

Facility Condition Assessment Report

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

COMET4 Facility Report

Flat Rock Elementary Facility Executive Summary ReportReport Date: 30 Jun 2011

Facility: \Elementary Schools\Flat Rock Elementary**Address:** 4603 Evans Mill Road, Lithonia, GA 30038**Attributes:**

Facility Code	0107
Super Cluster	4

General Information:

Function:	Elementary School	Year Built:
Gross Area:	107,937 S.F.	Last Renovation:

Facility Description:

The Flat Rock Elementary School campus consists of one building located at 4603 Evans Mill Road in Lithonia, Georgia. The original campus was constructed in 2007. In addition to the main school building, the campus contains playgrounds and a playfield. 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: \$667,504.00**Replacement Cost:** \$23,567,684.23**FCI:** 2.83%

30-Nov-2010
Flat Rock Elementary School

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 FCI Report
Flat Rock 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
Flat Rock Elementary\Site		\$23.54	107,937	\$113,697	\$2,540,492	4.48%	\$0	\$0	\$113,697	\$0	\$0
Flat Rock Elementary\2007 Building		\$193.79	107,937	\$553,807	\$20,916,696	2.91%	\$0	\$553,807	\$0	\$0	\$0
Flat Rock Elementary\Covered Walkway		\$36.83	3,000	\$0	\$110,497	0.00%	\$0	\$0	\$0	\$0	\$0

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Survey Report
Flat Rock Elementary Detailed Facility Needs Assessment Report

Report Date: 01 Jul 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								\$491,545	\$175,959	\$667,504			
Elementary Schools								\$491,545	\$175,959	\$667,504			
Flat Rock Elementary								\$491,545	\$175,959	\$667,504			
2007 Building								\$401,310	\$152,498	\$553,807			
Building Systems								\$401,310	\$152,498	\$553,807			
D3040	Distribution & Exhaust Systems	System		Inadequate	Renew System	1	Ea.	\$401,310	\$152,498	\$553,807	Potentially Critical	Deferred Maintenance	The original distribution and exhaust heat recovery system is reported to have foul odors in the main office, cafeteria, library, and second floor, and should be replaced with a direct exhaust and make-up air system that vents restroom and kitchen odors directly to the exterior.
Site								\$90,235	\$23,461	\$113,697			
Building Systems								\$90,235	\$23,461	\$113,697			
G2040	Site Development	System		Inadequate	Renew System	1	Ea.	\$24,933	\$6,483	\$31,416	Necessary	Deferred Maintenance	The site grading is inadequate, is causing flooding of the adjacent parking area, and should be re-graded to improve site drainage.
G4020	Site Lighting	System		Inadequate	Renew System	1	Ea.	\$65,302	\$16,978	\$82,280	Necessary	Deferred Maintenance	Site lighting is reported as inadequate and should be upgraded.

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Flat Rock Elementary Facility Executive Summary Report

Report Date: 30 Jun 2011

Facility: \Elementary Schools\Flat Rock Elementary\2007 Building
Address: 4603 Evans Mill Road, Lithonia, GA 30038

Attributes:

Building Codes 2010
Fire Sprinkler System Yes

General Information:

Function: Elementary School **Year Built:** 2007
Gross Area: 107,937 S.F. **Last Renovation:**

Facility Description:

The Flat Rock Elementary School main building is a two-story building located at 4603 Evans Mill Road in Lithonia, Georgia. Originally built in 2007, 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 Install an energy efficient site lighting system.

Current Repair Cost: \$553,807.48

Replacement Cost: \$20,916,696.05

FCI: 2.65%



30-Nov-2010
North Elevation



30-Nov-2010
South Elevation



30-Nov-2010
West Elevation



30-Nov-2010
East Elevation

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report
Flat Rock Elementary Facility Executive Summary Report

Report Date: 30 Jun 2011

Facility: \Elementary Schools\Flat Rock Elementary\2007 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	\$193.79	S.F.	107,937	107	\$22,367,120	45	2007	2015	2010		\$553,807	\$20,916,694	3
Substructure	\$17.35	S.F.	107,937	100	\$1,872,339	100	2007					\$1,872,339	
Foundations	\$17.35	S.F.	107,937	100	\$1,872,339	100	2007					\$1,872,339	
Standard Foundations	\$6.49	S.F.	107,937	100	\$700,079	100	2007					\$700,079	
Special Foundations	\$4.14	S.F.	107,937	100	\$446,859	100	2007					\$446,859	
Slab on Grade	\$6.72	S.F.	107,937	100	\$725,401	100	2007					\$725,401	
Basement Construction			0			0	0						
Basement Excavation	\$0.22	S.F.	0	100		100	2007						
Basement Walls	\$5.93	S.F.	0	100		100	2007						
Shell	\$46.34	S.F.	107,937	103	\$5,145,434	78	2007	2032				\$5,001,843	
Superstructure	\$18.57	S.F.	107,937	100	\$2,004,908	100	2007					\$2,004,908	
Floor Construction	\$14.14	S.F.	107,937	100	\$1,526,769	100	2007					\$1,526,769	
Roof Construction	\$4.43	S.F.	107,937	100	\$478,139	100	2007					\$478,139	
Exterior Enclosure	\$21.65	S.F.	107,937	103	\$2,414,678	75	2007	2037				\$2,337,073	
Exterior Walls	\$14.46	S.F.	107,937	100	\$1,561,028	100	2007					\$1,561,028	
Exterior Windows	\$6.32	S.F.	107,937	110	\$750,426	30	2007	2037				\$682,205	
Exterior Doors	\$0.87	S.F.	107,937	110	\$103,224	30	2007	2037				\$93,840	
Roofing	\$6.11	S.F.	107,937	110	\$725,848	25	2007	2032				\$659,862	
Roof Coverings - Asphalt Shingles	\$3.70	S.F.	0	110		10	2007						
Roof Coverings - BUR	\$5.55	S.F.	107,937	110	\$658,670	25	2007	2032				\$598,791	
Roof Coverings - EPDM	\$2.84	S.F.	0	110		15	2007						
Roof Coverings - Preformed Metal	\$4.28	S.F.	0	110		30	2007						
Roof Coverings - Standing Seam Metal	\$23.47	S.F.	0	110		75	2007						
Roof Openings	\$0.57	S.F.	107,937	110	\$67,178	30	2007	2037				\$61,071	
Interiors	\$32.13	S.F.	107,937	108	\$3,730,561	40	2007	2015				\$3,468,335	
Interior Construction	\$11.04	S.F.	107,937	104	\$1,243,310	70	2007	2027				\$1,191,624	
Partitions	\$6.40	S.F.	107,937	110	\$760,256	100	2007					\$691,142	
Interior Doors	\$2.08	S.F.	107,937	80	\$179,935	30	2007	2037				\$224,919	
Fittings	\$2.55	S.F.	107,937	110	\$303,119	20	2007	2027				\$275,563	
Stairs	\$1.59	S.F.	107,937	100	\$171,296	100	2007					\$171,296	
Stair Construction	\$1.59	S.F.	107,937	100	\$171,296	100	2007					\$171,296	
Interior Finishes	\$19.51	S.F.	107,937	110	\$2,315,955	19	2007	2015				\$2,105,415	
Wall Finishes - Ceramic & Glazed	\$9.58	S.F.	0	110		30	2007						
Wall Finishes - Paint	\$1.81	S.F.	107,937	110	\$214,641	10	2007	2017				\$195,129	
Wall Finishes - Wall Coverings	\$1.99	S.F.	0	110		10	2007						
Floor Finishes - Carpet	\$7.87	S.F.	10,794	110	\$93,396	8	2007	2015				\$84,906	
Floor Finishes - Epoxy Finished Concrete	\$5.49	S.F.	10,794	110	\$65,213	50	2007	2057				\$59,285	
Floor Finishes - Terrazzo	\$48.99	S.F.	0	110		50	2007						
Floor Finishes - VCT	\$8.79	S.F.	78,549	110	\$759,542	20	2007	2027				\$690,493	
Floor Finishes - Wood	\$13.58	S.F.	7,800	110	\$116,510	20	2007	2027				\$105,918	
Ceiling Finishes	\$8.98	S.F.	107,937	110	\$1,066,653	20	2007	2027				\$969,684	
Services	\$88.90	S.F.	107,937	110	\$10,555,112	23	2007	2017	2010		\$553,807	\$9,595,555	6
Conveying	\$1.17	S.F.	107,937	110	\$139,271	30	2007	2037				\$126,610	
Elevators and Lifts	\$1.17	S.F.	107,937	110	\$139,271	30	2007	2037				\$126,610	
Plumbing	\$24.01	S.F.	107,937	110	\$2,850,962	23	2007	2027				\$2,591,783	
Plumbing Fixtures	\$16.10	S.F.	107,937	110	\$1,912,110	20	2007	2027				\$1,738,282	
Domestic Water Distribution	\$3.59	S.F.	107,937	110	\$426,006	30	2007	2037				\$387,278	
Sanitary Waste	\$3.05	S.F.	107,937	110	\$362,105	30	2007	2037				\$329,186	
Rain Water Drainage	\$0.88	S.F.	107,937	110	\$104,863	30	2007	2037				\$95,330	
Other Plumbing Systems - Natural Gas	\$0.39	S.F.	107,937	110	\$45,878	30	2007	2037				\$41,707	
HVAC	\$34.73	S.F.	107,937	110	\$4,124,063	22	2007	2022	2010		\$553,807	\$3,749,148	15
Heat Generating Systems	\$4.15	S.F.	107,937	110	\$493,184	30	2007	2037				\$448,349	
Cooling Generating Systems	\$4.22	S.F.	107,937	110	\$501,376	30	2007	2037				\$455,796	
Distribution & Exhaust Systems	\$4.66	S.F.	107,937	110	\$553,807	30	2007	2037	2010		\$553,807	\$503,461	110
Terminal & Package Units	\$17.29	S.F.	107,937	110	\$2,053,020	15	2007	2022				\$1,866,382	
Controls & Instrumentation	\$3.23	S.F.	107,937	110	\$383,405	20	2007	2027				\$348,550	
Other HVAC Systems/Equip - Kitchen Hood	\$1.17	S.F.	107,937	110	\$139,271	30	2007	2037				\$126,610	
Fire Protection	\$4.25	S.F.	107,937	110	\$504,653	30	2007	2037				\$458,775	
Sprinklers	\$4.25	S.F.	107,937	110	\$504,653	30	2007	2037				\$458,775	
Standpipes	\$0.44	S.F.	0	110		30	2007						
Electrical	\$24.73	S.F.	107,937	110	\$2,936,163	24	2007	2017				\$2,669,239	

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report

Flat Rock 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.	107,937	110	\$231,026	30	2007	2037				\$210,024	
Branch Wiring	\$6.53	S.F.	107,937	110	\$775,003	30	2007	2037				\$704,548	
Lighting	\$8.58	S.F.	107,937	110	\$1,019,137	30	2007	2037				\$926,488	
Communications and Security - Clock & PA Systems	\$5.51	S.F.	107,937	110	\$653,755	10	2007	2017				\$594,323	
Communications and Security - Fire Alarm	\$1.20	S.F.	107,937	110	\$142,548	10	2007	2017				\$129,589	
Communications and Security - Security & CCTV	\$0.59	S.F.	107,937	110	\$70,455	10	2007	2017				\$64,050	
Other Electrical Systems - Emergency Generator	\$0.37	S.F.	107,937	110	\$44,239	20	2007	2027				\$40,217	
Equipment & Furnishings	\$7.88	S.F.	107,937	110	\$935,574	20	2007	2027				\$850,522	
Equipment	\$3.66	S.F.	107,937	110	\$434,198	20	2007	2027				\$394,726	
Commercial Equipment		S.F.	0	110		20	2007						
Institutional Equipment		S.F.	0	110		20	2007	2027					
Other Equipment - Kitchen Equipment	\$3.66	S.F.	107,937	110	\$434,198	20	2007	2027				\$394,726	
Furnishings	\$4.22	S.F.	107,937	110	\$501,376	20	2007	2027				\$455,796	
Fixed Furnishings	\$4.22	S.F.	107,937	110	\$501,376	20	2007	2027				\$455,796	
Special Construction	\$1.19	S.F.	107,937	100	\$128,100	25	2007	2032				\$128,100	
Special Construction	\$1.19	S.F.	107,937	100	\$128,100	25	2007	2032				\$128,100	
Special Structures - Canopies	\$1.19	S.F.	107,937	100	\$128,100	25	2007	2032				\$128,100	

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report

Flat Rock Elementary Facility Executive Summary Report

Report Date: 30 Jun 2011

Facility: \Elementary Schools\Flat Rock Elementary\2007 Building (continued)

Renewal Schedule:

Systems	2010-12	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$553,807			\$108,272		\$1,329,985					\$2,927,116
Substructure											
Foundations											
Standard Foundations											
Special Foundations											
Slab on Grade											
Basement Construction											
Basement Excavation											
Basement Walls											
Shell											
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure											
Exterior Walls											
Exterior Windows											
Exterior Doors											
Roofing											
Roof Coverings - Asphal Shingles											
Roof Coverings - BUR											
Roof Coverings - EPDM											
Roof Coverings - Preformed Metal											
Roof Coverings - Standing Seam											
Metal											
Roof Openings											
Interiors				\$108,272		\$263,982					
Interior Construction											
Partitions											
Interior Doors											
Fittings											
Stairs											
Stair Construction											
Interior Finishes				\$108,272		\$263,982					
Wall Finishes - Ceramic & Glazed											
Wall Finishes - Paint						\$263,982					
Wall Finishes - Wall Coverings											
Floor Finishes - Carpet				\$108,272							
Floor Finishes - Epoxy Finished											
Concrete											
Floor Finishes - Terrazzo											
Floor Finishes - VCT											
Floor Finishes - Wood											
Ceiling Finishes											
Services	\$553,807					\$1,066,003					\$2,927,116
Conveying											
Elevators and Lifts											
Plumbing											
Plumbing Fixtures											
Domestic Water Distribution											
Sanitary Waste											
Rain Water Drainage											
Other Plumbing Systems - Natural											
Gas											
HVAC	\$553,807										\$2,927,116
Heat Generating Systems											
Cooling Generating Systems											
Distribution & Exhaust Systems	\$553,807										
Terminal & Package Units											\$2,927,116
Controls & Instrumentation											
Other HVAC Systems/Equip -											
Kitchen Hood											
Fire Protection											
Sprinklers											
Standpipes											
Electrical						\$1,066,003					

Facility: \Elementary Schools\Flat Rock Elementary\2007 Building (continued)

Deficiency Sheet:

Deficiency:

Assembly: **D3040**
System: **Distribution & Exhaust Systems**
Material: **System**
Distress: **Inadequate**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note:

Surveyor/Update: Chuck Gulley
Priority: 2
Quantity: 1

Wed, 02-Feb-2011

The original distribution and exhaust heat recovery system is reported to have foul odors in the main office, cafeteria, library, and second floor, and should be replaced with a direct exhaust and make-up air system that vents restroom and kitchen odors directly to the exterior.



Estimates:

Raw Cost	\$401,309.77
Plus or (Minus) Additional Cost	\$152,497.71
Total Estimated Amount	\$553,807.48

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Flat Rock Elementary Facility Executive Summary Report

Report Date: 30 Jun 2011

Facility: \Elementary Schools\Flat Rock Elementary**Covered Walkway**
Address: 4603 Evans Mill Road, Lithonia, GA 30038

Attributes:
None

General Information:

Function:	Elementary School	Year Built:	2007
Gross Area:	3,000 S.F.	Last Renovation:	

Facility Description:

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

Current Repair Cost: \$0.00 **Replacement Cost:** \$110,496.60 **FCI:** 0.00%



30-Nov-2010
West Elevation



30-Nov-2010
East Elevation



30-Nov-2010
North Elevation



30-Nov-2010
South Elevation

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report

Flat Rock Elementary Facility Executive Summary Report

Report Date: 30 Jun 2011

Facility: \Elementary Schools\Flat Rock 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	\$36.83	S.F.	3,000	100	\$110,496	37	2007	2032			0	\$110,496	
Shell	\$9.19	S.F.	3,000	100	\$27,572	75	2007	2082				\$27,572	
Exterior Enclosure	\$9.19	S.F.	3,000	100	\$27,572	75	2007	2082				\$27,572	
Exterior Walls	\$9.19	S.F.	3,000	100	\$27,572	75	2007	2082				\$27,572	
Brick Veneer/Metal Stud Backup	\$9.19	S.F.	3,000	0	\$27,572	75	2007	2082				\$27,572	
Special Construction	\$27.64	S.F.	3,000	100	\$82,924	25	2007	2032				\$82,924	
Special Construction	\$27.64	S.F.	3,000	100	\$82,924	25	2007	2032				\$82,924	
Special Structures - Covered Walkways Metal	\$27.64	S.F.	3,000	100	\$82,924	25	2007	2032				\$82,924	

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Flat Rock Elementary Facility Executive Summary Report

Report Date: 30 Jun 2011

Facility: \Elementary Schools\Flat Rock Elementary**Covered Walkway** (continued)

Deficiency Sheet:

*** No Deficiencies Found ***

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

COMET4 Facility Report

Flat Rock Elementary Facility Executive Summary ReportReport Date: 30 Jun 2011

Facility: \Elementary Schools\Flat Rock Elementary\Site**Address:** 4603 Evans Mill Road, Lithonia, GA 30038**Attributes:****Site Code** 1917**General Information:****Function:** Elementary School**Year Built:** 2007**Gross Area:** 107,937 S.F.**Last Renovation:****Facility Description:**

The Flat Rock Elementary School site was originally constructed in 2007, has a total area of 13.5 acres, and is occupied by approximately 107,937 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: \$113,696.52**Replacement Cost:** \$2,540,491.58**FCI:** 4.48%

11-Nov-2010

Aerial Image of Flat Rock Elementary
School

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report

Flat Rock Elementary Facility Executive Summary Report

Report Date: 30 Jun 2011

Facility: \Elementary Schools\Flat Rock 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.	107,937	109	\$2,773,188	35	2007	2017	2010		\$113,696	\$2,540,492	4
Building Sitework	\$23.54	S.F.	107,937	109	\$2,773,188	35	2007	2017	2010		\$113,696	\$2,540,492	4
Site Improvements	\$11.87	S.F.	107,937	108	\$1,387,887	22	2007	2017	2010		\$31,416	\$1,281,127	2
Roadways	\$3.25	S.F.	107,937	110	\$385,970	25	2007	2032				\$350,882	
Parking Lots	\$1.47	S.F.	107,937	110	\$175,033	25	2007	2032				\$159,121	
Pedestrian Paving	\$1.65	S.F.	107,937	110	\$195,977	30	2007	2037				\$178,161	
Site Development	\$0.26	S.F.	107,937	110	\$31,416	10	2007	2017	2010		\$31,416	\$28,560	110
Site Development 2	\$1.98	S.F.	107,937	100	\$213,521	30	2007	2037				\$213,521	
Fence & Guardrails	\$1.98	S.F.	107,937	100	\$213,521	30	2007	2037				\$213,521	
Landscaping	\$3.25	S.F.	107,937	110	\$385,970	10	2007					\$350,882	
Site Mechanical Utilities	\$10.46	S.F.	107,937	110	\$1,241,685	50	2007	2037				\$1,128,805	
Water Supply	\$2.38	S.F.	107,937	110	\$282,745	50	2007	2057				\$257,041	
Sanitary Sewer	\$2.36	S.F.	107,937	110	\$279,753	50	2007	2057				\$254,321	
Storm Sewer	\$5.51	S.F.	107,937	110	\$653,755	50	2007	2057				\$594,323	
Fuel Distribution - Gas	\$0.21	S.F.	107,937	110	\$25,432	30	2007	2037				\$23,120	
Site Electrical Utilities	\$1.21	S.F.	107,937	110	\$143,616	30	2007	2037	2010		\$82,280	\$130,560	63
Electrical Distribution	\$0.52	S.F.	107,937	110	\$61,336	30	2007	2037				\$55,760	
Site Lighting	\$0.69	S.F.	107,937	110	\$82,280	30	2007	2037	2010		\$82,280	\$74,800	110

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

COMET4 Facility Report

Flat Rock Elementary Facility Executive Summary Report

Report Date: 30 Jun 2011

Facility: \Elementary Schools\Flat Rock Elementary\Site (continued)**Deficiency Sheet:****Deficiency:**

Assembly: **G2040**
 System: **Site Development**
 Material: **System**
 Distress: **Inadequate**
 Category: **Deferred Maintenance**
 Correction: **Renew System**
 Note: **The site grading is inadequate, is causing flooding of the adjacent parking area, and should be re-graded to improve site drainage.**

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

Tue, 28-Dec-2010

**Estimates:**

Raw Cost	\$24,933.45
Plus or (Minus) Additional Cost	\$6,482.70
Total Estimated Amount	\$31,416.15

Deficiency:

Assembly: **G4020**
 System: **Site Lighting**
 Material: **System**
 Distress: **Inadequate**
 Category: **Deferred Maintenance**
 Correction: **Renew System**
 Note: **Site lighting is reported as inadequate and should be upgraded.**

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

Wed, 02-Feb-2011

**Estimates:**

Raw Cost	\$65,301.89
Plus or (Minus) Additional Cost	\$16,978.49
Total Estimated Amount	\$82,280.38

Educational Adequacy Report

Suitability Report - Full

Project #: 4469	County: DeKalb	Site #: 0107
Project: Assessments 2010	Region: 1	Site: Flat Rock ES
Grade Config: PK-5	Site Type: Elementary	Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - Elementary				
Site				
Traffic	Fair	1.34	2.00	67.00
Pedestrian Traffic	Fair	0.65	0.97	67.00
Parking	Fair	0.54	0.81	67.00
Playground	Poor	0.77	2.34	33.00
Safety and Security				
Fencing	Good	0.75	0.75	100.00
Signage & Way Finding	Fair	0.67	1.00	67.00
Ease of Supervision	G/F	3.50	3.50	100.00
Limited Entrances	G/F	0.50	0.50	100.00
Interior Circulation	G/F	0.50	0.50	100.00
Sprinkler System	Good	0.50	0.50	100.00
School Climate				
Learning Style Variety	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	Fair	11.02	16.45	67.00
Adjacencies	Good	3.53	3.53	100.00
Storage\Fixed Equip.	Good	3.53	3.53	100.00
Remedial - Special Needs				
Size	Fair	1.75	3.50	50.00
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	Good	6.72	6.72	100.00
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	G/F	0.56	0.56	100.00
Storage\Fixed Equip.	G/F	0.56	0.56	100.00

Suitability	Rating	Score	Possible Score	Percent Score
Art				
Size	Good	1.64	1.64	100.00
Adjacencies	P/U	0.00	0.35	0.00
Storage\Fixed Equip.	G/F	0.35	0.35	100.00
Performing Arts\Auditorium				
Size	Unsat	0.00	2.12	0.00
Adjacencies	Good	0.45	0.45	100.00
Storage\Fixed Equip.	Fair	0.23	0.45	50.00
Computer Labs				
Size	Good	1.19	1.19	100.00
Adjacencies	G/F	0.26	0.26	100.00
Storage\Fixed Equip.	G/F	0.26	0.26	100.00
Kindergarten				
Size	Fair	1.43	2.86	50.00
Adjacencies	G/F	0.61	0.61	100.00
Storage\Fixed Equip.	G/F	0.61	0.61	100.00
Administration				
Size	Good	2.49	2.49	100.00
Adjacencies	G/F	0.53	0.53	100.00
Storage\Fixed Equip.	G/F	0.53	0.53	100.00
Restrooms (Student)	Fair	0.44	0.89	50.00
Teacher Lounge and Work Room(s)	Good	1.27	1.27	100.00
Cafeteria	Poor	1.65	5.00	33.00
Food Prep	Good	6.20	6.20	100.00
Counseling	Good	0.29	0.29	100.00
Clinic	G/F	0.58	0.58	100.00
Custodial & Maintenance	G/F	0.50	0.50	100.00
Total For Site:		76.46	100.00	76.46

Comments

Suitability - Elementary

Flat Rock Elementary School is a four-year old traditional PK - 5 school serving neighborhood students.

Suitability - Elementary->Site-->Traffic

The parent and bus drop off is in front of a small parking area which creates some minor conflicts with pedestrians from the parking spots. The parent drop area also sometimes backs up onto a public street. All service lanes are off street.

Suitability - Elementary->Site-->Pedestrian Traffic

The parent and bus drop off is in front of a small parking area which creates some minor conflicts with pedestrians from the parking spots. The school also lacks adequate sidewalks around the rear of the school and to connect the two wings of the building.

Suitability - Elementary->Site-->Parking

The ADA parking is not close to the entrance.

Suitability - Elementary->Site-->Playground

The school has two playgrounds, which is inadequate for a school of this enrollment. One play structure has no ADA access. The school has no blacktop area for outdoor activities.

Project #: 4469

County: DeKalb

Site #: 0107

Project: Assessments 2010

Region: 1

Site: Flat Rock ES

Grade Config: PK-5

Site Type: Elementary

Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - Elementary->Safety and Security-->Signage & Way Finding Most rooms are marked but the site lacks wayfinding signage.				
Suitability - Elementary->Safety and Security-->Ease of Supervision Visibility is supplemented with 64 cameras.				
Suitability - Elementary->Safety and Security-->Interior Circulation The school is U-shaped and lacks access or outside sidewalks between the top of the "U."				
Suitability - Elementary->School Climate-->Landscaping Landscaping is sparse and the school has significant drainage issues around the play structures.				
Suitability - Elementary->General Classrooms-->Size All classrooms are 806 square feet; the 1st grade classrooms are below the DCSS guideline of 900 square feet.				
Suitability - Elementary->Remedial - Special Needs-->Size Two speech classes are taught in small offices in the library and the two upstairs remedial spaces are cramped into areas that appear to have been designed as teacher lounges. These areas are small for the programs, but other remedial spaces are in regular-sized classes.				
Suitability - Elementary->Library-->Size The main library space is about 3,500 square feet and is below the DCSS standard of 4,500. However, the space generally meets the needs of the school and has additional office and storage spaces.				
Suitability - Elementary->Music-->Size The music room is 936 square feet and does not meet the DCSS guideline of 1,100 square feet.				
Suitability - Elementary->Art-->Adjacencies Noise from the adjacent music room permeates the art space.				
Suitability - Elementary->Performing Arts\Auditorium-->Size The stage in the cafeteria is 400 square feet.				
Suitability - Elementary->Performing Arts\Auditorium-->Storage\Fixed Equip. The stage area has limited storage that is used for cafeteria chairs.				
Suitability - Elementary->Kindergarten-->Size All of the kindergarten and PK classes are about 806 square feet which is smaller than the DCSS guideline of 900 square feet.				
Suitability - Elementary->Restrooms (Student) The boys' restrooms lacks adequate ventilation and all have a noticeable urine smell.				
Suitability - Elementary->Cafeteria The cafeteria is below the DCSS standard of 5,644 square feet.				

Technology Readiness Report

Technology Readiness Report - Full

Project #: 4469

County: DeKalb

Site #: 0107

Project: Assessments 2010

Region: 1

Site: Flat Rock ES

Technology Readiness	Rating	Score	Possible Score	Percent Score
Technology Readiness				
MDFIT Equipment Environment	Good	15.00	15.00	100.00
Electrical Power	Good	10.00	10.00	100.00
Cooling	Fair	5.00	10.00	50.00
Drops	Fair	6.70	10.00	67.00
Wireless	Good	5.00	5.00	100.00
WAN Backbone	Good	10.00	10.00	100.00
LAN-WAN Performance	Good	10.00	10.00	100.00
Video Distribution	Good	5.00	5.00	100.00
Voice Distribution	Good	5.00	5.00	100.00
Faculty & Staff Technology	Good	10.00	10.00	100.00
Emergency Alert	Good	5.00	5.00	100.00
Projectors	Unsat	0.00	5.00	0.00
Total For Site:		86.70	100.00	86.70

Comments

Technology Readiness->Cooling

Most of the classrooms has adequate ventilation except for a couple located on the second story which get warm on sunny days.

Technology Readiness->Drops

All classrooms typically have 3 computers per room.

Technology Readiness->Video Distribution

All but 10 of the classes have smartboards and all classes have flat screen TV's with cable. All classes should have smartboards soon.

Technology Readiness->Projectors

There are no ceiling-mounted projectors.