plus or (Minus) Additional Cost	\$129,166.25
Total Estimated Amount	\$469,077.44

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Facility: \High Schools\DeKalb HS of Technology South\1977 Building (continued)

Deficiency:

Assembly: **D2040**
System: **Rain Water Drainage**
Material: **Roof Drain Systems**
Distress: **Needs Remediation**
Category: **Deferred Maintenance**
Correction: **Repair Roof Drain Systems**
Note: **A roof drain is clogged with standing water and needs to be rodded and cleaned out.**

Surveyor/Update: Troy Weeks
Priority: 3
Quantity: 1

Tue, 05-Apr-2011



Estimates:

Raw Cost	\$150.00
Plus or (Minus) Additional Cost	\$57.00
Total Estimated Amount	\$207.00

Deficiency:

Assembly: **D3020**
System: **Heat Generating Systems**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The heating system, including gas fired boiler, pumps, piping, and valves, are aged, rusted, inefficient, and becoming logistically unsupportable, and should be replaced with energy efficient equipment.**

Surveyor/Update: Troy Weeks
Priority: 3
Quantity: 1

Wed, 06-Apr-2011



Estimates:

Raw Cost	\$157,163.24
Plus or (Minus) Additional Cost	\$59,722.03
Total Estimated Amount	\$216,885.27

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Facility: \High Schools\DeKalb HS of Technology South\1977 Building (continued)

Deficiency:

Assembly: **D3040**
System: **Distribution Systems & Exhaust Systems**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**

Surveyor/Update: Troy Weeks
Priority: 3
Quantity: 1

Wed, 06-Apr-2011

Note: **The large central station air handling unit and the exhaust fans and duct systems are aged, inadequate, and dirty, and should be replaced.**



Estimates:

Raw Cost	\$188,491.46
Plus or (Minus) Additional Cost	\$71,626.75
Total Estimated Amount	\$260,118.21

Deficiency:

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

Surveyor/Update: Troy Weeks
Priority: 3
Quantity: 1

Wed, 06-Apr-2011

Note: **The roof top package units, fan coil units, unit heaters, and shop air conditioners are aged, rusted, inefficient, and becoming logistically unsupportable, and should be replaced with energy efficient models.**



Estimates:

Raw Cost	\$654,237.66
Plus or (Minus) Additional Cost	\$248,610.31
Total Estimated Amount	\$902,847.97

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Facility: \High Schools\DeKalb HS of Technology South\1977 Building (continued)

Deficiency:

Assembly: **D3060**
System: **Controls & Instrumentation System**
Material: **Beyond Service Life**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**

Surveyor/Update: Troy Weeks
Priority: 3
Quantity: 1

Wed, 06-Apr-2011

Note: **The HVAC controls are inadequate, have obsolete parts and equipment, and should be replaced.**



Estimates:

Raw Cost	\$108,082.36
Plus or (Minus) Additional Cost	\$41,071.30
Total Estimated Amount	\$149,153.66

Deficiency:

Assembly: **D5020**
System: **Lighting System**
Material: **Beyond Service Life**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**

Surveyor/Update: Troy Weeks
Priority: 3
Quantity: 1

Wed, 06-Apr-2011

Note: **While some classrooms have been updated with T-8 fixtures, a majority of the lighting system is aged, inefficient T-12 and incandescent fixtures that should be replaced with an energy efficient system.**



Estimates:

Raw Cost	\$303,883.73
Plus or (Minus) Additional Cost	\$115,475.82
Total Estimated Amount	\$419,359.55

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Report Date: 24 Jun 2011

Facility: \High Schools\DeKalb HS of Technology South\1977 Building (continued)**Deficiency:**

Assembly: **D5030**
 System: **Communications and Security - Fire Alarm System**
 Material: **System**
 Distress: **Beyond Service Life**
 Category: **Deferred Maintenance**
 Correction: **Renew System**

Surveyor/Update: Troy Weeks
 Priority: 3
 Quantity: 1

Wed, 16-Mar-2011

Note: The fire alarm system is aged, has reported outages, and should be replaced.**Estimates:**

Raw Cost	\$28,717.54
Plus or (Minus) Additional Cost	\$10,912.66
Total Estimated Amount	\$39,630.20

Deficiency:

Assembly: **D5030**
 System: **Communications and Security - PA & Clock Systems**
 Material: **System**
 Distress: **Beyond Service Life**
 Category: **Deferred Maintenance**
 Correction: **Renew System**

Surveyor/Update: Troy Weeks
 Priority: 3
 Quantity: 1

Sat, 18-Jun-2011

Note: The PA and clock systems are aged, have reported outages, and should be replaced.**Estimates:**

Raw Cost	\$178,048.72
Plus or (Minus) Additional Cost	\$67,658.51
Total Estimated Amount	\$245,707.23

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report
DeKalb HS of Technology South Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \High Schools\DeKalb HS of Technology South\1977 Building (continued)

Deficiency:

Assembly: **E2010**
System: **Fixed Furnishings**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**

Surveyor/Update: Troy Weeks
Priority: 3
Quantity: 1

Wed, 06-Apr-2011

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



Estimates:

Raw Cost	\$273,599.79
Plus or (Minus) Additional Cost	\$103,967.92
Total Estimated Amount	\$377,567.71

DeKalb County School System1701 Mountain Industrial Blvd
Stone Mountain, GA 30083COMET4 Facility Report
DeKalb HS of Technology South Facility Executive Summary ReportReport Date: 24 Jun 2011

Facility: \High Schools\DeKalb HS of Technology South\Site
Address: 3303 Panthersville Road, Decatur, GA 30034**Attributes:****Site Code** 1505**General Information:****Function:** High School**Year Built:** 1977**Gross Area:** 47,467 S.F.**Last Renovation:****Facility Description:**

The DeKalb High School of Technology South site was originally constructed in 1977, has a total area of 7.6 acres, and is occupied by approximately 47,467 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: \$672,366.26**Replacement Cost:** \$1,116,025.12**FCI:** 60.25%

27-Oct-2010

Aerial Image of DeKalb High School of
Technology South

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report
DeKalb HS of Technology South Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \High Schools\DeKalb HS of Technology South\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	\$23.51	S.F.	47,467	109	\$1,216,325	31	1979	2002	2015		\$672,366	\$1,116,026	60
Building Sitework	\$23.51	S.F.	47,467	109	\$1,216,325	31	1979	2002	2015		\$672,366	\$1,116,026	60
Site Improvements	\$16.64	S.F.	47,467	109	\$857,773	24	1981	2002	2015		\$636,182	\$790,070	81
Roadways	\$4.88	S.F.	47,467	110	\$254,604	25	1977	2002			\$254,604	\$231,459	110
Parking Lots	\$6.36	S.F.	47,467	110	\$332,236	25	1977	2002			\$332,236	\$302,033	110
Pedestrian Paving	\$0.94	S.F.	47,467	110	\$49,342	30	1977	2007			\$49,342	\$44,856	110
Site Development	\$0.26	S.F.	47,467	110	\$13,816	10	2000	2010	2015	5		\$12,560	
Site Development 2	\$2.38	S.F.	47,467	100	\$113,038	30	1977	2007	2015			\$113,038	
Fence & Guardrails	\$2.38	S.F.	47,467	100	\$113,038	30	1977	2007	2015	5		\$113,038	
Landscaping	\$1.81	S.F.	47,467	110	\$94,737	10	1977					\$86,124	
Site Mechanical Utilities	\$5.66	S.F.	47,467	110	\$295,394	50	1977	2007	2016			\$268,540	
Water Supply	\$1.03	S.F.	47,467	110	\$53,947	50	1977	2027	2016	6		\$49,043	
Sanitary Sewer	\$0.45	S.F.	47,467	110	\$23,684	50	1977	2027	2016	6		\$21,531	
Storm Sewer	\$4.04	S.F.	47,467	110	\$211,184	50	1977	2027	2016	6		\$191,985	
Fuel Distribution - Gas	\$0.13	S.F.	47,467	110	\$6,579	30	1977	2007	2016	6		\$5,981	
Site Electrical Utilities	\$1.21	S.F.	47,467	110	\$63,158	30	1977	2007	2016		\$36,184	\$57,416	63
Electrical Distribution	\$0.52	S.F.	47,467	110	\$26,974	30	1977	2007	2016	6		\$24,521	
Site Lighting	\$0.69	S.F.	47,467	110	\$36,184	30	1977	2007			\$36,184	\$32,895	110
Site Communication and Security	\$0.19	S.F.	0	110		30	1977						

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report
DeKalb HS of Technology South Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \High Schools\DeKalb HS of Technology South\Site (continued)

Deficiency Sheet:

Deficiency:

Assembly: **G2010**
System: **Roadways**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The roadways are aged and cracked, have many road cuts and repairs, and should be resurfaced and restriped.**

Surveyor/Update: Troy Weeks Sat, 18-Jun-2011
Priority: 3
Quantity: 1



Estimates:

Raw Cost	\$202,067.02
Plus or (Minus) Additional Cost	\$52,537.42
Total Estimated Amount	\$254,604.44

Deficiency:

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

Surveyor/Update: Troy Weeks Sat, 18-Jun-2011
Priority: 3
Quantity: 1



Estimates:

Raw Cost	\$263,679.19
Plus or (Minus) Additional Cost	\$68,556.59
Total Estimated Amount	\$332,235.78

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

COMET4 Facility Report

DeKalb HS of Technology South Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \High Schools\DeKalb HS of Technology South\Site (continued)**Deficiency:**

Assembly: **G2030**
 System: **Pedestrian Paving System**
 Material: **Beyond Service Life**
 Distress: **Deferred Maintenance**
 Category: **Renew System**
 Correction: **Renew System**

Surveyor/Update: Troy Weeks
 Priority: 3
 Quantity: 1

Wed, 06-Apr-2011

Note: **The sidewalks are aged, cracked, and damaged, and should be replaced.**

**Estimates:**

Raw Cost	\$39,160.28
Plus or (Minus) Additional Cost	\$10,181.67
Total Estimated Amount	\$49,341.95

Deficiency:

Assembly: **G4020**
 System: **Site Lighting System**
 Material: **Beyond Service Life**
 Distress: **Deferred Maintenance**
 Category: **Renew System**
 Correction: **Renew System**

Surveyor/Update: Troy Weeks
 Priority: 3
 Quantity: 1

Wed, 06-Apr-2011

Note: **The site lighting fixtures and poles are aged, weathered, outdated, and inoperative in some cases, and should be replaced.**

**Estimates:**

Raw Cost	\$28,717.54
Plus or (Minus) Additional Cost	\$7,466.56
Total Estimated Amount	\$36,184.10

Educational Adequacy Report

Suitability Report - Full

Project #: 4469	County: DeKalb	Site #: 9011
Project: Assessments 2010	Region: 1	Site: DeKalb HS of Technolog
Grade Config: 10 - 12	Site Type: Other	Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - Career Tech Ed B				
Site				
Traffic	Good	1.00	1.00	100.00
Pedestrian Traffic	(N/A)	0.00	0.00	0.00
Parking	Good	2.05	2.05	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	0.11	0.11	100.00
Ease of Supervision	P/U	0.00	2.50	0.00
Limited Entrances	G/F	0.50	0.50	100.00
Interior Circulation	G/F	0.50	0.50	100.00
Sprinkler System	Unsat	0.00	0.50	0.00
School Climate				
Learning Style Variety	G/F	5.00	5.00	100.00
School Environment	G/F	5.00	5.00	100.00
Landscaping	G/F	1.00	1.00	100.00
Library				
Size	P/U	0.00	1.40	0.00
Adjacencies	P/U	0.00	0.30	0.00
Storage\Fixed Equip.	P/U	0.00	0.30	0.00
Construction Engineering				
Size	Good	7.70	7.70	100.00
Adjacencies	Good	1.65	1.65	100.00
Storage\Fixed Equip.	G/F	1.65	1.65	100.00
Automotive Tech				
Size	Fair	5.16	7.70	67.00
Adjacencies	Good	1.65	1.65	100.00
Storage\Fixed Equip.	G/F	1.65	1.65	100.00
Public Safety				
Size	Unsat	0.00	6.30	0.00
Adjacencies	Unsat	0.00	1.35	0.00
Storage\Fixed Equip.	P/U	0.00	1.35	0.00
Cosmetology				
Size	Good	3.50	3.50	100.00
Adjacencies	Good	0.75	0.75	100.00
Storage\Fixed Equip.	G/F	0.75	0.75	100.00

Project #: 4469

County: DeKalb

Site #: 9011

Project: Assessments 2010

Region: 1

Site: DeKalb HS of Technolog

Grade Config: 10 - 12

Site Type: Other

Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
Visual Communications				
Size	Poor	1.39	4.20	33.00
Adjacencies	Good	0.90	0.90	100.00
Storage\Fixed Equip.	P/U	0.00	0.90	0.00
Health Services				
Size	Fair	2.35	3.50	67.00
Adjacencies	Good	0.75	0.75	100.00
Storage\Fixed Equip.	G/F	0.75	0.75	100.00
Video Broadcasting				
Size	Good	3.50	3.50	100.00
Adjacencies	Good	0.75	0.75	100.00
Storage\Fixed Equip.	P/U	0.00	0.75	0.00
Graphic Arts				
Size	Fair	2.35	3.50	67.00
Adjacencies	Good	0.75	0.75	100.00
Storage\Fixed Equip.	P/U	0.00	0.75	0.00
Electronics				
Size	Poor	0.92	2.80	33.00
Adjacencies	Good	0.60	0.60	100.00
Storage\Fixed Equip.	P/U	0.00	0.60	0.00
Early Childhood				
Size	Poor	0.69	2.10	33.00
Adjacencies	Good	0.45	0.45	100.00
Storage\Fixed Equip.	P/U	0.00	0.45	0.00
Administration				
Size	P/U	0.00	1.59	0.00
Adjacencies	G/F	0.34	0.34	100.00
Storage\Fixed Equip.	P/U	0.00	0.34	0.00
Restrooms (Student)	Good	1.91	1.91	100.00
Teacher Lounge and Work Room(s)	P/U	0.00	0.52	0.00
Cafeteria	(N/A)	0.00	0.00	0.00
Counseling	P/U	0.00	1.76	0.00
Food Prep	(N/A)	0.00	0.00	0.00
Clinic	P/U	0.00	0.24	0.00
Custodial & Maintenance	G/F	0.50	0.50	100.00
Total For Site:		59.36	92.20	64.38

Comments

Suitability - Career Tech Ed B

DeKalb High School of Technology South is a career and technology education school. Students have a home high school where they receive their regular academic education program and then are bused to the facility half a day-either morning or afternoon for their career/tech education program. The site has eleven feeder high schools. Current offerings are electronics, construction engineering, automotive service, automotive body, visual communication, art and design, graphic arts, video broadcasting, health occupations, cosmetology, early childhood

Project #: 4469

County: DeKalb

Site #: 9011

Project: Assessments 2010

Region: 1

Site: DeKalb HS of Technolog

Grade Config: 10 - 12

Site Type: Other

Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - Career Tech Ed B->Site-->Pedestrian Traffic Due to its location and type of program, the school does not have pedestrian traffic needing routing.				
Suitability - Career Tech Ed B->Site-->Play Courts & Fields Due to the type of programming offered, the school does not offer P.E. or athletics requiring play courts and fields.				
Suitability - Career Tech Ed B->Safety and Security-->Ease of Supervision The school has some cameras on the site, and these are monitored. However, the configuration of the exterior of the building is such that there are a number of "hiding" areas where there is no easy visibility, and not all of these have cameras.				
Suitability - Career Tech Ed B->Safety and Security-->Limited Entrances All doors are kept locked from the outside during the day, with the exception of the main entrance, which is monitored.				
Suitability - Career Tech Ed B->Safety and Security-->Sprinkler System The school does not have a fire suppression sprinkler system.				
Suitability - Career Tech Ed B->Library The school does not have a library space. While the type of school and programming offered does not necessitate a full fledged high school media center, it should have some sort of centralized library/media center space for program reference materials and books, etc.				
Suitability - Career Tech Ed B->Automotive Tech-->Size The automotive service space is adequate. The automotive body lab/work area space is small for the program offered.				
Suitability - Career Tech Ed B->Public Safety The public safety program is housed outside the main building in three portables spaces.				
Suitability - Career Tech Ed B->Visual Communications-->Size The classroom component of the visual communications program does not have its own space and is co-located in the art workshop space. One of its designated office spaces is being used for a different school function.				
Suitability - Career Tech Ed B->Visual Communications-->Storage\Fixed Equip. The space does not have a utility sink for an art program, but a different type of sink for another sort of program that is not functional for art materials. It also does not have a clay trap. The kiln is located in the workshop space itself and does not have an exhaust/ventilation system. The space does not have display space for an arts program. It has a chalkboard and an overhead projector.				
Suitability - Career Tech Ed B->Health Services-->Size The health occupations room falls short of size guidelines. Four of five "exam room" spaces are actually in part of the general room's square footage.				
Suitability - Career Tech Ed B->Video Broadcasting-->Storage\Fixed Equip. The video broadcasting space has a storage room, but it can only be accessed by leaving the program space and entering from an outside hallway, through another program space.				
Suitability - Career Tech Ed B->Graphic Arts-->Size The graphic arts space has a portion of it that is being used to house a Xerox school-to-career education program.				
Suitability - Career Tech Ed B->Graphic Arts-->Storage\Fixed Equip. The graphics arts space has limited storage for its program needs.				
Suitability - Career Tech Ed B->Electronics-->Size The electronics space is smaller than size standards.				
Suitability - Career Tech Ed B->Electronics-->Storage\Fixed Equip. The storage for the electronics program is limited.				

Project #: 4469

County: DeKalb

Site #: 9011

Project: Assessments 2010

Region: 1

Site: DeKalb HS of Technolog

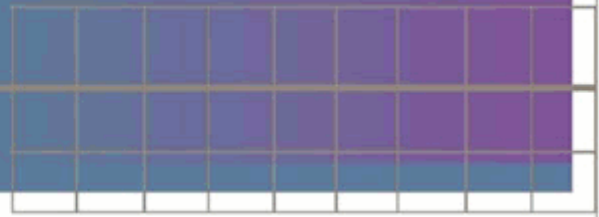
Grade Config: 10 - 12

Site Type: Other

Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
<p>Suitability - Career Tech Ed B->Early Childhood-->Size The current early childhood education space is small. It is slated to move into another space in the near future.</p> <p>Suitability - Career Tech Ed B->Early Childhood-->Storage\Fixed Equip. Early childhood does not have storage space.</p> <p>Suitability - Career Tech Ed B->Administration-->Size The administrative space is small. Some offices that would be better located in this area are located in other spaces in the building, where they occupy space actually designated for some of the instructional programs.</p> <p>Suitability - Career Tech Ed B->Administration-->Storage\Fixed Equip. Storage space is extremely limited in the administrative area. Administration has taken storage spaces from instructional programs, such as the graphics arts area, due to the limitations of their own space.</p> <p>Suitability - Career Tech Ed B->Teacher Lounge and Work Room(s) The facility has no teacher lounge or work room.</p> <p>Suitability - Career Tech Ed B->Cafeteria Due to the programming design and schedule of the school, a cafeteria is not needed, as students eat at their home schools. The site includes a school store where snacks can be purchased.</p> <p>Suitability - Career Tech Ed B->Counseling The counseling spaces are limited for a school of this type.</p> <p>Suitability - Career Tech Ed B->Food Prep Due to the programming design and schedule of the school, food preparation is not needed, as students eat at their home schools. The site includes a school store where snacks can be purchased.</p> <p>Suitability - Career Tech Ed B->Clinic The site does not have a clinic.</p>				

Technology Readiness Report



Technology Readiness Report - Full

Project #: 4469	County: DeKalb	Site #: 9011
Project: Assessments 2010	Region: 1	Site: DeKalb HS of Technology 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	Good	10.00	10.00	100.00
Wireless	Unsat	0.00	5.00	0.00
WAN Backbone	Good	10.00	10.00	100.00
LAN-WAN Performance	Fair	6.70	10.00	67.00
Video Distribution	Unsat	0.00	5.00	0.00
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:		69.20	100.00	69.20

Comments

Technology Readiness->MDFIT Equipment Environment

The equipment is located in two adjoining places. One is adequate and includes proper conditioning. The other, while properly conditioned, is in a space that also stores cleaning products and supplies.

Technology Readiness->Electrical Power

More than half the spaces have adequate electrical power and outlets.

Technology Readiness->Wireless

Only the portable trailers have wireless capability.

Technology Readiness->LAN-WAN Performance

Internet connectivity is available and reliable most of the time.

Technology Readiness->Video Distribution

Only five spaces have smartboards for video distribution.

Technology Readiness->Voice Distribution

The facility's phone system is VOIP.

Technology Readiness->Projectors

The instructional spaces do not have ceiling-mounted projectors.