

# **Facility Condition Assessment Report**

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**DeKalb County School System**1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 Facility Report

**Henderson Middle Facility Executive Summary Report**Report Date: 24 Jun 2011

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**Facility:** \Middle Schools\Henderson Middle**Address:** 2830 Henderson Mill Road, Chamblee, GA 30341**Attributes:****Facility Code** 0797  
**Super Cluster** 2**General Information:****Function:** Middle School  
**Gross Area:** 158,140 S.F.**Year Built:**  
**Last Renovation:****Facility Description:**

The Henderson Middle School campus consists of one main school building located at 2830 Henderson Mill Road in Chamblee, Georgia. The original campus was constructed in 1968 and an addition to the main school building was constructed in 1970. In addition to the main school building, the campus contains a softball field, softball storage building, softball field dugouts, football field, tennis courts, and track. 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:** \$6,242,405.87**Replacement Cost:** \$30,311,897.64**FCI:** 20.59%

23-Mar-2011  
Henderson Middle School

**DeKalb County School System**

1701 Mountain Industrial Blvd  
 Stone Mountain, GA 30083

COMET4 FCI Report

**Henderson Middle Weighted FCI Report**

Report Date: 24 Jun 2011

Facility Name	Last Renovation	Cost Per Sq. Ft.	Gross Area (Sq. Ft.)	Repair Cost	Replacement Cost	Weighted FCI	Critical wt 1.25	Potentially Critical wt 1.1	Necessary wt 1	Recommended wt 0.75	Discretionary wt 0.5
Henderson Middle\Track		\$4.55	36,890	\$146,235	\$167,803	87.15%	\$0	\$0	\$146,235	\$0	\$0
Henderson Middle\Site		\$20.61	158,140	\$1,121,308	\$3,259,930	34.40%	\$0	\$0	\$1,121,308	\$0	\$0
Henderson Middle\1968, 1970 Building	Jan 2006	\$164.41	158,140	\$4,939,075	\$25,999,240	19.36%	\$0	\$950,653	\$3,988,422	\$0	\$0
Henderson Middle\Football Field		\$4.91	108,000	\$29,938	\$530,728	5.64%	\$0	\$0	\$29,938	\$0	\$0
Henderson Middle\Softball Field		\$5.75	21,100	\$5,849	\$121,236	4.82%	\$0	\$0	\$5,849	\$0	\$0
Henderson Middle\Tennis Courts		\$8.88	22,440	\$0	\$199,340	0.00%	\$0	\$0	\$0	\$0	\$0
Henderson Middle\Softball Storage Building		\$57.53	120	\$0	\$6,904	0.00%	\$0	\$0	\$0	\$0	\$0
Henderson Middle\Softball Dugout 2		\$66.79	200	\$0	\$13,359	0.00%	\$0	\$0	\$0	\$0	\$0
Henderson Middle\Softball Dugout 1		\$66.79	200	\$0	\$13,359	0.00%	\$0	\$0	\$0	\$0	\$0

**DeKalb County School System**

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COMET4 Survey Report

**Henderson Middle 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								\$4,613,289	\$1,629,117	\$6,242,406			
Middle Schools								\$4,613,289	\$1,629,117	\$6,242,406			
Henderson Middle								\$4,613,289	\$1,629,117	\$6,242,406			
1968, 1970 Building								\$3,578,930	\$1,360,146	\$4,939,075			
Building Systems								\$3,578,930	\$1,360,146	\$4,939,075			
B2020	Exterior Windows	System		Beyond Service Life	Renew System	1	Ea.	\$1,035,026	\$393,354	\$1,428,380	Necessary	Deferred Maintenance	The original exterior windows are aged and inefficient and should be replaced.
B2030	Exterior Doors	System		Beyond Service Life	Renew System	1	Ea.	\$99,154	\$37,683	\$136,836	Necessary	Deferred Maintenance	The exterior doors are aged, inefficient, and rusted, and should be replaced.
B3010	Roof Coverings - BUR	System		Beyond Service Life	Renew System	1	Ea.	\$688,858	\$261,795	\$950,653	Potentially Critical	Deferred Maintenance	The roof covering is damaged and leaking and should be replaced.
B3020	Roof Openings	System		Beyond Service Life	Renew System	1	Ea.	\$3,479	\$1,322	\$4,801	Necessary	Deferred Maintenance	The roof openings are damaged and leaking and should be replaced in conjunction with the roof.
C1030	Fittings	System		Beyond Service Life	Renew System	1	Ea.	\$240,057	\$91,232	\$331,288	Necessary	Deferred Maintenance	With the exception of hallway lockers and gang restroom partitions and accessories, which are scheduled for replacement in 2011, fittings, such as chalk and tack boards and shelving, are beyond their service life and should be replaced.
D2040	Rain Water Drainage	System		Beyond Service Life	Renew System	1	Ea.	\$106,112	\$40,327	\$146,439	Necessary	Deferred Maintenance	The rain water drainage system is aged and clogged and should be replaced in conjunction with the roof covering.
D5020	Branch Wiring	System		Beyond Service Life	Renew System	1	Ea.	\$661,025	\$251,218	\$912,243	Necessary	Deferred Maintenance	The branch wiring is aged, inadequate, making crackling noises at some panels, and should be replaced. In addition, 40 to 50% of the classroom outlets do not work and no science laboratory stations work.
E2010	Fixed Furnishings	System		Beyond Service Life	Renew System	1	Ea.	\$645,369	\$245,268	\$890,637	Necessary	Deferred Maintenance	With the exception of the renovation work scheduled for the new science labs and gang restrooms in 2011, the remainder of the 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.
C3020	Floor Finishes - Carpet	System		Beyond Service Life	Renew System	1	Ea.	\$99,850	\$37,947	\$137,797	Necessary	Deferred Maintenance	The carpet is stained, worn, and torn, and should be replaced.

**DeKalb County School System**

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COMET4 Survey Report

**Henderson Middle 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
Football Field Building Systems F1040		Special Facilities - Sports Field - Natural Turf	System	Beyond Service Life	Renew System	1	Ea.	\$23,760 \$23,760 \$23,760	\$6,178 \$6,178 \$6,178	\$29,938 \$29,938 \$29,938	Necessary	Deferred Maintenance	The football field turf is worn and damaged and should be reseeded.
Site Building Systems G2010		Roadways	System	Beyond Service Life	Renew System	1	Ea.	\$889,901 \$889,901 \$139,163	\$231,407 \$231,407 \$36,188	\$1,121,308 \$1,121,308 \$175,351	Necessary	Deferred Maintenance	The roads are aged, cracked, and damaged, and should be resurfaced and restriped.
G2020		Parking Lots	System	Beyond Service Life	Renew System	1	Ea.	\$133,945	\$34,831	\$168,775	Necessary	Deferred Maintenance	The parking lots are aged, cracked, and damaged, and should be resurfaced and restriped.
G2030		Pedestrian Paving	System	Beyond Service Life	Renew System	1	Ea.	\$264,410	\$68,756	\$333,166	Necessary	Deferred Maintenance	The pedestrian paving is aged and damaged and should be replaced.
G2040105		Fence & Guardrails	System	Beyond Service Life	Renew System	1	Ea.	\$270,419	\$70,319	\$340,738	Necessary	Deferred Maintenance	The site fencing is aged, damaged, and rusted, and should be replaced.
G2050		Landscaping	Landscaping	Damaged	regrade aerate and reseed turf	12,400	S.F.	\$81,964	\$21,314	\$103,278	Necessary	Deferred Maintenance	The grass is worn and showing signs of erosion. The site should be graded, aerated, and reseeded.
Softball Field Building Systems F1040		Special Facilities - Sports Field - Natural Turf	System	Beyond Service Life	Renew System	1	Ea.	\$4,642 \$4,642 \$4,642	\$1,207 \$1,207 \$1,207	\$5,849 \$5,849 \$5,849	Necessary	Deferred Maintenance	The softball field turf is worn and damaged and should be reseeded.
Track Building Systems F1040		Special Facilities - Running Track Surface & Curbing	System	Damaged	Renew System	1	Ea.	\$116,056 \$116,056 \$116,056	\$30,179 \$30,179 \$30,179	\$146,235 \$146,235 \$146,235	Necessary	Deferred Maintenance	The track is cracked, damaged, and uneven, and should be resurfaced and restriped.

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COMET4 Facility Report

**Henderson Middle Facility Executive Summary Report**

Report Date: 24 Jun 2011

**Facility:** \Middle Schools\Henderson Middle\1968, 1970 Building**Address:** 2830 Henderson Mill Road, Chamblee, GA 30341**Attributes:****Building Codes** 4010, 4011, 4012  
**Fire Sprinkler System** No**General Information:****Function:** Middle School **Year Built:** 1968  
**Gross Area:** 158,140 S.F. **Last Renovation:** 2006**Facility Description:**

The Henderson Middle School main building is a one-story building with a partial mezzanine located at 2830 Henderson Mill Road in Chamblee, Georgia. Originally built in 1968, there has been one addition in 1970 and a major renovation in 2006. Partial renovations for new science labs, gang restrooms, and interior doors are scheduled for 2011. 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/upgrading the roof covering insulation when the roof is replaced; 2) Replacing the single pane windows, operable windows with double pane, energy efficient windows; and 3) Replacing the building automation system with an effective energy management system that completely controls HVAC and lighting.

**Current Repair Cost:** \$4,939,075.18**Replacement Cost:** \$25,999,239.61**FCI:** 19.00%23-Mar-2011  
North Elevation23-Mar-2011  
East Elevation23-Mar-2011  
West Elevation23-Mar-2011  
South Elevation

# DeKalb County School System

1701 Mountain Industrial Blvd  
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## COMET4 Facility Report Henderson Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Henderson Middle\1968, 1970 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	\$164.41	S.F.	158,140	108	\$28,076,120	40	1986	1983	2015		\$4,939,074	\$25,999,242	19
Substructure	\$4.97	S.F.	158,140	100	\$785,664	100	1968					\$785,664	
Foundations	\$4.97	S.F.	158,140	100	\$785,664	100	1968					\$785,664	
Standard Foundations	\$1.61	S.F.	158,140	100	\$255,341	100	1968					\$255,341	
Special Foundations	\$4.13	S.F.	0	100		100	1968						
Slab on Grade	\$3.35	S.F.	158,140	100	\$530,323	100	1968					\$530,323	
Basement Construction			0			0	0						
Basement Excavation	\$1.13	S.F.	0	100		100	1968						
Basement Walls	\$1.59	S.F.	0	100		100	1968						
Shell	\$36.63	S.F.	158,140	104	\$6,021,159	69	1968	1988			\$2,520,670	\$5,792,009	44
Superstructure	\$7.38	S.F.	158,140	100	\$1,167,504	100	1968					\$1,167,504	
Floor Construction	\$16.06	S.F.	8,690	100	\$139,594	100	1968					\$139,594	
Roof Construction	\$6.50	S.F.	158,140	100	\$1,027,910	100	1968					\$1,027,910	
Exterior Enclosure	\$23.75	S.F.	158,140	104	\$3,898,201	72	1968	1998			\$1,565,216	\$3,755,910	42
Exterior Walls	\$14.75	S.F.	158,140	100	\$2,332,985	100	1968					\$2,332,985	
Exterior Windows	\$8.21	S.F.	158,140	110	\$1,428,380	30	1968	1998			\$1,428,380	\$1,298,528	110
Exterior Doors	\$0.79	S.F.	158,140	110	\$136,836	30	1968	1998			\$136,836	\$124,397	110
Roofing	\$5.49	S.F.	158,140	110	\$955,454	20	1968	1988			\$955,454	\$868,595	110
Roof Coverings - Asphalt Shingles	\$3.63	S.F.	0	110		10	1968						
Roof Coverings - BUR	\$5.46	S.F.	158,140	110	\$950,653	20	1968	1988			\$950,653	\$864,230	110
Roof Coverings - EPDM	\$2.80	S.F.	0	110		15	1968						
Roof Coverings - Preformed Metal	\$4.21	S.F.	0	110		30	1968						
Roof Coverings Standing Seam Metal	\$23.09	S.F.	0	110		75	1968						
Roof Openings	\$0.03	S.F.	158,140	110	\$4,801	30	1968	1998			\$4,801	\$4,365	110
Interiors	\$37.95	S.F.	158,140	108	\$6,507,765	44	1987	1988	2015		\$469,085	\$6,001,996	8
Interior Construction	\$11.15	S.F.	158,140	105	\$1,846,091	76	1982	1988			\$331,288	\$1,763,378	19
Partitions	\$7.27	S.F.	158,140	110	\$1,265,137	100	1968					\$1,150,124	
Interior Doors	\$1.97	S.F.	158,140	80	\$249,666	30	2011	2041				\$312,083	
Fittings	\$1.90	S.F.	158,140	110	\$331,288	20	1968	1988			\$331,288	\$301,171	110
Stairs	\$0.05	S.F.	158,140	100	\$8,035	100	1968					\$8,035	
Stair Construction	\$0.92	S.F.	8,690	100	\$8,035	100	1968					\$8,035	
Interior Finishes	\$26.75	S.F.	158,140	110	\$4,653,639	32	1992	1998	2015		\$137,797	\$4,230,583	3
Wall Finishes - Ceramic & Glazed	\$9.65	S.F.	79,070	110	\$839,023	30	1968	1998	2020	10		\$762,749	
Wall Finishes - Paint	\$1.82	S.F.	79,070	110	\$158,442	10	1996	2006	2015	5		\$144,038	
Wall Finishes - Wall Coverings	\$2.00	S.F.	0	110		10	1968						
Floor Finishes - Carpet	\$7.92	S.F.	15,814	110	\$137,797	8	2002	2010			\$137,797	\$125,270	110
Floor Finishes - Ceramic & Quarry Tile	\$13.50	S.F.	23,721	110	\$352,174	50	1968	2018				\$320,158	
Floor Finishes - Terrazzo	\$49.34	S.F.	23,721	110	\$1,287,343	50	1968	2018				\$1,170,312	
Floor Finishes - VCT	\$8.85	S.F.	83,814	110	\$815,567	20	1996	2016				\$741,425	
Floor Finishes - Wood	\$9.05	S.F.	11,070	110	\$110,239	20	1996	2016				\$100,218	
Ceiling Finishes	\$5.48	S.F.	158,140	110	\$953,054	20	2006	2026				\$866,413	
Services	\$71.64	S.F.	158,140	110	\$12,461,719	23	1995	1998	2020		\$1,058,682	\$11,328,836	9
Conveying			0			0	0						
Elevators and Lifts	\$0.98	S.F.	0	110		30	1968						
Plumbing	\$16.30	S.F.	158,140	110	\$2,835,155	25	1984	1998	2020		\$146,439	\$2,577,414	6
Plumbing Fixtures	\$7.40	S.F.	158,140	110	\$1,286,743	20	2008	2028				\$1,169,766	
Domestic Water Distribution	\$3.45	S.F.	158,140	110	\$600,160	30	1968	1998	2020	10		\$545,600	
Sanitary Waste	\$3.89	S.F.	158,140	110	\$676,980	30	1968	1998	2020	10		\$615,437	
Rain Water Drainage	\$0.84	S.F.	158,140	110	\$146,439	30	1968	1998			\$146,439	\$133,126	110
Other Plumbing Systems - Natural Gas	\$0.72	S.F.	158,140	110	\$124,833	30	2006	2036				\$113,485	
HVAC	\$34.54	S.F.	158,140	110	\$6,008,800	22	2006	2021				\$5,462,546	
Heat Generating Systems	\$4.15	S.F.	158,140	110	\$722,592	30	2006	2036				\$656,902	
Cooling Generating Systems	\$4.22	S.F.	158,140	110	\$734,596	30	2006	2036				\$667,814	
Distribution Systems & Exhaust Systems	\$4.66	S.F.	158,140	110	\$811,416	30	2006	2036				\$737,651	
Terminal & Package Units	\$17.31	S.F.	158,140	110	\$3,010,402	15	2006	2021				\$2,736,729	
Controls & Instrumentation	\$3.20	S.F.	158,140	110	\$556,948	20	2006	2026				\$506,317	
Other HVAC Systems/Equip - Kitchen Hood	\$0.99	S.F.	158,140	110	\$172,846	30	2006	2036				\$157,133	
Fire Protection			0			0	0						
Sprinklers	\$3.71	S.F.	0	110		30	1968						
Standpipes	\$0.50	S.F.	0	110		30	1968						

**DeKalb County School System**

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COMET4 Facility Report  
**Henderson Middle Facility Executive Summary Report**

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System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Electrical	\$20.80	S.F.	158,140	110	\$3,617,764	24	1993	1998	2020		\$912,243	\$3,288,876	28
Electrical Service/Distribution	\$1.82	S.F.	158,140	110	\$316,884	30	1968	1998	2020	10		\$288,077	
Branch Wiring	\$5.24	S.F.	158,140	110	\$912,243	30	1968	1998			\$912,243	\$829,312	110
Lighting	\$7.94	S.F.	158,140	110	\$1,380,368	30	2006	2036				\$1,254,880	
Communications and Security - Fire Alarm	\$1.39	S.F.	158,140	110	\$242,465	10	2006	2016				\$220,422	
Communications and Security - PA & Clock Systems	\$3.23	S.F.	158,140	110	\$561,750	10	2006	2016				\$510,681	
Communications and Security - Security & CCTV	\$1.17	S.F.	158,140	110	\$204,054	10	2006	2016				\$185,504	
Other Electrical Systems - Emergency Generator	\$0.92	S.F.	0	110		20	1968						
Equipment & Furnishings	\$12.03	S.F.	158,140	110	\$2,093,358	19	1987	1983	2015		\$890,637	\$1,903,051	47
Equipment	\$6.91	S.F.	158,140	110	\$1,202,721	19	1993	1983	2015			\$1,093,381	
Institutional Equipment	\$2.68	S.F.	158,140	110	\$465,724	20	2006	2026				\$423,385	
Other Equipment (Athletic Equipment)	\$1.35	S.F.	158,140	110	\$235,263	15	1968	1983	2015	5		\$213,875	
Other Equipment (Kitchen Equipment)	\$2.88	S.F.	158,140	110	\$501,734	20	2006	2026				\$456,121	
Furnishings	\$5.12	S.F.	158,140	110	\$890,637	20	1968	1988			\$890,637	\$809,670	110
Fixed Furnishings	\$5.12	S.F.	158,140	110	\$890,637	20	1968	1988			\$890,637	\$809,670	110
Special Construction	\$1.19	S.F.	158,140	110	\$206,455	100	1968					\$187,686	
Special Construction	\$1.19	S.F.	158,140	110	\$206,455	100	1968					\$187,686	
Special Structures - Canopies	\$1.19	S.F.	158,140	110	\$206,455	100	1968					\$187,686	







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**Henderson Middle Facility Executive Summary Report**

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**Facility:** \Middle Schools\Henderson Middle\1968, 1970 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 exterior windows are aged and inefficient and should be replaced.**

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

Tue, 12-Apr-2011



**Estimates:**

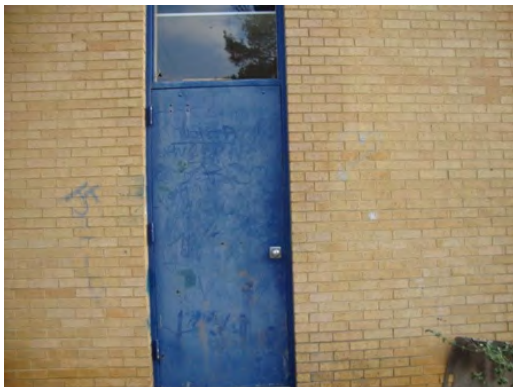
Raw Cost	<b>\$1,035,026.30</b>
Plus or (Minus) Additional Cost	<b>\$393,354.05</b>
Total Estimated Amount	<b>\$1,428,380.35</b>

**Deficiency:**

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

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

Tue, 12-Apr-2011



**Estimates:**

Raw Cost	<b>\$99,153.78</b>
Plus or (Minus) Additional Cost	<b>\$37,682.66</b>
Total Estimated Amount	<b>\$136,836.44</b>

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Facility: \Middle Schools\Henderson Middle\1968, 1970 Building (continued)

**Deficiency:**

Assembly: **B3010**  
System: **Roof Coverings - BUR System**  
Material: **Beyond Service Life**  
Distress: **Beyond Service Life**  
Category: **Deferred Maintenance**  
Correction: **Renew System**

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

Tue, 12-Apr-2011

Note: **The roof covering is damaged and leaking and should be replaced.**



**Estimates:**

Raw Cost	<b>\$688,857.84</b>
Plus or (Minus) Additional Cost	<b>\$261,795.30</b>
Total Estimated Amount	<b>\$950,653.14</b>

**Deficiency:**

Assembly: **B3020**  
System: **Roof Openings System**  
Material: **Beyond Service Life**  
Distress: **Beyond Service Life**  
Category: **Deferred Maintenance**  
Correction: **Renew System**

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

Wed, 13-Apr-2011

Note: **The roof openings are damaged and leaking and should be replaced in conjunction with the roof.**



**Estimates:**

Raw Cost	<b>\$3,479.08</b>
Plus or (Minus) Additional Cost	<b>\$1,322.20</b>
Total Estimated Amount	<b>\$4,801.28</b>

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**Henderson Middle Facility Executive Summary Report**

Report Date: 24 Jun 2011

Facility: \Middle Schools\Henderson Middle\1968, 1970 Building (continued)

**Deficiency:**

Assembly: **C1030**  
 System: **Fittings**  
 Material: **System**  
 Distress: **Beyond Service Life**  
 Category: **Deferred Maintenance**  
 Correction: **Renew System**  
 Note: **With the exception of hallway lockers and gang restroom partitions and accessories, which are scheduled for replacement in 2011, fittings, such as chalk and tack boards and shelving, are beyond their service life and should be replaced.**

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

Sat, 18-Jun-2011

**Estimates:**

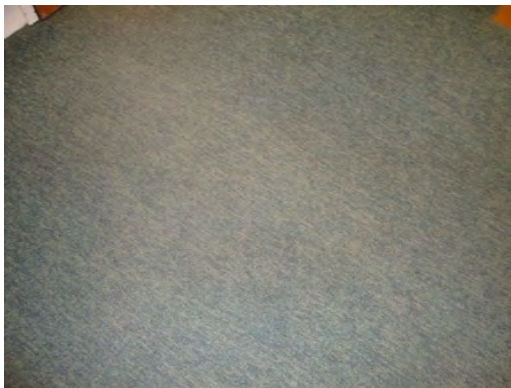
Raw Cost	<b>\$240,056.52</b>
Plus or (Minus) Additional Cost	<b>\$91,231.70</b>
Total Estimated Amount	<b>\$331,288.22</b>

**Deficiency:**

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

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

Tue, 12-Apr-2011

**Estimates:**

Raw Cost	<b>\$99,849.60</b>
Plus or (Minus) Additional Cost	<b>\$37,947.10</b>
Total Estimated Amount	<b>\$137,796.70</b>

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**Henderson Middle Facility Executive Summary Report**

Report Date: 24 Jun 2011

Facility: \Middle Schools\Henderson Middle\1968, 1970 Building (continued)

**Deficiency:**

Assembly: **D2040**  
System: **Rain Water Drainage System**  
Material: **Beyond Service Life**  
Distress: **Beyond Service Life**  
Category: **Deferred Maintenance**  
Correction: **Renew System**

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

Tue, 12-Apr-2011

Note: **The rain water drainage system is aged and clogged and should be replaced in conjunction with the roof covering.**



**Estimates:**

Raw Cost	<b>\$106,111.94</b>
Plus or (Minus) Additional Cost	<b>\$40,327.05</b>
Total Estimated Amount	<b>\$146,438.99</b>

**Deficiency:**

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

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

Thu, 21-Apr-2011

Note: **The branch wiring is aged, inadequate, making crackling noises at some panels, and should be replaced. In addition, 40 to 50% of the classroom outlets do not work and no science laboratory stations work.**



**Estimates:**

Raw Cost	<b>\$661,025.20</b>
Plus or (Minus) Additional Cost	<b>\$251,217.71</b>
Total Estimated Amount	<b>\$912,242.91</b>

**Facility:** \Middle Schools\Henderson Middle\1968, 1970 Building (continued)

**Deficiency:**

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

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

Thu, 21-Apr-2011

**With the exception of the renovation work scheduled for the new science labs and gang restrooms in 2011, the remainder of the 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	<b>\$645,369.34</b>
Plus or (Minus) Additional Cost	<b>\$245,267.82</b>
Total Estimated Amount	<b>\$890,637.16</b>

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**DeKalb County School System**1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 Facility Report

**Henderson Middle Facility Executive Summary Report**Report Date: 24 Jun 2011

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**Facility:** \Middle Schools\Henderson Middle\Football Field**Address:** 2830 Henderson Mill Road, Chamblee, GA 30341**Attributes:**

\*\*\*None\*\*\*

**General Information:****Function:** Middle School**Year Built:** 1968**Gross Area:** 108,000 S.F.**Last Renovation:****Facility Description:**

The Football Field at Henderson Middle School is located on the campus grounds. There have been no additions and no major renovations. This report contains condition and adequacy data collected during the 2010/2011 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

**Current Repair Cost:** \$29,938.48**Replacement Cost:** \$530,727.52**FCI:** 5.64%

23-Mar-2011  
Football Field at Henderson Middle  
School



**DeKalb County School System**

1701 Mountain Industrial Blvd  
 Stone Mountain, GA 30083

COMET4 Facility Report  
**Henderson Middle Facility Executive Summary Report**

Report Date: 24 Jun 2011

**Facility:** \Middle Schools\Henderson Middle\Football Field (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	\$4.91	S.F.	108,000	101	\$533,449	95	1968	1978			\$29,938	\$530,728	6
Special Construction	\$0.25	S.F.	108,000	110	\$29,938	10	1968	1978			\$29,938	\$27,217	110
Special Construction	\$0.25	S.F.	108,000	110	\$29,938	10	1968	1978			\$29,938	\$27,217	110
Special Facilities - Sports Field - Natural Turf	\$0.25	S.F.	108,000	110	\$29,938	10	1968	1978			\$29,938	\$27,217	110
Building Sitework	\$4.66	S.F.	108,000	100	\$503,511	100	1968					\$503,511	
Site Preparation	\$4.66	S.F.	108,000	100	\$503,511	100	1968					\$503,511	
Site Earthwork	\$4.66	S.F.	108,000	100	\$503,511	100	1968					\$503,511	
Site Improvements			0			0	0						
Site Development - Fencing	\$1.41	S.F.	0	110		20	1968						
Landscaping - Irrigation	\$0.09	S.F.	0	110		20	1968						
Site Mechanical Utilities			0			0	0						
Water Supply - Water Service	\$0.35	S.F.	0	110		30	1968						
Site Electrical Utilities			0			0	0						
Site Lighting	\$1.71	S.F.	0	110		30	1968						



**DeKalb County School System**

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 Facility Report

**Henderson Middle Facility Executive Summary Report**

Report Date: 24 Jun 2011

**Facility:** \Middle Schools\Henderson Middle\Football Field (continued)

**Deficiency Sheet:**

**Deficiency:**

Assembly: **F1040**  
System: **Special Facilities - Sports Field - Natural Turf System**  
Material: **System**  
Distress: **Beyond Service Life**  
Category: **Deferred Maintenance**  
Correction: **Renew System**  
Note: **The football field turf is worn and damaged and should be reseeded.**

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

Tue, 12-Apr-2011



**Estimates:**

Raw Cost	<b>\$23,760.00</b>
Plus or (Minus) Additional Cost	<b>\$6,178.48</b>
Total Estimated Amount	<b>\$29,938.48</b>

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**DeKalb County School System**1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 Facility Report

**Henderson Middle Facility Executive Summary Report**Report Date: 24 Jun 2011

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**Facility:** \Middle Schools\Henderson Middle\Site  
**Address:** 2830 Henderson Mill Road, Chamblee, GA 30341**Attributes:****Site Code** 1290**General Information:****Function:** Middle School**Year Built:** 1968**Gross Area:** 158,140 S.F.**Last Renovation:****Facility Description:**

The Henderson Middle School site was originally constructed in 1968, has a total area of 30.7 acres, and is occupied by approximately 158,140 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. A project to rework the front roadway and parking area into a new bus loop is scheduled for 2011. 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:** \$1,121,308.37**Replacement Cost:** \$3,259,930.01**FCI:** 34.40%

28-Oct-2010

Aerial Image of Henderson Middle School

**DeKalb County School System**

1701 Mountain Industrial Blvd  
 Stone Mountain, GA 30083

COMET4 Facility Report  
**Henderson Middle Facility Executive Summary Report**

Report Date: 24 Jun 2011

**Facility:** \Middle Schools\Henderson Middle\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				109	\$3,551,849	36	1980	1978	2016		\$1,121,308	\$3,259,930	34
Building Sitework	\$20.61	S.F.	158,140	109	\$3,551,849	36	1980	1978	2016		\$1,121,308	\$3,259,930	34
Site Improvements	\$9.06	S.F.	158,140	108	\$1,541,891	22	1968	1978	2016		\$1,121,308	\$1,432,696	78
Roadways	\$1.01	S.F.	158,140	110	\$175,351	25	1968	1993			\$175,351	\$159,410	110
Parking Lots	\$0.97	S.F.	158,140	110	\$168,775	25	1968	1993			\$168,775	\$153,432	110
Pedestrian Paving	\$1.92	S.F.	158,140	110	\$333,166	30	1968	1998			\$333,166	\$302,879	110
Site Development	\$0.26	S.F.	158,140	110	\$46,030	10	1968	1978	2016	6		\$41,845	
Site Development 2	\$2.15	S.F.	158,140	100	\$340,738	30	1968	1998			\$340,738	\$340,738	100
Fence & Guardrails	\$2.15		158,140	100	\$340,738	30	1968	1998			\$340,738	\$340,738	100
Landscaping	\$2.75	S.F.	158,140	110	\$477,831	10	1968				\$103,278	\$434,392	24
Site Mechanical Utilities	\$10.13	S.F.	158,140	110	\$1,762,275	50	1978	2018				\$1,602,068	
Water Supply	\$2.77	S.F.	158,140	110	\$482,215	50	1968	2018				\$438,377	
Sanitary Sewer	\$2.03	S.F.	158,140	110	\$352,893	50	1968	2018				\$320,812	
Storm Sewer	\$5.13	S.F.	158,140	110	\$892,097	50	1968	2018				\$810,997	
Fuel Distribution - Gas	\$0.20	S.F.	158,140	110	\$35,070	30	2006	2036				\$31,882	
Site Electrical Utilities	\$1.42	S.F.	158,140	110	\$247,683	30	2006	2036				\$225,166	
Electrical Distribution	\$0.53	S.F.	158,140	110	\$92,059	30	2006	2036				\$83,690	
Site Lighting	\$0.71	S.F.	158,140	110	\$122,746	30	2006	2036				\$111,587	
Site Communication and Security	\$0.19	S.F.	158,140	110	\$32,878	30	2006	2036				\$29,889	



**Facility:** \Middle Schools\Henderson Middle\Site (continued)

**Deficiency Sheet:**

**Deficiency:**

Assembly: **G2010**  
System: **Roadways**  
Material: **System**  
Distress: **Beyond Service Life**  
Category: **Deferred Maintenance**  
Correction: **Renew System**  
Note: **The roads are aged, cracked, and damaged, and should be resurfaced and restriped.**

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

Sat, 18-Jun-2011



**Estimates:**

	Raw Cost	<b>\$139,163.20</b>
	Plus or (Minus) Additional Cost	<b>\$36,187.56</b>
	Total Estimated Amount	<b>\$175,350.76</b>

**Deficiency:**

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

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

Sat, 18-Jun-2011



**Estimates:**

	Raw Cost	<b>\$133,944.58</b>
	Plus or (Minus) Additional Cost	<b>\$34,830.52</b>
	Total Estimated Amount	<b>\$168,775.10</b>

**DeKalb County School System**

1701 Mountain Industrial Blvd  
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COMET4 Facility Report

**Henderson Middle Facility Executive Summary Report**

Report Date: 24 Jun 2011

Facility: \Middle Schools\Henderson Middle\Site (continued)

**Deficiency:**

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

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

Tue, 12-Apr-2011

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



**Estimates:**

Raw Cost	<b>\$264,410.08</b>
Plus or (Minus) Additional Cost	<b>\$68,756.36</b>
Total Estimated Amount	<b>\$333,166.44</b>

**Deficiency:**

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

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

Tue, 12-Apr-2011

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



**Estimates:**

Raw Cost	<b>\$270,419.40</b>
Plus or (Minus) Additional Cost	<b>\$70,319.01</b>
Total Estimated Amount	<b>\$340,738.41</b>



**DeKalb County School System**

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COMET4 Facility Report

**Henderson Middle Facility Executive Summary Report**

Report Date: 24 Jun 2011

**Facility:** \Middle Schools\Henderson Middle\Site (continued)

**Deficiency:**

Assembly: **G2050**  
System: **Landscaping**  
Material: **Landscaping**  
Distress: **Damaged**  
Category: **Deferred Maintenance**  
Correction: **regrade aerate and reseed turf**  
Note: **The grass is worn and showing signs of erosion. The site should be graded, aerated, and reseeded.**

Surveyor/Update: Kate McPhillips  
Priority: 3  
Quantity: 12,400

Tue, 12-Apr-2011



**Estimates:**

Raw Cost	<b>\$81,964.00</b>
Plus or (Minus) Additional Cost	<b>\$21,313.66</b>
Total Estimated Amount	<b>\$103,277.66</b>

**DeKalb County School System**

1701 Mountain Industrial Blvd  
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COMET4 Facility Report  
**Henderson Middle Facility Executive Summary Report**

Report Date: 24 Jun 2011

**Facility:** \Middle Schools\Henderson Middle\Softball Dugout 1  
**Address:** 2830 Henderson Mill Road, Chamblee, GA 30341

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

**General Information:**  
**Function:** Sports Bleachers Concession Press **Year Built:** 1968  
**Gross Area:** 200 S.F. **Last Renovation:**

**Facility Description:**

Softball Dugout 1 at Henderson Middle School is located at 2830 Henderson Mill Road in Chamblee, Georgia. There have been no additions and no major renovations. This report contains condition and adequacy data collected during the 2010/2011 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

**Current Repair Cost:** \$0.00      **Replacement Cost:** \$13,358.81      **FCI:** 0.00%



23-Mar-2011  
West Elevation



23-Mar-2011  
South Elevation



23-Mar-2011  
North Elevation



23-Mar-2011  
East Elevation

**DeKalb County School System**

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COMET4 Facility Report  
**Henderson Middle Facility Executive Summary Report**

Report Date: 24 Jun 2011

**Facility:** \Middle Schools\Henderson Middle\Softball Dugout 1 (continued)

**Building Condition:**

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$66.79	S.F.	200	102	\$13,641	82	1978	2026			0	\$13,358	
Substructure	\$3.40	S.F.	200	100	\$679	100	1968					\$679	
Foundations	\$3.40	S.F.	200	100	\$679	100	1968					\$679	
Slab on Grade	\$3.39	S.F.	200	100	\$679	100	1968					\$679	
Shell	\$63.40	S.F.	200	102	\$12,962	81	1981	2026				\$12,679	
Superstructure	\$13.46	S.F.	200	100	\$2,691	100	1968					\$2,691	
Roof Construction	\$13.46	S.F.	200	100	\$2,691	100	1968					\$2,691	
Exterior Enclosure	\$35.81	S.F.	200	100	\$7,162	100	1968					\$7,162	
Exterior Walls	\$35.81	S.F.	200	100	\$7,162	100	1968					\$7,162	
Roofing	\$14.13	S.F.	200	110	\$3,109	20	2006	2026				\$2,826	
Roof Coverings	\$14.13	S.F.	200	110	\$3,109	20	2006	2026				\$2,826	



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**DeKalb County School System**

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 Facility Report

**Henderson Middle Facility Executive Summary Report**

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Report Date: 24 Jun 2011

**Facility:** \Middle Schools\Henderson Middle\Softball Dugout 1 (continued)

**Deficiency Sheet:**

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

**DeKalb County School System**

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 Facility Report  
**Henderson Middle Facility Executive Summary Report**

Report Date: 24 Jun 2011

**Facility:** \Middle Schools\Henderson Middle\Softball Dugout 2  
**Address:** 2830 Henderson Mill Road, Chamblee, GA 30341

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

**General Information:**  
**Function:** Sports Bleachers Concession Press **Year Built:** 1968  
**Gross Area:** 200 S.F. **Last Renovation:**

**Facility Description:**

Softball Dugout 2 at Henderson Middle School is located at 2830 Henderson Mill Road in Chamblee, Georgia. There have been no additions and no major renovations. This report contains condition and adequacy data collected during the 2010/2011 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

**Current Repair Cost:** \$0.00 **Replacement Cost:** \$13,358.81 **FCI:** 0.00%



23-Mar-2011  
South Elevation



23-Mar-2011  
East Elevation



23-Mar-2011  
North Elevation



23-Mar-2011  
West Elevation

**DeKalb County School System**

1701 Mountain Industrial Blvd  
 Stone Mountain, GA 30083

COMET4 Facility Report  
**Henderson Middle Facility Executive Summary Report**

Report Date: 24 Jun 2011

**Facility:** \Middle Schools\Henderson Middle\Softball Dugout 2 (continued)

**Building Condition:**

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$66.79	S.F.	200	102	\$13,641	82	1978	2026			0	\$13,358	
Substructure	\$3.40	S.F.	200	100	\$679	100	1968					\$679	
Foundations	\$3.40	S.F.	200	100	\$679	100	1968					\$679	
Slab on Grade	\$3.39	S.F.	200	100	\$679	100	1968					\$679	
Shell	\$63.40	S.F.	200	102	\$12,962	81	1981	2026				\$12,679	
Superstructure	\$13.46	S.F.	200	100	\$2,691	100	1968					\$2,691	
Roof Construction	\$13.46	S.F.	200	100	\$2,691	100	1968					\$2,691	
Exterior Enclosure	\$35.81	S.F.	200	100	\$7,162	100	1968					\$7,162	
Exterior Walls	\$35.81	S.F.	200	100	\$7,162	100	1968					\$7,162	
Roofing	\$14.13	S.F.	200	110	\$3,109	20	2006	2026				\$2,826	
Roof Coverings	\$14.13	S.F.	200	110	\$3,109	20	2006	2026				\$2,826	





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**DeKalb County School System**

1701 Mountain Industrial Blvd  
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COMET4 Facility Report

**Henderson Middle Facility Executive Summary Report**

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Report Date: 24 Jun 2011

**Facility:** \Middle Schools\Henderson Middle\Softball Dugout 2 (continued)

**Deficiency Sheet:**

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

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**DeKalb County School System**1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 Facility Report

**Henderson Middle Facility Executive Summary Report**Report Date: 24 Jun 2011

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**Facility:** \Middle Schools\Henderson Middle\Softball Field  
**Address:** 2830 Henderson Mill Road, Chamblee, GA 30341**Attributes:**  
\*\*\*None\*\*\***General Information:**

<b>Function:</b>	Middle School	<b>Year Built:</b>	1968
<b>Gross Area:</b>	21,100 S.F.	<b>Last Renovation:</b>	

**Facility Description:**

The Softball Field at Henderson Middle School is located on the campus grounds. There have been no additions and no major renovations. This report contains condition and adequacy data collected during the 2010/2011 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

**Current Repair Cost:** \$5,849.09**Replacement Cost:** \$121,235.70**FCI:** 4.82%

23-Mar-2011  
Softball Field at Henderson Middle School

**DeKalb County School System**

1701 Mountain Industrial Blvd  
 Stone Mountain, GA 30083

COMET4 Facility Report  
**Henderson Middle Facility Executive Summary Report**

Report Date: 24 Jun 2011

**Facility:** \Middle Schools\Henderson Middle\Softball Field (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	\$5.75	S.F.	21,100	102	\$123,522	84	1978	1978	2015		\$5,849	\$121,235	5
Special Construction	\$0.25	S.F.	21,100	110	\$5,849	10	1968	1978			\$5,849	\$5,317	110
Special Construction	\$0.25	S.F.	21,100	110	\$5,849	10	1968	1978			\$5,849	\$5,317	110
Special Facilities - Sports Field - Natural Turf	\$0.25	S.F.	21,100	110	\$5,849	10	1968	1978			\$5,849	\$5,317	110
Building Sitework	\$5.49	S.F.	21,100	102	\$117,673	88	1981	1998	2015			\$115,918	
Site Preparation	\$4.66	S.F.	21,100	100	\$98,371	100	1968					\$98,371	
Site Earthwork	\$4.66	S.F.	21,100	100	\$98,371	100	1968					\$98,371	
Site Improvements	\$0.48	S.F.	21,100	110	\$11,113	20	2006	2026				\$10,103	
Site Development - Fencing; Scoreboard	\$0.48	S.F.	21,100	110	\$11,113	20	2006	2026				\$10,103	
Landscaping - Irrigation	\$0.09	S.F.	0	110		20	1968						
Site Mechanical Utilities	\$0.35	S.F.	21,100	110	\$8,189	30	1968	1998	2015			\$7,444	
Water Supply - Water Service	\$0.35	S.F.	21,100	110	\$8,189	30	1968	1998	2015	5		\$7,444	
Site Electrical Utilities			0			0	0						
Site Lighting	\$1.71	S.F.	0	110		30	1968						



**DeKalb County School System**

1701 Mountain Industrial Blvd  
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COMET4 Facility Report

**Henderson Middle Facility Executive Summary Report**

Report Date: 24 Jun 2011

**Facility:** \Middle Schools\Henderson Middle\Softball Field (continued)

**Deficiency Sheet:**

**Deficiency:**

Assembly: **F1040**  
System: **Special Facilities - Sports Field - Natural Turf System**  
Material: **System**  
Distress: **Beyond Service Life**  
Category: **Deferred Maintenance**  
Correction: **Renew System**  
Note: **The softball field turf is worn and damaged and should be reseeded.**

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

Tue, 12-Apr-2011



**Estimates:**

Raw Cost	<b>\$4,642.00</b>
Plus or (Minus) Additional Cost	<b>\$1,207.09</b>
Total Estimated Amount	<b>\$5,849.09</b>

**DeKalb County School System**

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 Facility Report

**Henderson Middle Facility Executive Summary Report**

Report Date: 24 Jun 2011

**Facility:** \Middle Schools\Henderson Middle\Softball Storage Building

**Address:** 2830 Henderson Mill Road, 30341, GA 30341

**Attributes:**

**Fire Sprinkler System** No

**General Information:**

**Function:** Storage Building

**Year Built:** 1968

**Gross Area:** 120 S.F.

**Last Renovation:**

**Facility Description:**

The Softball Storage Building at Henderson Middle School is located at 2830 Henderson Mill Road in Chamblee, Georgia. There have been no additions and no major renovations. This report contains condition and adequacy data collected during the 2010/2011 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

**Current Repair Cost:** \$0.00

**Replacement Cost:** \$6,904.08

**FCI:** 0.00%



23-Mar-2011  
West Elevation



23-Mar-2011  
South Elevation



23-Mar-2011  
North Elevation



23-Mar-2011  
East Elevation

**DeKalb County School System**

1701 Mountain Industrial Blvd  
 Stone Mountain, GA 30083

COMET4 Facility Report  
**Henderson Middle Facility Executive Summary Report**

Report Date: 24 Jun 2011

**Facility:** \Middle Schools\Henderson Middle\Softball Storage 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	\$57.53	S.F.	120	101	\$6,962	94	1968	1998	2015		0	\$6,904	
Substructure	\$3.39	S.F.	120	100	\$407	100	1968					\$407	
Foundations	\$3.39	S.F.	120	100	\$407	100	1968					\$407	
Standard Foundations	\$4.47	S.F.	0	100		100	1968						
Slab on Grade	\$3.39	S.F.	120	100	\$407	100	1968					\$407	
Basement Construction			0			0	0						
Basement Excavation	\$0.21	S.F.	0	100		100	1968						
Basement Walls	\$3.39	S.F.	0	100		100	1968						
Shell	\$54.14	S.F.	120	101	\$6,555	93	1968	1998	2015			\$6,497	
Superstructure	\$13.46	S.F.	120	100	\$1,615	100	1968					\$1,615	
Roof Construction	\$13.46	S.F.	120	100	\$1,615	100	1968					\$1,615	
Exterior Enclosure	\$40.68	S.F.	120	101	\$4,940	91	1968	1998	2015			\$4,882	
Exterior Walls	\$35.81	S.F.	120	100	\$4,297	100	1968					\$4,297	
Exterior Windows	\$4.66	S.F.	0	110		30	1968						
Exterior Doors	\$4.87	S.F.	120	110	\$643	30	1968	1998	2015	5		\$585	
Roofing			0			0	0						
Roof Coverings	\$14.13	S.F.	0	110		20	1968						
Interiors			0			0	0						
Interior Construction			0			0	0						
Partitions	\$12.01	S.F.	0	110		40	1968						
Interior Doors	\$2.28	S.F.	0	80		30	1968						
Fittings	\$2.80	S.F.	0	110		20	1968						
Interior Finishes			0			0	0						
Wall Finishes	\$1.52	S.F.	0	110		20	1968						
Floor Finishes	\$6.11	S.F.	0	110		20	1968						
Ceiling Finishes	\$5.48	S.F.	0	110		20	1968						
Services			0			0	0						
Plumbing			0			0	0						
Rain Water Drainage	\$1.38	S.F.	0	110		30	1968						
Electrical			0			0	0						
Electrical Service/Distribution	\$3.27	S.F.	0	110		30	1968						
Lighting and Branch Wiring	\$11.98	S.F.	0	110		30	1968						





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**DeKalb County School System**

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 Facility Report

**Henderson Middle Facility Executive Summary Report**

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Report Date: 24 Jun 2011

**Facility:** \Middle Schools\Henderson Middle\Softball Storage Building (continued)

**Deficiency Sheet:**

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

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**DeKalb County School System**1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 Facility Report

**Henderson Middle Facility Executive Summary Report**Report Date: 24 Jun 2011

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**Facility:** \Middle Schools\Henderson Middle\Tennis Courts**Address:** 2830 Henderson Mill Road, Chamblee, GA 30341**Attributes:**

\*\*\*None\*\*\*

**General Information:****Function:** Middle School**Year Built:** 2008**Gross Area:** 22,440 S.F.**Last Renovation:****Facility Description:**

The Tennis Courts at Henderson Middle School are located on the campus grounds. There have been no additions and no renovations. This report contains condition and adequacy data collected during the 2010/2011 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

**Current Repair Cost:** \$0.00**Replacement Cost:** \$199,340.35**FCI:** 0.00%

23-Mar-2011

Tennis Courts at Henderson Middle  
School

**DeKalb County School System**

1701 Mountain Industrial Blvd  
 Stone Mountain, GA 30083

COMET4 Facility Report  
**Henderson Middle Facility Executive Summary Report**

Report Date: 24 Jun 2011

**Facility:** \Middle Schools\Henderson Middle\Tennis Courts (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	\$8.88	S.F.	22,440	109	\$217,097	22	2008	2028			0	\$199,340	
Special Construction	\$7.91	S.F.	22,440	110	\$195,325	20	2008	2028				\$177,568	
Special Construction	\$7.91	S.F.	22,440	110	\$195,325	20	2008	2028				\$177,568	
Special Facilities - Tennis Court Hard Surface	\$7.91	S.F.	22,440	110	\$195,325	20	2008	2028				\$177,568	
Building Sitework	\$0.97	S.F.	22,440	100	\$21,772	38	2008	2038				\$21,772	
Site Preparation	\$0.11	S.F.	22,440	100	\$2,545	100	2008					\$2,545	
Site Earthwork	\$0.11	S.F.	22,440	100	\$2,545	100	2008					\$2,545	
Site Improvements	\$0.86	S.F.	22,440	100	\$19,227	30	2008	2038				\$19,227	
Site Development - Fencing	\$0.86	S.F.	22,440	100	\$19,227	30	2008	2038				\$19,227	
Site Electrical Utilities			0			0	0						
Site Lighting	\$0.71	S.F.	0	110		30	2008						



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**DeKalb County School System**

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 Facility Report

**Henderson Middle Facility Executive Summary Report**

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Report Date: 24 Jun 2011

**Facility:** \Middle Schools\Henderson Middle\Tennis Courts (continued)

**Deficiency Sheet:**

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

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**DeKalb County School System**1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 Facility Report

**Henderson Middle Facility Executive Summary Report**Report Date: 24 Jun 2011

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**Facility:** \Middle Schools\Henderson Middle\Track  
**Address:** 2830 Henderson Mill Road, Chamblee, GA 30341**Attributes:**  
\*\*\*None\*\*\***General Information:**

<b>Function:</b>	Middle School	<b>Year Built:</b>	1968
<b>Gross Area:</b>	36,890 S.F.	<b>Last Renovation:</b>	

**Facility Description:**

The Track at Henderson Middle School is located on the campus grounds. There have been no additions and no 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:** \$146,234.76**Replacement Cost:** \$167,802.76**FCI:** 87.15%

23-Mar-2011  
Track at Henderson Middle School

**DeKalb County School System**

1701 Mountain Industrial Blvd  
 Stone Mountain, GA 30083

COMET4 Facility Report

**Henderson Middle Facility Executive Summary Report**

Report Date: 24 Jun 2011

**Facility:** \Middle Schools\Henderson Middle\Track (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	\$4.55	S.F.	36,890	108	\$181,097	27	1968	1978			\$146,235	\$167,803	87
Special Construction	\$3.60	S.F.	36,890	110	\$146,235	10	1968	1978			\$146,235	\$132,941	110
Special Construction	\$3.60	S.F.	36,890	110	\$146,235	10	1968	1978			\$146,235	\$132,941	110
Special Facilities - Running Track Surface & Curbing	\$3.60	S.F.	36,890	110	\$146,235	10	1968	1978			\$146,235	\$132,941	110
Building Sitework	\$0.95	S.F.	36,890	100	\$34,862	100	1968					\$34,862	
Site Preparation	\$0.95	S.F.	36,890	100	\$34,862	100	1968					\$34,862	
Site Earthwork	\$0.95	S.F.	36,890	100	\$34,862	100	1968					\$34,862	





Facility: \Middle Schools\Henderson Middle\Track (continued)

Deficiency Sheet:

**Deficiency:**

Assembly: **F1040**  
System: **Special Facilities - Running Track Surface & Curbing System**  
Material: **Damaged**  
Distress: **Deferred Maintenance**  
Category: **Renew System**  
Correction: **The track is cracked, damaged, and uneven, and should be resurfaced and restriped.**

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

Sat, 18-Jun-2011



**Estimates:**

Raw Cost	<b>\$116,055.94</b>
Plus or (Minus) Additional Cost	<b>\$30,178.82</b>
Total Estimated Amount	<b>\$146,234.76</b>

# **Educational Adequacy Report**

### Suitability Report - Full

Project #: 4469	County: DeKalb	Site #: 0797
Project: Assessments 2010	Region: 1	Site: Henderson MS
Grade Config: 6 - 8	Site Type: Middle	Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
<b>Suitability - Middle_Jr. High</b>				
<b>Site</b>				
Traffic	Poor	1.32	4.00	33.00
Pedestrian Traffic	Fair	0.29	0.43	67.00
Parking	Fair	0.58	0.86	67.00
Play Courts & Fields	Fair	0.70	1.05	67.00
<b>Safety and Security</b>				
Fencing	Good	0.78	0.78	100.00
Signage & Way Finding	Poor	0.33	1.00	33.00
Ease of Supervision	G/F	3.50	3.50	100.00
Limited Entrances	P/U	0.00	0.50	0.00
Interior Circulation	G/F	0.50	0.50	100.00
Sprinkler System	Unsat	0.00	0.50	0.00
<b>School Climate</b>				
Learning Style Variety	P/U	0.00	5.00	0.00
School Environment	P/U	0.00	5.00	0.00
Landscaping	G/F	1.00	1.00	100.00
<b>General Classrooms</b>				
Size	Good	13.65	13.65	100.00
Adjacencies	Fair	1.96	2.93	67.00
Storage\Fixed Equip.	Poor	0.97	2.93	33.00
<b>Remedial - Special Needs</b>				
Size	Fair	1.51	3.03	50.00
Adjacencies	G/F	0.65	0.65	100.00
Storage\Fixed Equip.	P/U	0.00	0.65	0.00
<b>Library</b>				
Size	Fair	1.62	3.25	50.00
Adjacencies	G/F	0.70	0.70	100.00
Storage\Fixed Equip.	G/F	0.70	0.70	100.00
<b>P.E.</b>				
Size	Good	8.40	8.40	100.00
Adjacencies	G/F	1.80	1.80	100.00
Storage\Fixed Equip.	G/F	1.80	1.80	100.00
<b>Music</b>				
Size	Fair	1.29	2.57	50.00
Adjacencies	G/F	0.55	0.55	100.00
Storage\Fixed Equip.	P/U	0.00	0.55	0.00

Suitability	Rating	Score	Possible Score	Percent Score
<b>Art</b>				
Size	Fair	1.13	2.26	50.00
Adjacencies	G/F	0.48	0.48	100.00
Storage\Fixed Equip.	P/U	0.00	0.48	0.00
<b>Performing Arts\Auditorium</b>				
Size	Fair	0.98	1.47	67.00
Adjacencies	Good	0.31	0.31	100.00
Storage\Fixed Equip.	Good	0.31	0.31	100.00
<b>Vocational Technical</b>				
Size	(N/A)	0.00	0.00	0.00
Adjacencies	(N/A)	0.00	0.00	0.00
Storage\Fixed Equip.	(N/A)	0.00	0.00	0.00
<b>Science</b>				
Size	P/U	0.00	3.34	0.00
Adjacencies	Good	0.72	0.72	100.00
Storage\Fixed Equip.	P/U	0.00	0.72	0.00
<b>Administration</b>				
Size	Fair	0.73	1.47	50.00
Adjacencies	G/F	0.31	0.31	100.00
Storage\Fixed Equip.	P/U	0.00	0.31	0.00
<b>Restrooms (Student)</b>	Good	0.93	0.93	100.00
<b>Teacher Lounge and Work Room(s)</b>	Fair	0.45	0.91	50.00
<b>Cafeteria</b>	Fair	2.68	4.00	67.00
<b>Food Prep</b>	Good	5.72	5.72	100.00
<b>Counseling</b>	Fair	0.21	0.42	50.00
<b>Clinic</b>	P/U	0.00	0.34	0.00
<b>Custodial &amp; Maintenance</b>	G/F	0.50	0.50	100.00
<b>Total For Site:</b>		<b>60.06</b>	<b>93.26</b>	<b>64.40</b>

**Comments****Suitability - Middle\_Jr. High**

Henderson Middle School is located in the Northlake area of DeKalb County. The school serves grades 6 - 8 on a site that was a high school until 1996. The school provides a comprehensive program with students divided into teams for Language Arts, Math, Social Studies and Science. There are also offerings in world languages, PE/Health, music (band, orchestra, vocal, music appreciation), and technology - all part of a program called Connections. Special programs include Special Education, Gifted, and ESOL.

**Suitability - Middle\_Jr. High->Site-->Traffic**

There are traffic routing conflicts with buses and parent pick-up/drop-off and the areas used are small and not designed for the volume.

**Suitability - Middle\_Jr. High->Site-->Pedestrian Traffic**

Pedestrian routes and entrances are not clearly marked and there are conflicts with parent/visitor traffic.

**Suitability - Middle\_Jr. High->Site-->Parking**

There is adequate off-street parking, however, parking lots are large and somewhat removed from main building entrances and access points.

Project #: 4469

County: DeKalb

Site #: 0797

Project: Assessments 2010

Region: 1

Site: Henderson MS

Grade Config: 6 - 8

Site Type: Middle

Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - Middle_Jr. High->Site-->Play Courts & Fields Fields are ample and large enough, however, they do have accessibility issues.				
Suitability - Middle_Jr. High->Safety and Security-->Signage & Way Finding The site has few or no signage or graphics to direct the public to the main entrance, parking areas, and grounds.				
Suitability - Middle_Jr. High->Safety and Security-->Limited Entrances The school has limited most access points, and it has outside video surveillance. Some of the back and side doors are open in order to allow handicapped access as well as student passage to outside areas.				
Suitability - Middle_Jr. High->Safety and Security-->Interior Circulation Due to the enrollment size, hallways are somewhat congested. Hallways are fairly wide and well lighted allowing for reasonable passage.				
Suitability - Middle_Jr. High->Safety and Security-->Sprinkler System There is no sprinkler/fire suppression system.				
Suitability - Middle_Jr. High->School Climate-->Learning Style Variety The facility does not lend itself for much instructional variety. The design is basically the traditional boxes and long hallways.				
Suitability - Middle_Jr. High->School Climate-->School Environment The facility's spacing configurations are basically institutional in nature, not providing much in the way of being inviting and stimulating.				
Suitability - Middle_Jr. High->General Classrooms-->Size Some of the general classrooms are small and have difficulty accommodating the number of students and instructional materials and equipment for the programs.				
Suitability - Middle_Jr. High->General Classrooms-->Adjacencies Some of the general classrooms are not adjacent to the core or other main areas of the school.				
Suitability - Middle_Jr. High->General Classrooms-->Storage\Fixed Equip. Most of the general classrooms have storage issues, with limited casework and shelving.				
Suitability - Middle_Jr. High->Remedial - Special Needs-->Size Some of the remedial/special needs classroom spaces are small and not designed for those programs.				
Suitability - Middle_Jr. High->Remedial - Special Needs-->Storage\Fixed Equip. Some remedial/special needs spaces have limited storage for program materials and equipment.				
Suitability - Middle_Jr. High->Library-->Size The library/media space is slightly small for the size of the school population.				
Suitability - Middle_Jr. High->Music-->Size The spaces for music are small for the number of students being served. The strings program is being taught in a former food lab and is not adequate for the program.				
Suitability - Middle_Jr. High->Music-->Adjacencies The strings program is being taught in the former food lab and is located near other academic classes.				
Suitability - Middle_Jr. High->Music-->Storage\Fixed Equip. There is inadequate storage space for instruments, sheet music, and other program related supplies and materials.				
Suitability - Middle_Jr. High->Art-->Size The space for art is small for the school's size and instructional program. There is a kiln in the room that appears to be in poor condition and is out in the open and easily accessible to students.				
Suitability - Middle_Jr. High->Art-->Storage\Fixed Equip. The art space does not have adequate storage, lighting, and technology equipment.				

Project #: 4469

County: DeKalb

Site #: 0797

Project: Assessments 2010

Region: 1

Site: Henderson MS

Grade Config: 6 - 8

Site Type: Middle

Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
<p>Suitability - Middle_Jr. High-&gt;Performing Arts\Auditorium--&gt;Size The performing arts space consists of a large stage off of the main gym. There is lighting and sound, although it is subject to the acoustics and other dynamics associated with a gym.</p>				
<p>Suitability - Middle_Jr. High-&gt;Science--&gt;Size Science rooms are small and poorly configured for the school size and instructional program.</p>				
<p>Suitability - Middle_Jr. High-&gt;Science--&gt;Storage\Fixed Equip. For the most part, science classrooms are traditional 1960's size and configuration. They are not adequate for some of the storage and equipment needs related to the school's program.</p>				
<p>Suitability - Middle_Jr. High-&gt;Administration--&gt;Size Due to the size of the student population and staff, the administrative areas are crowded and space is tight.</p>				
<p>Suitability - Middle_Jr. High-&gt;Administration--&gt;Storage\Fixed Equip. The administrative support areas have limited storage and space for technology and other equipment.</p>				
<p>Suitability - Middle_Jr. High-&gt;Teacher Lounge and Work Room(s) Teacher lounges and workrooms are dispersed somewhat throughout the school, where space is limited and inadequate to support the associated functions.</p>				
<p>Suitability - Middle_Jr. High-&gt;Cafeteria The cafeteria and associated function areas are small for the size of the population being served.</p>				
<p>Suitability - Middle_Jr. High-&gt;Counseling The counseling area is in the main office, adjacent to administrative offices and the teacher workroom. They are small and don't allow much space for privacy.</p>				
<p>Suitability - Middle_Jr. High-&gt;Clinic There is no clinic or sick room for the school. Students report to the Attendance Office where there is a separate sitting area.</p>				

# **Technology Readiness Report**

### Technology Readiness Report - Full

Project #: 4469

County: DeKalb

Site #: 0797

Project: Assessments 2010

Region: 1

Site: Henderson MS

Technology Readiness	Rating	Score	Possible Score	Percent Score
<b>Technology Readiness</b>				
MDFIT Equipment Environment	Fair	7.50	15.00	50.00
Electrical Power	Fair	5.00	10.00	50.00
Cooling	Unsat	0.00	10.00	0.00
Drops	Poor	3.30	10.00	33.00
Wireless	Good	5.00	5.00	100.00
WAN Backbone	Good	10.00	10.00	100.00
LAN-WAN Performance	Good	10.00	10.00	100.00
Video Distribution	Good	5.00	5.00	100.00
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
<b>Total For Site:</b>		<b>62.50</b>	<b>100.00</b>	<b>62.50</b>

#### Comments

##### Technology Readiness->MDFIT Equipment Environment

For the most part, the MDF/IT equipment is located in a secure space. There is an adjacent area in the same room space that is used for other storage and has a table and chairs for conducting meetings.

##### Technology Readiness->Electrical Power

Outlets were plentiful, however power capacity was mentioned as not always being reliable.

##### Technology Readiness->Cooling

Computer labs do not have any enhanced cooling or ventilation. The room has 34 stations, and when occupied, is warmer than what would be considered adequate.

##### Technology Readiness->Drops

Most instructional spaces have one computer drop that is used by the teacher. Some classes - computer labs, technology, business education - do have more drops for larger group use.

##### Technology Readiness->Faculty & Staff Technology

Faculty stations are not wireless and only some have sufficient electrical power to run computers and other multimedia equipment.

##### Technology Readiness->Projectors

Ceiling-mounted projectors and smartboards are few in number (approximately 25% of the instructional spaces)--only one or two are available for each grade-level.