

Facility Condition Assessment Report

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

COMET4 Facility Report

Fairington Elementary Facility Executive Summary ReportReport Date: 30 Jun 2011

Facility: \Elementary Schools\Fairington Elementary
Address: 5505 Phillip Bradley Drive, Lithonia, GA 30038**Attributes:****Facility Code** 0375
Super Cluster 4**General Information:****Function:** Elementary School
Gross Area: 66,977 S.F.
Year Built:
Last Renovation:**Facility Description:**

The Farrington Elementary School campus consists of one main building located at 5505 Phillip Bradley Drive in Lithonia, Georgia. The original campus was constructed in 1975, a classroom addition was constructed in 1979, and a gymnasium building was constructed in 2003. In addition to these buildings, the campus contains a covered walkway and a hard surface play 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 or other facility on the campus.

Current Repair Cost: \$4,395,434.14**Replacement Cost:** \$13,922,678.15**FCI:** 31.57%

06-Dec-2010
Fairington Elementary School

DeKalb County School System

1701 Mountain Industrial Blvd
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COMET4 FCI Report
Fairington Elementary Weighted FCI Report

Report Date: 30 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
Fairington Elementary\Hard Surface Play Area		\$13.26	8,316	\$102,466	\$110,230	69.72%	\$0	\$0	\$0	\$102,466	\$0
Fairington Elementary\Site		\$23.54	66,977	\$621,709	\$1,576,424	37.03%	\$0	\$0	\$469,720	\$151,988	\$0
Fairington Elementary\1975, 1979 Building		\$181.79	61,499	\$3,534,732	\$11,179,881	29.10%	\$0	\$0	\$2,407,166	\$1,127,565	\$0
Fairington Elementary\2003 Gym		\$191.64	5,478	\$136,528	\$1,049,785	9.18%	\$0	\$0	\$56,154	\$0	\$80,374
Fairington Elementary\Covered Walkway		\$27.64	230	\$0	\$6,358	0.00%	\$0	\$0	\$0	\$0	\$0

DeKalb County School System

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COMET4 Survey Report Fairington Elementary Detailed Facility Needs Assessment Report

Report Date: 30 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								\$3,235,075	\$1,160,359	\$4,395,434			
Elementary Schools								\$3,235,075	\$1,160,359	\$4,395,434			
Fairington Elementary								\$3,235,075	\$1,160,359	\$4,395,434			
1975, 1979 Building								\$2,561,400	\$973,332	\$3,534,732			
Building Systems								\$2,561,400	\$973,332	\$3,534,732			
B2020	Exterior Windows	System		Beyond Service Life	Renew System	1	Ea.	\$309,832	\$117,736	\$427,568	Recommended	Deferred Maintenance	The original metal frame windows are aged and inefficient and should be replaced.
B2030	Exterior Doors	System		Beyond Service Life	Renew System	1	Ea.	\$42,619	\$16,195	\$58,814	Recommended	Deferred Maintenance	The original exterior doors are aged and should be replaced with energy efficient doors.
C1030	Fittings	System		Beyond Service Life	Renew System	1	Ea.	\$125,150	\$47,557	\$172,708	Recommended	Deferred Maintenance	Fittings, such as chalk and tack boards, 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.	\$38,561	\$14,653	\$53,213	Recommended	Deferred Maintenance	The carpet is aged and frayed and should be replaced.
C3020	Floor Finishes - VCT	System		Beyond Service Life	Renew System	1	Ea.	\$215,458	\$81,874	\$297,332	Necessary	Deferred Maintenance	The VCT tile is beyond its service life in many of the classrooms and halls. Some VCT tile was replaced in 2003, however, a majority of the system is worn and damaged and the entire system should be replaced.
D2010	Plumbing Fixtures	System		Beyond Service Life	Renew System	1	Ea.	\$789,463	\$299,996	\$1,089,458	Necessary	Deferred Maintenance	While the plumbing fixtures in the gang restrooms were replaced in 2010, the remaining plumbing fixtures in the classrooms, kitchen, staff lounge, janitor's closets, and mechanical spaces are original and worn and should be replaced.
D5020	Branch Wiring	System		Beyond Service Life	Renew System	1	Ea.	\$319,979	\$121,592	\$441,571	Necessary	Deferred Maintenance	The original branch wiring system is operating, but is aged, nearing capacity, in poor condition, and should be replaced.
D5030	Communications and Security - Clock & PA Systems	System		Beyond Service Life	Renew System	1	Ea.	\$269,919	\$102,569	\$372,488	Necessary	Deferred Maintenance	The original clock and PA systems are aged and should be replaced.
E1020	Institutional Equipment	System		Beyond Service Life	Renew System	1	Ea.	\$19,618	\$7,455	\$27,073	Recommended	Deferred Maintenance	The stage lighting, curtain, and sound system are aged beyond their service life and should be replaced.
E2010	Fixed Furnishings	System		Beyond Service Life	Renew System	1	Ea.	\$207,006	\$78,662	\$285,668	Recommended	Deferred Maintenance	Fixed furnishings, such as the base/wall cabinets, counter tops, window shades, and fixed seating, are worn and damaged, and should be replaced.

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COMET4 Survey Report Fairington Elementary Detailed Facility Needs Assessment Report

Report Date: 30 Jun 2011

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Location / Note
	C1020	Interior Doors	System	Beyond Service Life	Renew System	1	Ea.	\$74,291	\$28,231	\$102,521	Recommended	Deferred Maintenance	The original wood interior doors are aged and worn, and should be scheduled for refinishing. The door frames and hardware should be replaced to meet fire rating and accessibility requirements.
	D2030	Sanitary Waste	System	Beyond Service Life	Renew System	1	Ea.	\$149,504	\$56,812	\$206,316	Necessary	Deferred Maintenance	The original cast iron sanitary waste system is aged, has reported odors and multiple stoppages, and should be replaced.
2003 Gym Building Systems								\$98,933	\$37,595	\$136,528			
	C3020	Floor Finishes - Neoprene Flooring	System	Beyond Service Life	Renew System	1	Ea.	\$58,242	\$22,132	\$80,374	Discretionary	Deferred Maintenance	The gym flooring is bubbling and uneven.
	D3030	Cooling Generating Systems	Packaged A/C, Elec. Ht., Const. Volume	Missing	Install Package A/C - 20 ton	1	Ea.	\$40,691	\$15,463	\$56,154	Necessary	Capital Improvement	Gym / Air conditioning is missing in the gymnasium and should be installed.
Hard Surface Play Area Building Systems								\$81,322	\$21,144	\$102,466			
	F1040	Special Facilities - Basketball Court Hard Surface	System	Beyond Service Life	Renew System	1	Ea.	\$81,322	\$21,144	\$102,466	Recommended	Deferred Maintenance	The basketball court hard surface is aged and cracked and should be resurfaced and restriped.
Site Building Systems								\$493,420	\$128,289	\$621,709			
	G2010	Roadways	System	Beyond Service Life	Renew System	1	Ea.	\$493,420	\$128,289	\$621,709	Necessary	Deferred Maintenance	The roadways are aged and cracking, and should be resurfaced and re-striped.
	G2020	Parking Lots	System	Beyond Service Life	Renew System	1	Ea.	\$190,081	\$49,421	\$239,502	Necessary	Deferred Maintenance	The parking lots are aged and cracked and should be resurfaced and restriped.
	G2030	Pedestrian Paving	System	Beyond Service Life	Renew System	1	Ea.	\$86,199	\$22,412	\$108,611	Necessary	Deferred Maintenance	The pedestrian paving and walkways are aged and damaged and should be replaced.
	G2040	Site Development	System	Beyond Service Life	Renew System	1	Ea.	\$96,514	\$25,094	\$121,607	Necessary	Deferred Maintenance	Site development features, such as the flagpole, site furnishings, and signage, are beyond their service life and should be replaced.
	G2040105	Fence & Guardrails	System	Beyond Service Life	Renew System	1	Ea.	\$15,472	\$4,023	\$19,494	Recommended	Deferred Maintenance	The fencing is beyond its service life, is damaged in some places, and should be replaced.

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COMET4 Facility Report

Fairington Elementary Facility Executive Summary Report

Report Date: 30 Jun 2011

Facility: \Elementary Schools\Fairington Elementary\1975, 1979 Building**Address:** 5505 Phillip Bradley Drive, Lithonia, GA 30038**Attributes:****Building Codes** 2010, 2011
Fire Sprinkler System No**General Information:****Function:** Elementary School
Gross Area: 61,499 S.F.
Year Built: 1975
Last Renovation:**Facility Description:**

The Farrington Elementary School main building is a one-story building located at 5505 Phillip Bradley Drive in Lithonia, Georgia. There has been an addition in 1979 and a major renovation in 2010. This report contains condition and adequacy data collected during the 2010/2011 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report for each building or other facility on the campus.

Energy conservation opportunities for this building include: 1) Replacing aged window and door systems with energy efficient low-e windows; 2) Replacing old T-12 lights with an energy efficient lighting system; 3) Replacing the original branch wiring system; and 4) Replacing the original plumbing fixtures with low-flow fixtures and automatic flush controls.

Current Repair Cost: \$3,534,731.62**Replacement Cost:** \$11,179,880.65**FCI:** 31.62%06-Dec-2010
North Elevation06-Dec-2010
West Elevation06-Dec-2010
South Elevation06-Dec-2010
East Elevation

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COMET4 Facility Report Fairington Elementary Facility Executive Summary Report

Report Date: 30 Jun 2011

Facility: \Elementary Schools\Fairington Elementary\1975, 1979 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	\$181.79	S.F.	61,499	108	\$12,054,719	40	1986	1985	2010		\$3,534,730	\$11,179,884	32
Substructure	\$13.21	S.F.	61,499	100	\$812,193	100	1975					\$812,193	
Foundations	\$13.21	S.F.	61,499	100	\$812,193	100	1975					\$812,193	
Standard Foundations	\$6.49	S.F.	61,499	100	\$398,883	100	1975					\$398,883	
Special Foundations	\$4.14	S.F.	0	100		100	1975						
Slab on Grade	\$6.72	S.F.	61,499	100	\$413,310	100	1975					\$413,310	
Basement Construction			0			0	0						
Basement Excavation	\$0.22	S.F.	0	100		100	1975						
Basement Walls	\$5.93	S.F.	0	100		100	1975						
Shell	\$32.20	S.F.	61,499	104	\$2,061,798	69	1985	1985			\$486,382	\$1,979,984	25
Superstructure	\$4.43	S.F.	61,499	100	\$272,428	100	1975					\$272,428	
Floor Construction	\$14.14	S.F.	0	100		100	1975						
Roof Construction	\$4.43	S.F.	61,499	100	\$272,428	100	1975					\$272,428	
Exterior Enclosure	\$21.65	S.F.	61,499	103	\$1,375,805	75	1975	2005			\$486,382	\$1,331,588	37
Exterior Walls	\$14.46	S.F.	61,499	100	\$889,423	100	1975					\$889,423	
Exterior Windows	\$6.32	S.F.	61,499	110	\$427,568	30	1975	2005			\$427,568	\$388,698	110
Exterior Doors	\$0.87	S.F.	61,499	110	\$58,814	30	1975	2005			\$58,814	\$53,467	110
Roofing	\$6.11	S.F.	61,499	110	\$413,565	25	2005	1985				\$375,968	
Roof Coverings - Asphalt Shingles	\$3.70	S.F.	0	110		10	1975	1985					
Roof Coverings - BUR	\$5.55	S.F.	61,499	110	\$375,289	25	2005	2030				\$341,172	
Roof Coverings - EPDM	\$2.84	S.F.	0	110		15	1975	1990					
Roof Coverings - Preformed Metal	\$4.28	S.F.	0	110		30	1975	2005					
Roof Coverings - Standing Seam Metal	\$23.47	S.F.	0	110		75	1975	2050					
Roof Openings	\$0.57	S.F.	61,499	110	\$38,276	30	2005	2035				\$34,796	
Interiors	\$40.66	S.F.	61,499	108	\$2,711,957	42	1986	1985	2015		\$625,774	\$2,500,368	25
Interior Construction	\$11.04	S.F.	61,499	104	\$708,398	70	1975	1995			\$275,229	\$678,949	41
Partitions	\$6.40	S.F.	61,499	110	\$433,169	100	1975					\$393,790	
Interior Doors	\$2.08	S.F.	61,499	80	\$102,521	30	1975	2005			\$102,521	\$128,152	80
Fittings	\$2.55	S.F.	61,499	110	\$172,708	20	1975	1995			\$172,708	\$157,007	110
Stairs			0			0	0						
Stair Construction		S.F.	0	100		100	1975						
Interior Finishes	\$29.62	S.F.	61,499	110	\$2,003,559	32	1997	1985	2015		\$350,545	\$1,821,419	19
Wall Finishes - Ceramic & Glazed	\$9.58	S.F.	9,225	110	\$97,185	30	1975	2005	2015	5		\$88,350	
Wall Finishes - Paint	\$1.81	S.F.	52,274	110	\$103,951	10	2007	2017				\$94,501	
Wall Finishes - Wall Coverings	\$1.99	S.F.	0	110		10	1975	1985					
Floor Finishes - Carpet	\$7.87	S.F.	6,150	110	\$53,213	8	2000	2008			\$53,213	\$48,376	110
Floor Finishes - Ceramic & Quarry Tile	\$13.40	S.F.	12,300	110	\$181,299	50	1975	2025				\$164,818	
Floor Finishes - Terrazzo	\$48.99	S.F.	12,300	110	\$662,835	50	1975	2025				\$602,577	
Floor Finishes - VCT	\$8.79	S.F.	30,749	110	\$297,332	20	1975	1995			\$297,332	\$270,302	110
Floor Finishes - Wood	\$13.58	S.F.	0	110		20	1975	1995					
Ceiling Finishes	\$8.98	S.F.	61,499	110	\$607,744	20	2010	2030				\$552,495	
Services	\$83.48	S.F.	61,499	110	\$5,647,073	23	1988	1985	2010		\$2,109,833	\$5,133,706	41
Conveying		S.F.	61,499			0	1975						
Elevators and Lifts		S.F.	61,499	110		30	1975						
Plumbing	\$24.01	S.F.	61,499	110	\$1,624,386	23	1975	1995	2015		\$1,295,774	\$1,476,714	88
Plumbing Fixtures	\$16.10	S.F.	61,499	110	\$1,089,458	20	1975	1995			\$1,089,458	\$990,417	110
Domestic Water Distribution	\$3.59	S.F.	61,499	110	\$242,724	30	1975	2005	2015	5		\$220,658	
Sanitary Waste	\$3.05	S.F.	61,499	110	\$206,316	30	1975	2005			\$206,316	\$187,560	110
Rain Water Drainage	\$0.88	S.F.	61,499	110	\$59,748	30	1975	2005	2015	5		\$54,316	
Other Plumbing Systems - Natural Gas	\$0.39	S.F.	61,499	110	\$26,140	30	1975	2005	2015	5		\$23,763	
HVAC	\$34.73	S.F.	61,499	110	\$2,349,758	22	1987	1990	2015			\$2,136,144	
Heat Generating Systems	\$4.15	S.F.	61,499	110	\$281,000	30	2010	2040				\$255,455	
Cooling Generating Systems	\$4.22	S.F.	61,499	110	\$285,668	30	2010	2040				\$259,698	
Distribution & Exhaust Systems	\$4.66	S.F.	61,499	110	\$315,542	30	1975	2005	2015	5		\$286,856	
Terminal & Package Units	\$17.29	S.F.	61,499	110	\$1,169,744	15	1975	1990	2015	5		\$1,063,404	
Controls & Instrumentation	\$3.23	S.F.	61,499	110	\$218,452	20	1975	1995	2015	5		\$198,593	
Other HVAC Systems/Equip - Kitchen Hood	\$1.17	S.F.	61,499	110	\$79,352	30	1975	2005	2015	5		\$72,138	
Fire Protection			0			0	0		2010				
Sprinklers	\$4.25	S.F.	0	110		30	0		2010				
Standpipes	\$0.44	S.F.	0	110		30	1975	2005					
Electrical	\$24.73	S.F.	61,499	110	\$1,672,929	24	2000	1985			\$814,059	\$1,520,848	54

DeKalb County School System

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COMET4 Facility Report

Fairington Elementary Facility Executive Summary Report

Report Date: 30 Jun 2011

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Electrical Service/Distribution	\$1.95	S.F.	61,499	110	\$131,631	30	2010	2040				\$119,665	
Branch Wiring	\$6.53	S.F.	61,499	110	\$441,571	30	1975	2005			\$441,571	\$401,429	110
Lighting	\$8.58	S.F.	61,499	110	\$580,671	30	2010	2040				\$527,883	
Communications and Security - Clock & PA Systems	\$5.51	S.F.	61,499	110	\$372,488	10	1975	1985			\$372,488	\$338,626	110
Communications and Security - Fire Alarm	\$1.20	S.F.	61,499	110	\$81,219	10	2010	2020				\$73,836	
Communications and Security - Security & CCTV	\$0.59	S.F.	61,499	110	\$40,143	10	2010	2020				\$36,494	
Other Electrical Systems - Emergency Generator	\$0.37	S.F.	61,499	110	\$25,206	20	2010	2030				\$22,915	
Equipment & Furnishings	\$11.07	S.F.	61,499	110	\$748,711	20	1975	1995	2015		\$312,741	\$680,646	46
Equipment	\$6.84	S.F.	61,499	110	\$463,043	20	1975	1995	2015		\$27,073	\$420,948	6
Commercial Equipment	\$7.53	S.F.	0	110		20	1975	1995					
Institutional Equipment	\$0.40	S.F.	61,499	110	\$27,073	20	1975	1995			\$27,073	\$24,612	110
Other Equipment	\$6.44	S.F.	61,499	110	\$435,970	20	1975	1995	2015	5		\$396,336	
Furnishings	\$4.22	S.F.	61,499	110	\$285,668	20	1975	1995			\$285,668	\$259,698	110
Fixed Furnishings	\$4.22	S.F.	61,499	110	\$285,668	20	1975	1995			\$285,668	\$259,698	110
Special Construction	\$1.19	S.F.	61,499	100	\$72,987	25	2003	2028				\$72,987	
Special Construction	\$1.19	S.F.	61,499	100	\$72,987	25	2003	2028				\$72,987	
Special Structures - Canopies	\$1.19	S.F.	61,499	100	\$72,987	25	2003	2028				\$72,987	

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COMET4 Facility Report

Fairington Elementary Facility Executive Summary Report

Report Date: 30 Jun 2011

Facility: \Elementary Schools\Fairington Elementary\1975, 1979 Building (continued)

Renewal Schedule:

Systems	2010-12	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$3,534,730			\$3,066,114		\$127,847	\$67,409		\$663,694		
Substructure											
Foundations											
Standard Foundations											
Special Foundations											
Slab on Grade											
Basement Construction											
Basement Excavation											
Basement Walls											
Shell	\$486,382										
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure	\$486,382										
Exterior Walls											
Exterior Windows	\$427,568										
Exterior Doors	\$58,814										
Roofing											
Roof Coverings - Asphal Shingles											
Roof Coverings - BUR											
Roof Coverings - EPDM											
Roof Coverings - Preformed Metal											
Roof Coverings - Standing Seam											
Metal											
Roof Openings											
Interiors	\$625,774			\$112,664		\$127,847	\$67,409				
Interior Construction	\$275,229										
Partitions											
Interior Doors	\$102,521										
Fittings	\$172,708										
Stairs											
Stair Construction											
Interior Finishes	\$350,545			\$112,664		\$127,847	\$67,409				
Wall Finishes - Ceramic & Glazed				\$112,664							
Wall Finishes - Paint						\$127,847					
Wall Finishes - Wall Coverings											
Floor Finishes - Carpet	\$53,213						\$67,409				
Floor Finishes - Ceramic & Quarry											
Tile											
Floor Finishes - Terrazzo											
Floor Finishes - VCT	\$297,332										
Floor Finishes - Wood											
Ceiling Finishes											
Services	\$2,109,833			\$2,448,041					\$663,694		
Conveying											
Elevators and Lifts											
Plumbing	\$1,295,774			\$380,951							
Plumbing Fixtures	\$1,089,458										
Domestic Water Distribution				\$281,384							
Sanitary Waste	\$206,316										
Rain Water Drainage				\$69,264							
Other Plumbing Systems - Natural				\$30,303							
Gas											
HVAC				\$2,067,090							
Heat Generating Systems											
Cooling Generating Systems											
Distribution & Exhaust Systems				\$365,799							
Terminal & Package Units				\$1,356,054							
Controls & Instrumentation				\$253,246							
Other HVAC Systems/Equip -				\$91,991							
Kitchen Hood											
Fire Protection											
Sprinklers											
Standpipes											
Electrical	\$814,059								\$663,694		

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Report Date: 30 Jun 2011

Facility: \Elementary Schools\Fairington Elementary\1975, 1979 Building (continued)

Deficiency Sheet:

Deficiency:

Assembly: **B2020**
System: **Exterior Windows**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The original metal frame windows are aged and inefficient and should be replaced.**

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

Fri, 24-Jun-2011



Estimates:

Raw Cost	\$309,831.96
Plus or (Minus) Additional Cost	\$117,736.15
Total Estimated Amount	\$427,568.11

Deficiency:

Assembly: **B2030**
System: **Exterior Doors**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The original exterior doors are aged and should be replaced with energy efficient doors.**

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

Tue, 08-Feb-2011



Estimates:

Raw Cost	\$42,618.81
Plus or (Minus) Additional Cost	\$16,195.15
Total Estimated Amount	\$58,813.96

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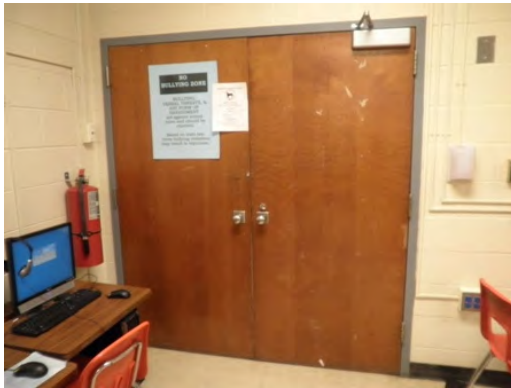
Report Date: 30 Jun 2011

Facility: \Elementary Schools\Fairington Elementary\1975, 1979 Building (continued)**Deficiency:**

Assembly: **C1020**
 System: **Interior Doors**
 Material: **System**
 Distress: **Beyond Service Life**
 Category: **Deferred Maintenance**
 Correction: **Renew System**
 Note: **The original wood interior doors are aged and worn, and should be scheduled for refinishing. The door frames and hardware should be replaced to meet fire rating and accessibility requirements.**

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

Tue, 08-Feb-2011

**Estimates:**

Raw Cost	\$74,290.79
Plus or (Minus) Additional Cost	\$28,230.50
Total Estimated Amount	\$102,521.29

Deficiency:

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

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

Tue, 08-Feb-2011

**Estimates:**

Raw Cost	\$125,150.47
Plus or (Minus) Additional Cost	\$47,557.18
Total Estimated Amount	\$172,707.65

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Fairington Elementary Facility Executive Summary Report

Report Date: 30 Jun 2011

Facility: \Elementary Schools\Fairington Elementary\1975, 1979 Building (continued)

Deficiency:

Assembly: **C3020**
System: **Floor Finishes - Carpet**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The carpet is aged and frayed and should be replaced.**

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

Fri, 24-Jun-2011



Estimates:

Raw Cost	\$38,560.50
Plus or (Minus) Additional Cost	\$14,652.99
Total Estimated Amount	\$53,213.49

Deficiency:

Assembly: **C3020**
System: **Floor Finishes - VCT**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The VCT tile is beyond its service life in many of the classrooms and halls. Some VCT tile was replaced in 2003, however, a majority of the system is worn and damaged and the entire system should be replaced.**

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

Thu, 31-Mar-2011



Estimates:

Raw Cost	\$215,458.24
Plus or (Minus) Additional Cost	\$81,874.13
Total Estimated Amount	\$297,332.37

DeKalb County School System1701 Mountain Industrial Blvd
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COMET4 Facility Report

Fairington Elementary Facility Executive Summary Report

Report Date: 30 Jun 2011

Facility: \Elementary Schools\Fairington Elementary\1975, 1979 Building (continued)**Deficiency:**

Assembly: **D2010**
 System: **Plumbing Fixtures**
 Material: **System**
 Distress: **Beyond Service Life**
 Category: **Deferred Maintenance**
 Correction: **Renew System**
 Note:

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

Tue, 19-Apr-2011

While the plumbing fixtures in the gang restrooms were replaced in 2010, the remaining plumbing fixtures in the classrooms, kitchen, staff lounge, janitor's closets, and mechanical spaces are original and worn and should be replaced.

**Estimates:**

Raw Cost	\$789,462.66
Plus or (Minus) Additional Cost	\$299,995.81
Total Estimated Amount	\$1,089,458.47

Deficiency:

Assembly: **D2030**
 System: **Sanitary Waste**
 Material: **System**
 Distress: **Beyond Service Life**
 Category: **Deferred Maintenance**
 Correction: **Renew System**
 Note:

Surveyor/Update: Cesar De La Canal
 Priority: 3
 Quantity: 1

Fri, 24-Jun-2011

The original cast iron sanitary waste system is aged, has reported odors and multiple stoppages, and should be replaced.

**Estimates:**

Raw Cost	\$149,504.07
Plus or (Minus) Additional Cost	\$56,811.55
Total Estimated Amount	\$206,315.62

DeKalb County School System

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COMET4 Facility Report

Fairington Elementary Facility Executive Summary Report

Report Date: 30 Jun 2011

Facility: \Elementary Schools\Fairington Elementary\1975, 1979 Building (continued)

Deficiency:

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

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

Tue, 08-Feb-2011

Note: **The original branch wiring system is operating, but is aged, nearing capacity, in poor condition, and should be replaced.**



Estimates:

Raw Cost	\$319,979.30
Plus or (Minus) Additional Cost	\$121,592.13
Total Estimated Amount	\$441,571.43

Deficiency:

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

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

Tue, 21-Jun-2011

Note: **The original clock and PA systems are aged and should be replaced.**



Estimates:

Raw Cost	\$269,919.11
Plus or (Minus) Additional Cost	\$102,569.26
Total Estimated Amount	\$372,488.37

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COMET4 Facility Report

Fairington Elementary Facility Executive Summary Report

Report Date: 30 Jun 2011

Facility: \Elementary Schools\Fairington Elementary\1975, 1979 Building (continued)

Deficiency:

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

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

Fri, 24-Jun-2011

Note: **The stage lighting, curtain, and sound system are aged beyond their service life and should be replaced.**



Estimates:

Raw Cost	\$19,618.18
Plus or (Minus) Additional Cost	\$7,454.91
Total Estimated Amount	\$27,073.09

Deficiency:

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

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

Tue, 08-Feb-2011

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



Estimates:

Raw Cost	\$207,005.63
Plus or (Minus) Additional Cost	\$78,662.14
Total Estimated Amount	\$285,667.77

DeKalb County School System

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COMET4 Facility Report

Fairington Elementary Facility Executive Summary Report

Report Date: 30 Jun 2011

Facility: \Elementary Schools\Fairington Elementary\2003 Gym
Address: 5505 Phillip Bradley Drive, Lithonia, GA 30038

Attributes:

Building Codes 2020
Fire Sprinkler System No

General Information:

Function: Elementary School **Year Built:** 2003
Gross Area: 5,478 S.F. **Last Renovation:**

Facility Description:

The 2003 Gymnasium Addition at Farrington Elementary School is a one-story building located at 5505 Phillip Bradley Drive in Lithonia, 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.

An energy conservation opportunity for this building is to select and install an energy efficient cooling system.

Current Repair Cost: \$136,527.95

Replacement Cost: \$1,049,785.49

FCI: 13.01%



06-Dec-2010
East Elevation



06-Dec-2010
North Elevation



06-Dec-2010
West Elevation



06-Dec-2010
South Elevation

DeKalb County School System

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COMET4 Facility Report Fairington Elementary Facility Executive Summary Report

Report Date: 30 Jun 2011

Facility: \Elementary Schools\Fairington Elementary\2003 Gym (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	\$191.64	S.F.	5,478	107	\$1,121,264	50	2003	2013	2010		\$80,374	\$1,049,788	8
Substructure	\$17.51	S.F.	5,478	100	\$95,932	100	2003					\$95,932	
Foundations	\$17.51	S.F.	5,478	100	\$95,932	100	2003					\$95,932	
Standard Foundations	\$10.57	S.F.	5,478	100	\$57,907	100	2003					\$57,907	
Special Foundations	\$0.44	S.F.	5,478	100	\$2,419	100	2003					\$2,419	
Slab on Grade	\$6.50	S.F.	5,478	100	\$35,606	100	2003					\$35,606	
Basement Construction			0			0	0						
Basement Excavation	\$0.23	S.F.	0	100		100	2003						
Basement Walls	\$3.64	S.F.	0	100		100	2003						
Shell	\$45.06	S.F.	5,478	103	\$254,585	89	2003	2018				\$246,822	
Superstructure	\$14.21	S.F.	5,478	100	\$77,864	100	2003					\$77,864	
Floor Construction	\$22.01	S.F.	0	100		100	2003						
Roof Construction	\$14.21	S.F.	5,478	100	\$77,864	100	2003					\$77,864	
Exterior Enclosure	\$18.96	S.F.	5,478	101	\$105,124	91	2003	2033				\$103,869	
Exterior Walls	\$16.67	S.F.	5,478	100	\$91,320	100	2003					\$91,320	
Exterior Windows	\$10.60	S.F.	0	110		30	2003	2033					
Exterior Doors	\$2.29	S.F.	5,478	110	\$13,804	30	2003	2033				\$12,549	
Roofing	\$11.88	S.F.	5,478	110	\$71,597	75	2003	2018				\$65,089	
Roof Coverings - BUR	\$11.88	S.F.	0	110		20	2003	2023					
Roof Coverings - EPDM	\$11.88	S.F.	0	110		15	2003	2018					
Roof Coverings - Standing Seam Metal	\$11.88	S.F.	5,478	110	\$71,597	75	2003	2018				\$65,089	
Roof Openings	\$0.57	S.F.	0	110		30	2003	2033					
Interiors	\$43.26	S.F.	5,478	107	\$253,685	46	2003	2013	2010		\$80,374	\$236,974	34
Interior Construction	\$21.51	S.F.	5,478	104	\$122,655	76	2003	2023				\$117,855	
Partitions	\$13.57	S.F.	5,478	110	\$81,742	100	2003					\$74,311	
Interior Doors	\$4.25	S.F.	5,478	80	\$18,627	40	2003	2043				\$23,284	
Fittings	\$3.70	S.F.	5,478	110	\$22,286	20	2003	2023				\$20,260	
Stairs			0			0	0						
Stair Construction	\$1.59	S.F.	0	100		100	2003						
Interior Finishes	\$21.74	S.F.	5,478	110	\$131,030	18	2003	2013	2010		\$80,374	\$119,119	67
Wall Finishes - Ceramic	\$7.19	S.F.	0	110		30	2003	2033					
Wall Finishes - Paint	\$1.52	S.F.	5,478	110	\$9,147	10	2003	2013				\$8,316	
Floor Finishes - Ceramic Tile	\$13.40	S.F.	548	110	\$8,077	50	2003	2053				\$7,343	
Floor Finishes - Neoprene Flooring	\$19.06	S.F.	3,834	110	\$80,374	15	2003	2018	2010		\$80,374	\$73,068	110
Floor Finishes - VCT	\$5.38	S.F.	1,096	110	\$6,489	15	2003	2018				\$5,899	
Ceiling Finishes	\$4.47	S.F.	5,478	110	\$26,943	20	2003	2023				\$24,493	
Services	\$78.19	S.F.	5,478	110	\$471,160	23	2003	2013				\$428,331	
Conveying			0			0	0						
Elevators and Lifts	\$0.69	S.F.	0	110		30	2003	2033					
Plumbing	\$14.59	S.F.	5,478	110	\$87,895	30	2003	2033				\$79,906	
Plumbing Fixtures	\$7.20	S.F.	5,478	110	\$43,407	30	2003	2033				\$39,461	
Domestic Water Distribution	\$5.96	S.F.	5,478	110	\$35,923	30	2003	2033				\$32,658	
Sanitary Waste	\$0.87	S.F.	5,478	110	\$5,239	30	2003	2033				\$4,763	
Rain Water Drainage	\$0.22	S.F.	5,478	110	\$1,330	30	2003	2033				\$1,210	
Other Plumbing Systems - Natural Gas	\$0.33	S.F.	5,478	110	\$1,996	30	2003	2033				\$1,814	
HVAC	\$45.44	S.F.	5,478	110	\$273,833	21	2003	2018				\$248,939	
Heat Generating Systems	\$3.96	S.F.	5,478	110	\$23,866	30	2003	2033				\$21,696	
Cooling Generating Systems	\$3.52	S.F.	5,478	110	\$21,205	30	2003	2033				\$19,277	
Distribution Systems & Exhaust Systems	\$10.39	S.F.	5,478	110	\$62,616	30	2003	2033				\$56,924	
Terminal & Package Units	\$25.99	S.F.	5,478	110	\$156,583	15	2003	2018				\$142,348	
Controls & Instrumentation	\$1.59	S.F.	5,478	110	\$9,563	20	2003	2023				\$8,694	
Fire Protection			0			0	0						
Sprinklers	\$3.91	S.F.	0	110		30	2003						
Electrical	\$18.16	S.F.	5,478	110	\$109,432	22	2003	2013				\$99,486	
Electrical Service/Distribution	\$1.34	S.F.	5,478	110	\$8,066	30	2003	2033				\$7,333	
Branch Wiring	\$5.96	S.F.	5,478	110	\$35,923	30	2003	2033				\$32,658	
Lighting	\$5.96	S.F.	5,478	110	\$35,923	20	2003	2023				\$32,658	
Communications and Security - Fire Alarm	\$2.46	S.F.	5,478	110	\$14,802	10	2003	2013				\$13,456	
Communications and Security - Public Address & Clock System	\$1.01	S.F.	5,478	110	\$6,070	20	2003	2023				\$5,519	
Communications and Security - Security & CCTV	\$1.01	S.F.	5,478	110	\$6,070	10	2003	2013				\$5,519	
Other Electrical Systems - Emergency Generator	\$0.43	S.F.	5,478	110	\$2,578	15	2003	2018				\$2,343	

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COMET4 Facility Report

Fairington Elementary Facility Executive Summary Report

Report Date: 30 Jun 2011

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Equipment & Furnishings	\$7.62	S.F.	5,478	110	\$45,902	20	2003	2023				\$41,729	
Equipment	\$7.62	S.F.	5,478	110	\$45,902	20	2003	2023				\$41,729	
Commercial Equipment	\$6.29	S.F.	0	110		20	2003	2023					
Institutional Equipment	\$7.62	S.F.	5,478	110	\$45,902	20	2003	2023				\$41,729	
Furnishings			0			0	0						
Fixed Furnishings	\$1.61	S.F.	0	110		20	2003	2023					

Facility: \Elementary Schools\Fairington Elementary\2003 Gym (continued)

Deficiency Sheet:

Deficiency:

Assembly: **C3020**
System: **Floor Finishes - Neoprene Flooring System**
Material: **Beyond Service Life**
Distress: **Deferred Maintenance**
Category: **Renew System**
Correction: **The gym flooring is bubbling and uneven.**
Note:

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

Wed, 22-Dec-2010



Estimates:

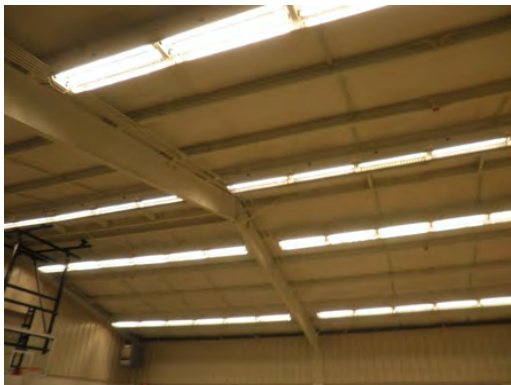
Raw Cost	\$58,242.29
Plus or (Minus) Additional Cost	\$22,132.07
Total Estimated Amount	\$80,374.36

Deficiency:

Assembly: **D3030**
System: **Cooling Generating Systems**
Material: **Packaged A/C, Elec. Ht., Const. Volume**
Distress: **Missing**
Category: **Capital Improvement**
Correction: **Install Package A/C - 20 ton**
Note: **Air conditioning is missing in the gymnasium and should be installed.**

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

Thu, 26-May-2011



Estimates:

Raw Cost	\$40,691.00
Plus or (Minus) Additional Cost	\$15,462.58
Total Estimated Amount	\$56,153.58

DeKalb County School System

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COMET4 Facility Report

Fairington Elementary Facility Executive Summary Report

Report Date: 30 Jun 2011

Facility: \Elementary Schools\Fairington Elementary\Covered Walkway
Address: 5505 Phillip Bradley Drive, Lithonia, GA 30038

Attributes:
None

General Information:

Function: Elementary School
Gross Area: 230 S.F.

Year Built: 2003
Last Renovation:

Facility Description:

An engineered metal covered walkway connects the classrooms with the gymnasium and provides some weather protection for the students.

Current Repair Cost: \$0.00

Replacement Cost: \$6,357.52

FCI: 0.00%



06-Dec-2010
East Elevation



06-Dec-2010
Southwest Elevation



06-Dec-2010
Northeast Elevation



06-Dec-2010
South Elevation

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COMET4 Facility Report

Fairington Elementary Facility Executive Summary Report

Report Date: 30 Jun 2011

Facility: \Elementary Schools\Fairington Elementary\Covered Walkway (continued)**Building Condition:**

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$27.64	S.F.	230	100	\$6,358	25	2003	2028			0	\$6,358	
Special Construction	\$27.64	S.F.	230	100	\$6,358	25	2003	2028				\$6,358	
Special Structures - Covered Walkways Metal	\$27.64	S.F.	230	100	\$6,358	25	2003	2028				\$6,358	

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COMET4 Facility Report

Fairington Elementary Facility Executive Summary Report

Report Date: 30 Jun 2011

Facility: \Elementary Schools\Fairington Elementary**Covered Walkway** (continued)

Deficiency Sheet:

*** No Deficiencies Found ***

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COMET4 Facility Report

Fairington Elementary Facility Executive Summary ReportReport Date: 30 Jun 2011

Facility: \Elementary Schools\Fairington Elementary\Hard Surface Play Area**Address:** 5505 Phillip Bradley Drive, Lithonia, GA 30038**Attributes:**

None

General Information:**Function:** Elementary School**Year Built:** 1990**Gross Area:** 8,316 S.F.**Last Renovation:****Facility Description:**

The Hard Surface Play Area at Farrington Elementary School is located at 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: \$102,465.93**Replacement Cost:** \$110,230.24**FCI:** 92.96%

06-Dec-2010

Hard Surface Play Area at Farrington
Elementary School

DeKalb County School System

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COMET4 Facility Report

Fairington Elementary Facility Executive Summary Report

Report Date: 30 Jun 2011

Facility: \Elementary Schools\Fairington Elementary\Hard Surface Play Area (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$13.26	S.F.	8,316	108	\$119,545	21	1990	1990			\$102,466	\$110,230	93
Equipment & Furnishings	\$1.94	S.F.	8,316	100	\$16,136	0	1990	1990				\$16,136	
Equipment	\$1.94	S.F.	8,316	100	\$16,136	0	1990	1990				\$16,136	
Other Equipment	\$1.94	S.F.	8,316	0	\$16,136	0	1990	1990				\$16,136	
Special Construction	\$11.20	S.F.	8,316	110	\$102,466	20	1990	2010			\$102,466	\$93,151	110
Special Construction	\$11.20	S.F.	8,316	110	\$102,466	20	1990	2010			\$102,466	\$93,151	110
Special Facilities - Basketball Court Hard Surface	\$11.20	S.F.	8,316	110	\$102,466	20	1990	2010			\$102,466	\$93,151	110
Building Sitework	\$0.11	S.F.	8,316	100	\$943	100	1990	2020				\$943	
Site Preparation	\$0.11	S.F.	8,316	100	\$943	100	1990					\$943	
Site Earthwork	\$0.11	S.F.	8,316	100	\$943	100	1990					\$943	
Site Improvements			0			0	0						
Site Development - Fencing	\$0.84	S.F.	0	100		30	1990	2020					
Site Electrical Utilities			0			0	0						
Site Lighting	\$0.69	S.F.	0	110		30	1990	2020					

Facility: \Elementary Schools\Fairington Elementary\Hard Surface Play Area (continued)

Deficiency Sheet:

Deficiency:

Assembly: **F1040**
System: **Special Facilities - Basketball Court Hard Surface System**
Material: **Beyond Service Life**
Distress: **Deferred Maintenance**
Category: **Renew System**
Correction: **The basketball court hard surface is aged and cracked and should be resurfaced and restriped.**

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

Sun, 26-Jun-2011



Estimates:

Raw Cost	\$81,322.16
Plus or (Minus) Additional Cost	\$21,143.76
Total Estimated Amount	\$102,465.92

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COMET4 Facility Report

Fairington Elementary Facility Executive Summary ReportReport Date: 30 Jun 2011

Facility: \Elementary Schools\Fairington Elementary\Site
Address: 5505 Phillip Bradley Drive, Lithonia, GA 30038**Attributes:****Site Code** 1225**General Information:****Function:** Elementary School**Year Built:** 1975**Gross Area:** 66,977 S.F.**Last Renovation:****Facility Description:**

The Fairington Elementary School site was originally constructed in 1975, has a total area of 11.9 acres, and is occupied by approximately 66,977 square feet of permanent building space. Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, and fencing. Site mechanical and electrical features include water, sewer, natural gas, and site lighting. This report contains condition and adequacy data collected during the 2010/2011 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report for the site features.

Current Repair Cost: \$621,708.64**Replacement Cost:** \$1,576,424.25**FCI:** 39.44%

11-Nov-2010

Aerial Image of Fairington Elementary
School

DeKalb County School System

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COMET4 Facility Report

Fairington Elementary Facility Executive Summary Report

Report Date: 30 Jun 2011

Facility: \Elementary Schools\Fairington Elementary\Site (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$23.54	S.F.	66,977	109	\$1,720,817	35	1975	1985	2015		\$621,708	\$1,576,423	39
Building Sitework	\$23.54	S.F.	66,977	109	\$1,720,817	35	1975	1985	2015		\$621,708	\$1,576,423	39
Site Improvements	\$11.87	S.F.	66,977	108	\$861,210	22	1975	1985			\$621,708	\$794,963	78
Roadways	\$3.25	S.F.	66,977	110	\$239,502	25	1975	2000			\$239,502	\$217,729	110
Parking Lots	\$1.47	S.F.	66,977	110	\$108,611	25	1975	2000			\$108,611	\$98,737	110
Pedestrian Paving	\$1.65	S.F.	66,977	110	\$121,607	30	1975	2005			\$121,607	\$110,552	110
Site Development	\$0.26	S.F.	66,977	110	\$19,494	10	1975	1985			\$19,494	\$17,722	110
Site Development 2	\$1.98	S.F.	66,977	100	\$132,494	30	1975	2005			\$132,494	\$132,494	100
Fence & Guardrails	\$1.98	S.F.	66,977	100	\$132,494	30	1975	2005			\$132,494	\$132,494	100
Landscaping	\$3.25	S.F.	66,977	110	\$239,502	10	1975					\$217,729	
Site Mechanical Utilities	\$10.46	S.F.	66,977	110	\$770,490	50	1975	2005	2015			\$700,445	
Water Supply	\$2.38	S.F.	66,977	110	\$175,449	50	1975	2025				\$159,499	
Sanitary Sewer	\$2.36	S.F.	66,977	110	\$173,592	50	1975	2025				\$157,811	
Storm Sewer	\$5.51	S.F.	66,977	110	\$405,668	50	1975	2025				\$368,789	
Fuel Distribution - Gas	\$0.21	S.F.	66,977	110	\$15,781	30	1975	2005	2015	5		\$14,346	
Site Electrical Utilities	\$1.21	S.F.	66,977	110	\$89,117	30	1975	2005	2015			\$81,015	
Electrical Distribution	\$0.52	S.F.	66,977	110	\$38,060	30	1975	2005	2015	5		\$34,600	
Site Lighting	\$0.69	S.F.	66,977	110	\$51,057	30	1975	2005	2015	5		\$46,415	

DeKalb County School System1701 Mountain Industrial Blvd
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COMET4 Facility Report

Fairington Elementary Facility Executive Summary Report

Report Date: 30 Jun 2011

Facility: \Elementary Schools\Fairington Elementary\Site (continued)**Renewal Schedule:**

Systems	2010-12	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$621,708			\$121,606					\$26,199		
Building Sitework	\$621,708			\$121,606					\$26,199		
Site Improvements	\$621,708								\$26,199		
Roadways	\$239,502										
Parking Lots	\$108,611										
Pedestrian Paving	\$121,607										
Site Development	\$19,494								\$26,199		
Site Development 2	\$132,494										
Fence & Guardrails	\$132,494										
Landscaping											
Site Mechanical Utilities				\$18,295							
Water Supply											
Sanitary Sewer											
Storm Sewer											
Fuel Distribution - Gas				\$18,295							
Site Electrical Utilities				\$103,311							
Electrical Distribution				\$44,122							
Site Lighting				\$59,189							

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Fairington Elementary Facility Executive Summary Report

Report Date: 30 Jun 2011

Facility: \Elementary Schools\Fairington Elementary\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 cracking, and should be re-surfaced and re-stripped.**

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

Thu, 23-Dec-2010



Estimates:

Raw Cost	\$190,080.73
Plus or (Minus) Additional Cost	\$49,420.99
Total Estimated Amount	\$239,501.72

Deficiency:

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

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

Fri, 24-Jun-2011



Estimates:

Raw Cost	\$86,199.40
Plus or (Minus) Additional Cost	\$22,411.84
Total Estimated Amount	\$108,611.24

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Fairington Elementary Facility Executive Summary Report

Report Date: 30 Jun 2011

Facility: \Elementary Schools\Fairington Elementary\Site (continued)

Deficiency:

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

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

Thu, 23-Dec-2010

Note: **The pedestrian paving and walkways are aged and damaged and should be replaced.**



Estimates:

Raw Cost	\$96,513.86
Plus or (Minus) Additional Cost	\$25,093.60
Total Estimated Amount	\$121,607.46

Deficiency:

Assembly: **G2040**
System: **Site Development System**
Material: **Beyond Service Life**
Distress: **Deferred Maintenance**
Category: **Renew System**
Correction: **Renew System**

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

Fri, 24-Jun-2011

Note: **Site development features, such as the flagpole, site furnishings, and signage, are beyond their service life and should be replaced.**



Estimates:

Raw Cost	\$15,471.69
Plus or (Minus) Additional Cost	\$4,022.64
Total Estimated Amount	\$19,494.33

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Fairington Elementary Facility Executive Summary Report

Report Date: 30 Jun 2011

Facility: \Elementary Schools\Fairington Elementary\Site (continued)

Deficiency:

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

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

Tue, 08-Feb-2011

Note: **The fencing is beyond its service life, is damaged in some places, and should be replaced.**



Estimates:

Raw Cost	\$105,153.89
Plus or (Minus) Additional Cost	\$27,340.01
Total Estimated Amount	\$132,493.90

Educational Adequacy Report

Suitability Report - Full

Project #: 4469	County: DeKalb	Site #: 0375
Project: Assessments 2010	Region: 1	Site: Fairington ES
Grade Config: PK-5	Site Type: Elementary	Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - Elementary				
Site				
Traffic	Poor	0.66	2.00	33.00
Pedestrian Traffic	Poor	0.32	0.97	33.00
Parking	Fair	0.54	0.81	67.00
Playground	Poor	0.77	2.34	33.00
Safety and Security				
Fencing	Poor	0.25	0.75	33.00
Signage & Way Finding	Poor	0.33	1.00	33.00
Ease of Supervision	P/U	0.00	3.50	0.00
Limited Entrances	G/F	0.50	0.50	100.00
Interior Circulation	G/F	0.50	0.50	100.00
Sprinkler System	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	P/U	0.00	1.00	0.00
General Classrooms				
Size	Poor	5.43	16.45	33.00
Adjacencies	Good	3.53	3.53	100.00
Storage\Fixed Equip.	Poor	1.16	3.53	33.00
Remedial - Special Needs				
Size	Good	3.50	3.50	100.00
Adjacencies	G/F	0.75	0.75	100.00
Storage\Fixed Equip.	G/F	0.75	0.75	100.00
Library				
Size	Fair	1.71	3.41	50.00
Adjacencies	G/F	0.73	0.73	100.00
Storage\Fixed Equip.	G/F	0.73	0.73	100.00
P.E.				
Size	Fair	3.36	6.72	50.00
Adjacencies	G/F	1.44	1.44	100.00
Storage\Fixed Equip.	G/F	1.44	1.44	100.00
Music				
Size	P/U	0.00	2.59	0.00
Adjacencies	P/U	0.00	0.56	0.00
Storage\Fixed Equip.	P/U	0.00	0.56	0.00

Suitability	Rating	Score	Possible Score	Percent Score
Art				
Size	P/U	0.00	1.64	0.00
Adjacencies	G/F	0.35	0.35	100.00
Storage\Fixed Equip.	P/U	0.00	0.35	0.00
Performing Arts\Auditorium				
Size	Good	2.12	2.12	100.00
Adjacencies	Fair	0.30	0.45	67.00
Storage\Fixed Equip.	P/U	0.00	0.45	0.00
Computer Labs				
Size	P/U	0.00	1.19	0.00
Adjacencies	P/U	0.00	0.26	0.00
Storage\Fixed Equip.	P/U	0.00	0.26	0.00
Kindergarten				
Size	P/U	0.00	2.86	0.00
Adjacencies	G/F	0.61	0.61	100.00
Storage\Fixed Equip.	P/U	0.00	0.61	0.00
Administration				
Size	P/U	0.00	2.49	0.00
Adjacencies	G/F	0.53	0.53	100.00
Storage\Fixed Equip.	P/U	0.00	0.53	0.00
Restrooms (Student)	P/U	0.00	0.89	0.00
Teacher Lounge and Work Room(s)	P/U	0.00	1.27	0.00
Cafeteria	Poor	1.65	5.00	33.00
Food Prep	Fair	4.16	6.20	67.00
Counseling	Fair	0.15	0.29	50.00
Clinic	P/U	0.00	0.58	0.00
Custodial & Maintenance	P/U	0.00	0.50	0.00
Total For Site:		48.27	100.00	48.27

Comments

Suitability - Elementary

Fairington Elementary School is a traditional neighborhood pre-kindergarten through grade 5 school that was built in 1976.

Suitability - Elementary->Site-->Traffic

The parent and bus drop off areas are off street and one-way, but are not separated and are not large enough to accommodate all the cars. The drop off area also surrounds the main parking area and conflicts with pedestrian traffic.

Suitability - Elementary->Site-->Pedestrian Traffic

The lower parking lot lacks a direct sidewalk to the main entrance. The school also lacks sidewalks in several other areas around the sides and back of the school.

Suitability - Elementary->Site-->Parking

The parking is generally adequate for staff and most visitors. The lighting in the parking areas is inadequate.

Suitability - Elementary->Site-->Playground

The school has a large field that is down a large hill, away from the school, and not accessible. The field area is obstructed by seven unused trailers. The two play structures are near the field and also not accessible.

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - Elementary->Safety and Security-->Fencing The school lacks fencing around the sides and some of the front to improve security and prevent public access.				
Suitability - Elementary->Safety and Security-->Signage & Way Finding Most rooms are marked with numbers, but the school lacks wayfinding signage.				
Suitability - Elementary->Safety and Security-->Ease of Supervision The pod design of the school makes supervision difficult; however, the school has enhanced security with 32 cameras.				
Suitability - Elementary->Safety and Security-->Sprinkler System The school does not have a fire suppression system.				
Suitability - Elementary->School Climate-->Landscaping The landscaping is sparse and the grass is spotty.				
Suitability - Elementary->General Classrooms-->Size Most of the general classrooms are smaller than the DCSS standard.				
Suitability - Elementary->General Classrooms-->Storage\Fixed Equip. The storage in the classes is limited and some only have blackboards.				
Suitability - Elementary->Library-->Size The library is slightly more than 4,000 square feet, but below the DCSS standard of 4,500.				
Suitability - Elementary->P.E.-->Size The gym is slightly less than 5,000 square feet and below the DCSS standard of 5,200. The ventilation in the gym is not adequate.				
Suitability - Elementary->Music-->Size Music is taught in a portable trailer.				
Suitability - Elementary->Music-->Adjacencies Music is taught in a portable trailer.				
Suitability - Elementary->Music-->Storage\Fixed Equip. Music is taught in a portable trailer.				
Suitability - Elementary->Art-->Size The art class is only 625 square feet and below the DCSS standard of 850.				
Suitability - Elementary->Art-->Storage\Fixed Equip. The art class has limited storage and only one sink with no clay trap. Although the school has a kiln with good ventilation, it is located in the science class several classrooms away from the art room.				
Suitability - Elementary->Performing Arts\Auditorium-->Adjacencies The stage is adjacent to the science class with inadequate acoustical separation.				
Suitability - Elementary->Performing Arts\Auditorium-->Storage\Fixed Equip. The stage lacks storage, ADA access, and the sound and lighting systems are in poor working condition.				
Suitability - Elementary->Computer Labs-->Size The computer lab is 419 square feet, well below the DCSS standard of 1,000 square feet.				
Suitability - Elementary->Computer Labs-->Adjacencies The computer lab is near the cafeteria and away from the general classes.				
Suitability - Elementary->Computer Labs-->Storage\Fixed Equip. The lab lacks storage and adequate ventilation. Other than 25 computers, it lacks other technology equipment.				
Suitability - Elementary->Kindergarten-->Size The largest of the kindergarten or pre-kindergarten classes is 775 square feet and below the DCSS standard of 900.				

Project #: 4469

County: DeKalb

Site #: 0375

Project: Assessments 2010

Region: 1

Site: Fairington ES

Grade Config: PK-5

Site Type: Elementary

Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
<p>Suitability - Elementary->Kindergarten-->Storage\Fixed Equip. The classes lack attached restrooms, and though some have sinks, most do not work. The storage is also inadequate.</p>				
<p>Suitability - Elementary->Administration-->Size The administrative space is inadequate for the school.</p>				
<p>Suitability - Elementary->Administration-->Storage\Fixed Equip. The storage space is limited.</p>				
<p>Suitability - Elementary->Restrooms (Student) The restrooms are small and in poor condition with doors made of plywood, partitions missing, and some missing toilet paper holders.</p>				
<p>Suitability - Elementary->Teacher Lounge and Work Room(s) The lounge is small, has one restroom, and lacks a sink.</p>				
<p>Suitability - Elementary->Cafeteria The cafeteria does not meet the DCSS guideline and lacks storage.</p>				
<p>Suitability - Elementary->Food Prep The food prep area is small.</p>				
<p>Suitability - Elementary->Counseling The counseling spaces are too small for parents and students together.</p>				
<p>Suitability - Elementary->Clinic The clinic is too small for a school of this size.</p>				
<p>Suitability - Elementary->Custodial & Maintenance There are only two closets to service the entire school and neither is ventilated.</p>				

Technology Readiness Report

Technology Readiness Report - Full

Project #: 4469

County: DeKalb

Site #: 0375

Project: Assessments 2010

Region: 1

Site: Fairington ES

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	Fair	5.00	10.00	50.00
Drops	Poor	3.30	10.00	33.00
Wireless	Unsat	0.00	5.00	0.00
WAN Backbone	Good	10.00	10.00	100.00
LAN-WAN Performance	Good	10.00	10.00	100.00
Video Distribution	Unsat	0.00	5.00	0.00
Voice Distribution	Good	5.00	5.00	100.00
Faculty & Staff Technology	Fair	6.70	10.00	67.00
Emergency Alert	Good	5.00	5.00	100.00
Projectors	Unsat	0.00	5.00	0.00
Total For Site:		57.50	100.00	57.50

Comments

Technology Readiness->MDFIT Equipment Environment

The areas are not sufficiently cooled.

Technology Readiness->Electrical Power

The rooms generally lack adequate power to have four computers per class.

Technology Readiness->Cooling

The computer lab and some classes lack adequate ventilation.

Technology Readiness->Drops

Most of the classes only have two computers per room: one for the teacher and one for the students.

Technology Readiness->Wireless

Only the library has wireless capability.

Technology Readiness->LAN-WAN Performance

Internet is available most of the time.

Technology Readiness->Video Distribution

Only the media center, a conference room, and the parent center have cable.

Technology Readiness->Faculty & Staff Technology

None of the classes have wireless.

Technology Readiness->Projectors

Only about 80 percent of the classes have smartboards, but all will have them by the end of the year.