

Facility Condition Assessment Report

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

COMET4 Facility Report

Hightower Elementary Facility Executive Summary ReportReport Date: 01 Jul 2011

Facility: \Elementary Schools\Hightower Elementary**Address:** 4236 Tilly Mill Road, Doraville, GA 30360**Attributes:****Facility Code** 4058
Super Cluster 1**General Information:****Function:** Elementary School
Gross Area: 54,213 S.F.**Year Built:**
Last Renovation:**Facility Description:**

The Hightower Elementary School campus consists of two buildings located at 4236 Tilly Mill Road in Doraville, Georgia. The original campus was constructed in 1958, three classroom additions were constructed in 1960, 1966, and 1968, and a gymnasium building was constructed in 2003. In addition to the buildings, the campus contains a storage shed, covered walkway, and softball field. 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: \$1,285,042.20**Replacement Cost:** \$11,818,056.05**FCI:** 10.87%

08-Dec-2010
Hightower Elementary School

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 FCI Report
Hightower Elementary Weighted FCI Report

Report Date: 01 Jul 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
Hightower Elementary\Site		\$23.54	54,213	\$334,916	\$1,276,001	20.65%	\$0	\$41,327	\$98,432	\$87,913	\$107,244
Hightower Elementary\1958, 1960, 1966, 1968 Building		\$188.02	48,735	\$866,807	\$9,163,047	8.10%	\$0	\$0	\$449,328	\$336,236	\$81,243
Hightower Elementary\2003 Gym		\$149.65	5,478	\$56,154	\$819,805	6.85%	\$0	\$0	\$56,154	\$0	\$0
Hightower Elementary\Softball Field		\$5.25	98,000	\$27,166	\$514,912	2.64%	\$0	\$0	\$0	\$0	\$27,166
Hightower Elementary\Covered Walkway		\$27.64	1,200	\$0	\$33,170	0.00%	\$0	\$0	\$0	\$0	\$0
Hightower Elementary\1989 Storage Building		\$74.15	150	\$0	\$11,122	0.00%	\$0	\$0	\$0	\$0	\$0

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Survey Report
Hightower 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
								\$956,178	\$328,864	\$1,285,042			
DeKalb County School System								\$956,178	\$328,864	\$1,285,042			
Elementary Schools								\$956,178	\$328,864	\$1,285,042			
Hightower Elementary								\$628,121	\$238,686	\$866,807			
1958, 1960, 1966, 1968 Building								\$628,121	\$238,686	\$866,807			
Building Systems								\$33,773	\$12,834	\$46,607	Recommended	Deferred Maintenance	The original metal exterior doors are aged, rusted, and damaged, and should be replaced.
B2030	Exterior Doors	System		Damaged	Renew System	1	Ea.						
B3010	Roof Coverings - BUR	System		Needs Remediation	Renew System	1	Ea.	\$215,506	\$81,892	\$297,399	Necessary	Deferred Maintenance	The built-up roofing is reported to have been replaced in 2000, but is prematurely aging, has reported leaks, and should be replaced.
C1020	Interior Doors	System		Beyond Service Life	Renew System	1	Ea.	\$58,872	\$22,371	\$81,243	Discretionary	Deferred Maintenance	The original wood interior doors are aged and worn and should be replaced.
C3020	Floor Finishes - Carpet	System		Damaged	Renew System	1	Ea.	\$45,834	\$17,417	\$63,251	Recommended	Deferred Maintenance	The carpet is aged, worn, stained, and frayed, and should be replaced.
E2010	Fixed Furnishings	System		Damaged	Renew System	1	Ea.	\$164,042	\$62,336	\$226,378	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.
D2040	Rain Water Drainage	System		Damaged	Renew System	1	Ea.	\$34,309	\$13,038	\$47,347	Necessary	Deferred Maintenance	The original cast iron rain water drainage system is aged, worn, has stoppages, and should be replaced.
D3040	Distribution & Exhaust Systems	Roof Exhaust Fan Systems		Needs Remediation	Replace the Exhaust Fan System	24,368	S.F.	\$75,784	\$28,798	\$104,583	Necessary	Deferred Maintenance	The original exhaust and distribution system is aged and should be replaced.
2003 Gym								\$40,691	\$15,463	\$56,154			
Building Systems								\$40,691	\$15,463	\$56,154			
D3050	Terminal & Package Units		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	An air conditioning system is missing in the gymnasium and should be installed.

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Survey Report
Hightower 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
Site								\$265,806	\$69,110	\$334,916			
Building Systems								\$265,806	\$69,110	\$334,916			
G2020	Parking Lots	System	System	Damaged	Renew System	1	Ea.	\$69,772	\$18,141	\$87,913	Recommended	Deferred Maintenance	The asphaltic parking lots are aged, have cuts and repairs, and should be resurfaced and restriped.
G2030	Pedestrian Paving	System	System	Damaged	Renew System	1	Ea.	\$78,121	\$20,311	\$98,432	Necessary	Deferred Maintenance	The sidewalks are aged, cracked, and damaged, and should be replaced.
G2040105	Fence & Guardrails	System	System	Beyond Service Life	Renew System	1	Ea.	\$85,114	\$22,130	\$107,244	Discretionary	Deferred Maintenance	The fencing around the property is aged, rusted, and damaged, and should be replaced.
G4020	Site Lighting	System	System	Inadequate	Renew System	1	Ea.	\$32,799	\$8,528	\$41,327	Potentially Critical	Deferred Maintenance	The original site lighting is inadequate for safety and security reasons and should be replaced.
Softball Field								\$21,560	\$5,606	\$27,166			
Building Systems								\$21,560	\$5,606	\$27,166			
F1040	Special Facilities - Sports Field - Natural Turf	System	System	Beyond Service Life	Renew System	1	Ea.	\$21,560	\$5,606	\$27,166	Discretionary	Deferred Maintenance	The softball field grass is damaged and should be reseeded.

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Hightower Elementary Facility Executive Summary Report

Report Date: 01 Jul 2011

Facility: \Elementary Schools\Hightower Elementary\1958, 1960, 1966, 1968 Building
Address: 4236 Tilly Mill Road, Doraville, GA 30360

Attributes:

Building Codes 2010, 2011, 2012, 2013
Fire Sprinkler System Yes

General Information:

Function: Elementary School **Year Built:** 1958
Gross Area: 48,735 S.F. **Last Renovation:**

Facility Description:

The Hightower Elementary School main building is a one-story building located at 4236 Tilly Mill Road Doraville, Georgia. Originally built in 1958, there have been three additions in 1960, 1966, and 1968, and major renovations in 2002 and 2003. This report contains condition and adequacy data collected during the 2010/2011 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Energy conservation opportunities for this building include: 1) Replacing the exterior doors; 2) Replacing the roof covering and insulation; and 3) Replacing the distribution and exhaust systems.

Current Repair Cost: \$866,807.03

Replacement Cost: \$9,163,047.25

FCI: 9.46%



08-Dec-2010
North Elevation



08-Dec-2010
South Elevation



08-Dec-2010
West Elevation



08-Dec-2010
East Elevation

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report Hightower Elementary Facility Executive Summary Report

Report Date: 01 Jul 2011

Facility: \Elementary Schools\Hightower Elementary\1958, 1960, 1966, 1968 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	\$188.02	S.F.	48,735	108	\$9,886,668	41	1987	1968	2010		\$866,808	\$9,163,045	9
Substructure	\$13.21	S.F.	48,735	100	\$643,623	100	1958					\$643,623	
Foundations	\$13.21	S.F.	48,735	100	\$643,623	100	1958					\$643,623	
Standard Foundations	\$6.49	S.F.	48,735	100	\$316,095	100	1958					\$316,095	
Special Foundations		S.F.	0	100		100	1958						
Slab on Grade	\$6.72	S.F.	48,735	100	\$327,528	100	1958					\$327,528	
Basement Construction			0			0	0						
Basement Excavation		S.F.	0	100		100	1958						
Basement Walls		S.F.	0	100		100	1958						
Shell	\$31.63	S.F.	48,735	104	\$1,603,544	69	1976	1968	2010		\$344,006	\$1,541,468	22
Superstructure	\$4.43	S.F.	48,735	100	\$215,886	100	1958					\$215,886	
Floor Construction		S.F.	0	100		100	1958						
Roof Construction	\$4.43	S.F.	48,735	100	\$215,886	100	1958					\$215,886	
Exterior Enclosure	\$21.65	S.F.	48,735	103	\$1,090,259	75	1974	1988			\$46,607	\$1,055,220	4
Exterior Walls	\$14.46	S.F.	48,735	100	\$704,825	100	1958					\$704,825	
Exterior Windows	\$6.32	S.F.	48,735	110	\$338,827	30	2005	2035				\$308,025	
Exterior Doors	\$0.87	S.F.	48,735	110	\$46,607	30	1958	1988			\$46,607	\$42,370	110
Roofing	\$5.55	S.F.	48,735	110	\$297,399	25	2000	1968	2010		\$297,399	\$270,362	110
Roof Coverings - Asphalt Shingles		S.F.	0	110		10	1958	1968					
Roof Coverings - BUR	\$5.55	S.F.	48,735	110	\$297,399	25	2000	2025	2010		\$297,399	\$270,362	110
Roof Coverings - EPDM		S.F.	0	110		15	1958	1973	2010				
Roof Coverings - Preformed Metal		S.F.	0	110		30	1958	1988	2010				
Roof Coverings - Standing Seam Metal		S.F.	0	110		75	1958	2033	2010				
Roof Openings		S.F.	0	110		30	1958	1988	2010				
Interiors	\$41.09	S.F.	48,735	108	\$2,172,265	49	1981	1988	2015		\$144,494	\$2,002,481	7
Interior Construction	\$11.04	S.F.	48,735	104	\$561,372	70	1973	1988			\$81,243	\$538,034	15
Partitions	\$6.40	S.F.	48,735	110	\$343,266	100	1958					\$312,060	
Interior Doors	\$2.08	S.F.	48,735	80	\$81,243	30	1958	1988			\$81,243	\$101,554	80
Fittings	\$2.55	S.F.	48,735	110	\$136,863	20	2002	2022				\$124,420	
Stairs			0			0	0						
Stair Construction		S.F.	0	100		100	1958						
Interior Finishes	\$30.05	S.F.	48,735	110	\$1,610,893	41	1990	2008	2015		\$63,251	\$1,464,447	4
Wall Finishes - Glazed CMU	\$9.58	S.F.	24,367	110	\$256,704	100	1958					\$233,368	
Wall Finishes - Paint	\$1.81	S.F.	24,368	110	\$48,458	10	2002	2012	2015	5		\$44,052	
Wall Finishes - Wall Coverings		S.F.	0	110		10	1958						
Floor Finishes - Carpet	\$7.87	S.F.	7,310	110	\$63,251	8	2002	2010			\$63,251	\$57,500	110
Floor Finishes - Ceramic & Quarry Tile	\$13.40	S.F.	7,310	110	\$107,748	50	1958	2008	2015	5		\$97,953	
Floor Finishes - Terrazzo	\$48.99	S.F.	7,310	110	\$393,929	50	1958	2008	2015	5		\$358,117	
Floor Finishes - Vinyl Tile	\$8.79	S.F.	26,805	110	\$259,195	20	2002	2022				\$235,632	
Floor Finishes - Wood		S.F.	0	110		20	1958						
Ceiling Finishes	\$8.98	S.F.	48,735	110	\$481,608	20	2002	2022				\$437,825	
Services	\$88.17	S.F.	48,735	110	\$4,726,564	23	1998	1988	2010		\$151,930	\$4,296,877	4
Conveying			0			0	0						
Elevators and Lifts		S.F.	0	110		30	1958						
Plumbing	\$24.01	S.F.	48,735	110	\$1,287,246	23	1993	1988	2010		\$47,347	\$1,170,225	4
Plumbing Fixtures	\$16.10	S.F.	48,735	110	\$863,343	20	2002	2022				\$784,858	
Domestic Water Distribution	\$3.59	S.F.	48,735	110	\$192,347	30	2002	2032				\$174,861	
Sanitary Waste	\$3.05	S.F.	48,735	110	\$163,495	30	1958	1988	2015	5		\$148,632	
Rain Water Drainage	\$0.88	S.F.	48,735	110	\$47,347	30	2002	2032	2010		\$47,347	\$43,043	110
Other Plumbing Systems - Natural Gas	\$0.39	S.F.	48,735	110	\$20,714	30	2002	2032				\$18,831	
HVAC	\$34.73	S.F.	48,735	110	\$1,862,070	22	2002	2017			\$104,583	\$1,692,790	6
Heat Generating Systems	\$4.15	S.F.	48,735	110	\$222,679	30	2002	2032				\$202,435	
Cooling Generating Systems	\$4.22	S.F.	48,735	110	\$226,378	30	2002	2032				\$205,798	
Distribution & Exhaust Systems	\$4.66	S.F.	48,735	110	\$250,051	30	2002	2032			\$104,583	\$227,320	46
Terminal & Package Units	\$17.29	S.F.	48,735	110	\$926,966	15	2002	2017				\$842,696	
Controls & Instrumentation	\$3.23	S.F.	48,735	110	\$173,113	20	2002	2022				\$157,375	
Other HVAC Systems/Equip - Kitchen Hood	\$1.17	S.F.	48,735	110	\$62,883	30	2002	2032				\$57,166	
Fire Protection	\$4.69	S.F.	48,735	110	\$251,532	30	1980	2032				\$228,664	
Sprinklers	\$4.25	S.F.	48,735	110	\$227,858	30	2002	2032				\$207,143	
Standpipes	\$0.44	S.F.	48,735	110	\$23,674	30	1958					\$21,521	
Electrical	\$24.73	S.F.	48,735	110	\$1,325,716	24	2002	2012	2015			\$1,205,198	
Electrical Service/Distribution	\$1.95	S.F.	48,735	110	\$104,311	30	2002	2032				\$94,829	

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report

Hightower Elementary Facility Executive Summary Report

Report Date: 01 Jul 2011

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Branch Wiring	\$6.53	S.F.	48,735	110	\$349,924	30	2002	2032				\$318,113	
Lighting	\$8.58	S.F.	48,735	110	\$460,154	30	2002	2032				\$418,322	
Communications and Security - Clock & PA Systems	\$5.51	S.F.	48,735	110	\$295,179	10	2002	2012	2015	5		\$268,345	
Communications and Security - Fire Alarm	\$1.20	S.F.	48,735	110	\$64,362	10	2002	2012	2015	5		\$58,511	
Communications and Security - Security & CCTV	\$0.59	S.F.	48,735	110	\$31,811	10	2002	2012	2015	5		\$28,919	
Other Electrical Systems - Emergency Generator	\$0.37	S.F.	48,735	110	\$19,975	20	2002	2022				\$18,159	
Equipment & Furnishings	\$12.74	S.F.	48,735	110	\$682,833	20	1973	1978	2015		\$226,378	\$620,757	36
Equipment	\$8.51	S.F.	48,735	110	\$456,455	20	1980	1978	2015			\$414,959	
Commercial Equipment		S.F.	0	110		20	1958	1978					
Institutional Equipment	\$0.40	S.F.	48,735	110	\$21,454	20	2002	2022				\$19,504	
Other Equipment	\$8.11	S.F.	48,735	110	\$435,001	20	1958	1978	2015	5		\$395,455	
Furnishings	\$4.22	S.F.	48,735	110	\$226,378	20	1958	1978			\$226,378	\$205,798	110
Fixed Furnishings	\$4.22	S.F.	48,735	110	\$226,378	20	1958	1978			\$226,378	\$205,798	110
Special Construction	\$1.19	S.F.	48,735	100	\$57,839	25	1958					\$57,839	
Special Construction	\$1.19	S.F.	48,735	100	\$57,839	25	1958					\$57,839	
Special Structures - Canopies	\$1.19	S.F.	48,735	100	\$57,839	25	1958					\$57,839	

Facility: \Elementary Schools\Hightower Elementary\1958, 1960, 1966, 1968 Building (continued)

Deficiency Sheet:

Deficiency:

Assembly: **B2030**
System: **Exterior Doors**
Material: **System**
Distress: **Damaged**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The original metal exterior doors are aged, rusted, and damaged, and should be replaced.**

Surveyor/Update: Chuck Gulley
Priority: 4
Quantity: 1

Mon, 07-Feb-2011



Estimates:

Raw Cost	\$33,773.36
Plus or (Minus) Additional Cost	\$12,833.87
Total Estimated Amount	\$46,607.23

Deficiency:

Assembly: **B3010**
System: **Roof Coverings - BUR**
Material: **System**
Distress: **Needs Remediation**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The built-up roofing is reported to have been replaced in 2000, but is prematurely aging, has reported leaks, and should be replaced.**

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

Fri, 24-Jun-2011



Estimates:

Raw Cost	\$215,506.17
Plus or (Minus) Additional Cost	\$81,892.34
Total Estimated Amount	\$297,398.51

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

COMET4 Facility Report

Hightower Elementary Facility Executive Summary Report

Report Date: 01 Jul 2011

Facility: \Elementary Schools\Hightower Elementary\1958, 1960, 1966, 1968 Building (continued)

Deficiency:

Assembly: **C1020**
 System: **Interior Doors**
 Material: **System**
 Distress: **Beyond Service Life**
 Category: **Deferred Maintenance**
 Correction: **Renew System**

Surveyor/Update: Chuck Gulley
 Priority: 5
 Quantity: 1

Fri, 24-Jun-2011

Note: **The original wood interior doors are aged and worn and should be replaced.****Estimates:**

Raw Cost	\$58,871.88
Plus or (Minus) Additional Cost	\$22,371.31
Total Estimated Amount	\$81,243.19

Deficiency:

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

Surveyor/Update: Chuck Gulley
 Priority: 4
 Quantity: 1

Mon, 07-Feb-2011

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

Raw Cost	\$45,833.70
Plus or (Minus) Additional Cost	\$17,416.81
Total Estimated Amount	\$63,250.51

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Hightower Elementary Facility Executive Summary Report

Report Date: 01 Jul 2011

Facility: \Elementary Schools\Hightower Elementary\1958, 1960, 1966, 1968 Building (continued)

Deficiency:

Assembly: **D2040**
System: **Rain Water Drainage System**
Material: **Damaged**
Distress: **Damaged**
Category: **Deferred Maintenance**
Correction: **Renew System**

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

Mon, 07-Feb-2011

Note: **The original cast iron rain water drainage system is aged, worn, has stoppages, and should be replaced.**



Estimates:

Raw Cost	\$34,309.44
Plus or (Minus) Additional Cost	\$13,037.59
Total Estimated Amount	\$47,347.03

Deficiency:

Assembly: **D3040**
System: **Distribution & Exhaust Systems**
Material: **Roof Exhaust Fan Systems**
Distress: **Needs Remediation**
Category: **Deferred Maintenance**
Correction: **Replace the Exhaust Fan System**
Note: **The original exhaust and distribution system is aged and should be replaced.**

Surveyor/Update: Chuck Gulley
Priority: 3
Quantity: 24,368

Fri, 01-Apr-2011



Estimates:

Raw Cost	\$75,784.48
Plus or (Minus) Additional Cost	\$28,798.10
Total Estimated Amount	\$104,582.58

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Hightower Elementary Facility Executive Summary Report

Report Date: 01 Jul 2011

Facility: \Elementary Schools\Hightower Elementary\1958, 1960, 1966, 1968 Building (continued)

Deficiency:

Assembly: **E2010**
System: **Fixed Furnishings**
Material: **System**
Distress: **Damaged**
Category: **Deferred Maintenance**
Correction: **Renew System**

Surveyor/Update: Chuck Gulley
Priority: 4
Quantity: 1

Mon, 07-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	\$164,042.01
Plus or (Minus) Additional Cost	\$62,335.96
Total Estimated Amount	\$226,377.97

Facility: \Elementary Schools\Hightower Elementary\1989 Storage Building

Address: 4236 Tilly Mill Road, Doraville, GA 30360

Attributes:

None

General Information:

Function: Storage Building

Year Built: 1989

Gross Area: 150 S.F.

Last Renovation:

Facility Description:

The Storage Building at Hightower Elementary School is a one-story building located at 4236 Tilly Mill Road in Doraville, Georgia. 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: \$11,122.11

FCI: 0.00%



08-Dec-2010
East Elevation



08-Dec-2010
North Elevation



08-Dec-2009
West Elevation



08-Dec-2010
South Elevation

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report

Hightower Elementary Facility Executive Summary Report

Report Date: 01 Jul 2011

Facility: \Elementary Schools\Hightower Elementary\1989 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	\$74.15	S.F.	150	102	\$11,364	84	1989	2009			0	\$11,122	
Substructure	\$9.56	S.F.	150	100	\$1,434	100	1989	2089				\$1,434	
Foundations	\$3.41	S.F.	150	100	\$511	100	1989	2089				\$511	
Standard Foundations	\$4.49	S.F.	0	100		100	1989	2089					
Slab on Grade	\$3.41	S.F.	150	100	\$511	100	1989					\$511	
Basement Construction	\$6.15	S.F.	150	100	\$923	100	1989	2089				\$923	
Basement Excavation	\$0.22	S.F.	150	100	\$33	100	1989	2089				\$33	
Basement Walls	\$5.93	S.F.	150	100	\$890	100	1989	2089				\$890	
Shell	\$49.17	S.F.	150	100	\$7,387	99	1989	2009				\$7,376	
Superstructure	\$13.57	S.F.	150	100	\$2,035	100	1989					\$2,035	
Roof Construction	\$13.57	S.F.	150	100	\$2,035	100	1989					\$2,035	
Exterior Enclosure	\$35.61	S.F.	150	100	\$5,352	98	1989	2019				\$5,341	
Exterior Walls	\$34.87	S.F.	150	100	\$5,231	100	1989					\$5,231	
Exterior Windows	\$6.32	S.F.	0	110		30	1989	2019					
Exterior Doors	\$0.73	S.F.	150	110	\$121	30	1989	2019				\$110	
Roofing			0			0	0						
Roof Coverings	\$14.37	S.F.	0	110		20	1989	2009					
Interiors			0			0	0						
Interior Construction			0			0	0						
Partitions	\$6.40	S.F.	0	110		40	1989	2029					
Interior Doors	\$2.08	S.F.	0	80		30	1989	2019					
Fittings	\$2.55	S.F.	0	110		20	1989	2009					
Interior Finishes			0			0	0						
Wall Finishes		S.F.	0	110		20	1989	2009					
Floor Finishes		S.F.	0	110		20	1989	2009					
Ceiling Finishes		S.F.	0	110		20	1989	2009					
Services	\$15.41	S.F.	150	110	\$2,543	30	1989	2019				\$2,312	
Plumbing		S.F.	150			0	1989	2019					
Rain Water Drainage		S.F.	150	110		30	1989	2019					
Electrical	\$15.41	S.F.	150	110	\$2,543	30	1989	2019				\$2,312	
Electrical Service/Distribution	\$3.30	S.F.	150	110	\$544	30	1989	2019				\$495	
Lighting and Branch Wiring	\$12.12	S.F.	150	110	\$1,999	30	1989	2019				\$1,817	

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report

Hightower Elementary Facility Executive Summary Report

Report Date: 01 Jul 2011

Facility: \Elementary Schools\Hightower Elementary\1989 Storage Building (continued)

Renewal Schedule:

Systems	2010-12	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total								\$3,476			
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Basement Construction											
Basement Excavation											
Basement Walls											
Shell								\$157			
Superstructure											
Roof Construction											
Exterior Enclosure								\$157			
Exterior Walls											
Exterior Windows											
Exterior Doors								\$157			
Roofing											
Roof Coverings											
Interiors											
Interior Construction											
Partitions											
Interior Doors											
Fittings											
Interior Finishes											
Wall Finishes											
Floor Finishes											
Ceiling Finishes											
Services								\$3,319			
Plumbing											
Rain Water Drainage											
Electrical								\$3,319			
Electrical Service/Distribution								\$710			
Lighting and Branch Wiring								\$2,609			

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Hightower Elementary Facility Executive Summary Report

Report Date: 01 Jul 2011

Facility: \Elementary Schools\Hightower Elementary\1989 Storage Building (continued)

Deficiency Sheet:

*** No Deficiencies Found ***

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

COMET4 Facility Report

Hightower Elementary Facility Executive Summary Report

Report Date: 01 Jul 2011

Facility: \Elementary Schools\Hightower Elementary\2003 Gym**Address:** 4236 Tilly Mill Road, Doraville, GA 30360**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 at Hightower Elementary School is a one-story building located at 4236 Tilly Mill Road in Doraville, 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: \$56,153.58**Replacement Cost:** \$819,804.87**FCI:** 6.85%08-Dec-2010
South Elevation08-Dec-2010
East Elevation08-Dec-2010
North Elevation08-Dec-2010
West Elevation

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report Hightower Elementary Facility Executive Summary Report

Report Date: 01 Jul 2011

Facility: \Elementary Schools\Hightower 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	\$149.65	S.F.	5,478	106	\$868,527	61	2003	2013	2015		\$56,154	\$819,808	7
Substructure	\$17.07	S.F.	5,478	100	\$93,513	100	2003	2103				\$93,513	
Foundations	\$17.07	S.F.	5,478	100	\$93,513	100	2003	2103				\$93,513	
Standard Foundations	\$10.57	S.F.	5,478	100	\$57,907	100	2003					\$57,907	
Special Foundations	\$0.44	S.F.	0	100		100	2003	2103					
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	2103					
Basement Walls	\$3.64	S.F.	0	100		100	2003	2103					
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	2103				\$77,864	
Floor Construction	\$22.01	S.F.	0	100		100	2003	2103					
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						
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	2078				\$65,089	
Roof Openings	\$0.57	S.F.	0	110		30	2003						
Interiors	\$42.64	S.F.	5,478	107	\$249,925	57	2003	2013				\$233,556	
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	\$21.12	S.F.	5,478	110	\$127,270	38	2003	2013				\$115,701	
Wall Finishes - Ceramic	\$7.19	S.F.	0	110		30	2003						
Wall Finishes - Paint	\$1.52	S.F.	5,478	110	\$9,147	10	2003	2013				\$8,316	
Floor Finishes - Ceramic Tile	\$7.16	S.F.	548	110	\$4,317	30	2003	2033				\$3,925	
Floor Finishes - Neoprene	\$19.06	S.F.	3,834	110	\$80,374	50	2003	2053				\$73,068	
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	\$44.89	S.F.	5,478	110	\$270,504	26	2003	2013	2015		\$56,154	\$245,917	23
Plumbing	\$14.37	S.F.	5,478	110	\$86,565	30	2003	2033				\$78,696	
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.	0	110		30	2003						
Other Plumbing Systems - Natural Gas	\$0.33	S.F.	5,478	110	\$1,996	30	2003	2033				\$1,814	
HVAC	\$12.79	S.F.	5,478	110	\$77,085	28	2003	2018			\$56,154	\$70,078	80
Distribution Systems & Exhaust Systems	\$10.39	S.F.	5,478	110	\$62,616	30	2003	2033				\$56,924	
Terminal & Package Units	\$0.81	S.F.	5,478	110	\$4,906	15	2003	2018			\$56,154	\$4,460	1259
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	\$17.73	S.F.	5,478	110	\$106,854	22	2003	2013	2015			\$97,143	
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	2015	5		\$5,519	
Communications and Security - Security & CCTV	\$1.01	S.F.	5,478	110	\$6,070	10	2003	2013	2015	5		\$5,519	

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Hightower Elementary Facility Executive Summary Report

Report Date: 01 Jul 2011

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

Deficiency Sheet:

Deficiency:

Assembly: **D3050**
System: **Terminal & Package Units**
Material: **Packaged A/C, Elec. Ht., Const. Volume**
Distress: **Missing**
Category: **Capital Improvement**
Correction: **Install Package A/C - 20 ton**
Note: **An air conditioning system is missing in the gymnasium and should be installed.**

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

Sun, 26-Jun-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

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Hightower Elementary Facility Executive Summary Report

Report Date: 01 Jul 2011

Facility: \Elementary Schools\Hightower Elementary\Covered Walkway
Address: 4236 Tilly Mill Road, Doraville, GA 30360

Attributes:
None

General Information:

Function:	Elementary School	Year Built:	2000
Gross Area:	1,200 S.F.	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: \$33,169.68

FCI: 0.00%



08-Dec-2010
East Elevation



08-Dec-2010
North Elevation



08-Dec-2010
South Elevation



08-Dec-2010
Southeast Elevation

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

COMET4 Facility Report

Hightower Elementary Facility Executive Summary Report

Report Date: 01 Jul 2011

Facility: \Elementary Schools\Hightower 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.	1,200	100	\$33,170	25	2000	2025			0	\$33,170	
Special Construction	\$27.64	S.F.	1,200	100	\$33,170	25	2000	2025				\$33,170	
Special Construction	\$27.64	S.F.	1,200	100	\$33,170	25	2000	2025				\$33,170	
Special Structures - Covered Walkways Metal	\$27.64	S.F.	1,200	100	\$33,170	25	2000	2025				\$33,170	

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Hightower Elementary Facility Executive Summary Report

Report Date: 01 Jul 2011

Facility: \Elementary Schools\Hightower Elementary\Covered Walkway (continued)

Deficiency Sheet:

*** No Deficiencies Found ***

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

COMET4 Facility Report

Hightower Elementary Facility Executive Summary ReportReport Date: 01 Jul 2011

Facility: \Elementary Schools\Hightower Elementary\Site**Address:** 4236 Tilly Mill Road, Doraville, GA 30360**Attributes:****Site Code** 1305**General Information:****Function:** Elementary School**Year Built:** 1958**Gross Area:** 54,213 S.F.**Last Renovation:****Facility Description:**

The Hightower Elementary School site was originally constructed in 1958, has a total area of 13.1 acres, and is occupied by approximately 54,213 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: \$334,915.99**Replacement Cost:** \$1,276,000.54**FCI:** 26.25%

11-Nov-2010

Aerial Image of Hightower Elementary
School

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report

Hightower Elementary Facility Executive Summary Report

Report Date: 01 Jul 2011

Facility: \Elementary Schools\Hightower 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.	54,213	109	\$1,392,875	35	1958	1983	2015		\$334,916	\$1,276,002	26
Building Sitework	\$23.54	S.F.	54,213	109	\$1,392,875	35	1958	1983	2015		\$334,916	\$1,276,002	26
Site Improvements	\$11.87	S.F.	54,213	108	\$697,086	22	1958	1983	2016		\$293,589	\$643,466	46
Roadways	\$3.25	S.F.	54,213	110	\$193,859	25	1958	1983	2016	6		\$176,236	
Parking Lots	\$1.47	S.F.	54,213	110	\$87,913	25	1958	1983			\$87,913	\$79,921	110
Pedestrian Paving	\$1.65	S.F.	54,213	110	\$98,432	30	1958	1988			\$98,432	\$89,484	110
Site Development	\$0.26	S.F.	54,213	110	\$15,779	10	1958					\$14,345	
Site Development 2	\$1.98	S.F.	54,213	100	\$107,244	30	1958	1988			\$107,244	\$107,244	100
Fence & Guardrails	\$1.98	S.F.	54,213	100	\$107,244	30	1958	1988			\$107,244	\$107,244	100
Landscaping	\$3.25	S.F.	54,213	110	\$193,859	10	1958					\$176,236	
Site Mechanical Utilities	\$10.46	S.F.	54,213	110	\$623,655	50	1958	1988	2015			\$566,960	
Water Supply	\$2.38	S.F.	54,213	110	\$142,013	50	1958	2008	2015	5		\$129,103	
Sanitary Sewer	\$2.36	S.F.	54,213	110	\$140,510	50	1958	2008	2015	5		\$127,737	
Storm Sewer	\$5.51	S.F.	54,213	110	\$328,358	50	1958	2008	2015	5		\$298,508	
Fuel Distribution - Gas	\$0.21	S.F.	54,213	110	\$12,774	30	1958	1988	2016	6		\$11,612	
Site Electrical Utilities	\$1.21	S.F.	54,213	110	\$72,134	30	1958	1988	2016		\$41,327	\$65,576	63
Electrical Distribution	\$0.52	S.F.	54,213	110	\$30,807	30	1958	1988	2016	6		\$28,006	
Site Lighting	\$0.69	S.F.	54,213	110	\$41,327	30	1958	1988			\$41,327	\$37,570	110

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

Deficiency Sheet:

Deficiency:

Assembly: **G2020**
System: **Parking Lots**
Material: **System**
Distress: **Damaged**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The asphaltic parking lots are aged, have cuts and repairs, and should be resurfaced and restriped.**

Surveyor/Update: Chuck Gulley
Priority: 4
Quantity: 1
Fri, 24-Jun-2011



Estimates:

Raw Cost	\$69,772.13
Plus or (Minus) Additional Cost	\$18,140.75
Total Estimated Amount	\$87,912.88

Deficiency:

Assembly: **G2030**
System: **Pedestrian Paving**
Material: **System**
Distress: **Damaged**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The sidewalks are aged, cracked, and damaged, and should be replaced.**

Surveyor/Update: Chuck Gulley
Priority: 3
Quantity: 1
Fri, 24-Jun-2011



Estimates:

Raw Cost	\$78,120.93
Plus or (Minus) Additional Cost	\$20,311.44
Total Estimated Amount	\$98,432.37

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Hightower Elementary Facility Executive Summary Report

Report Date: 01 Jul 2011

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

Deficiency:

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

Surveyor/Update: Chuck Gulley
Priority: 5
Quantity: 1

Mon, 07-Feb-2011

Note: **The fencing around the property is aged, rusted, and damaged, and should be replaced.**



Estimates:

Raw Cost	\$85,114.41
Plus or (Minus) Additional Cost	\$22,129.75
Total Estimated Amount	\$107,244.16

Deficiency:

Assembly: **G4020**
System: **Site Lighting System**
Material: **System**
Distress: **Inadequate**
Category: **Deferred Maintenance**
Correction: **Renew System**

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

Sat, 25-Jun-2011

Note: **The original site lighting is inadequate for safety and security reasons and should be replaced.**



Estimates:

Raw Cost	\$32,798.87
Plus or (Minus) Additional Cost	\$8,527.70
Total Estimated Amount	\$41,326.57

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

COMET4 Facility Report

Hightower Elementary Facility Executive Summary ReportReport Date: 01 Jul 2011

Facility: \Elementary Schools\Hightower Elementary\Softball Field**Address:** 4236 Tilly Mill Road, Doraville, GA 30360**Attributes:**

None

General Information:**Function:** Elementary School**Year Built:** 1968**Gross Area:** 98,000 S.F.**Last Renovation:****Facility Description:**

The Softball Field at Hightower Elementary School is located at 4236 Tilly Mill Road, Georgia. 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: \$27,165.60**Replacement Cost:** \$514,911.60**FCI:** 5.28%

08-Dec-2010

Softball Field at Hightower Elementary
School

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report

Hightower Elementary Facility Executive Summary Report

Report Date: 01 Jul 2011

Facility: \Elementary Schools\Hightower Elementary\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	\$5.25	S.F.	98,000	101	\$521,456	88	1968	1978	2015		\$27,166	\$514,911	5
Special Construction	\$0.25	S.F.	98,000	110	\$27,166	10	1968	1978			\$27,166	\$24,696	110
Special Construction	\$0.25	S.F.	98,000	110	\$27,166	10	1968	1978			\$27,166	\$24,696	110
Special Facilities - Sports Field - Natural Turf	\$0.25	S.F.	98,000	110	\$27,166	10	1968	1978			\$27,166	\$24,696	110
Building Sitework	\$5.00	S.F.	98,000	101	\$494,290	93	1968	1988	2015			\$490,215	
Site Preparation	\$4.59	S.F.	98,000	100	\$449,467	100	1968					\$449,467	
Site Earthwork	\$4.59	S.F.	98,000	100	\$449,467	100	1968					\$449,467	
Site Improvements	\$0.42	S.F.	98,000	110	\$44,823	20	1968	1988	2015			\$40,748	
Site Development - Fencing	\$0.42	S.F.	98,000	110	\$44,823	20	1968	1988	2015	5		\$40,748	
Landscaping - Irrigation		S.F.	0	110		20	1968	1988					
Site Mechanical Utilities			0			0	0						
Water Supply - Water Service		S.F.	0	110		30	1968	1998					
Site Electrical Utilities			0			0	0						
Site Lighting		S.F.	0	110		30	1968	1998					

Facility: \Elementary Schools\Hightower Elementary\Softball Field (continued)

Deficiency Sheet:

Deficiency:

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

Surveyor/Update: Walter Williams
 Priority: 5
 Quantity: 1

Mon, 07-Feb-2011



Estimates:

Raw Cost	\$21,560.00
Plus or (Minus) Additional Cost	\$5,605.60
Total Estimated Amount	\$27,165.60

Educational Adequacy Report

Suitability Report - Full

Project #: 4469	County: DeKalb	Site #: 4058
Project: Assessments 2010	Region: 1	Site: Hightower ES
Grade Config: PK-5	Site Type: Elementary	Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - Elementary				
Site				
Traffic	Unsat	0.00	2.00	0.00
Pedestrian Traffic	Poor	0.32	0.97	33.00
Parking	Poor	0.27	0.81	33.00
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	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	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	P/U	0.00	3.41	0.00
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

Project #: 4469

County: DeKalb

Site #: 4058

Project: Assessments 2010

Region: 1

Site: Hightower ES

Grade Config: PK-5

Site Type: Elementary

Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
Art				
Size	P/U	0.00	1.64	0.00
Adjacencies	P/U	0.00	0.35	0.00
Storage\Fixed Equip.	P/U	0.00	0.35	0.00
Performing Arts\Auditorium				
Size	Poor	0.70	2.12	33.00
Adjacencies	Fair	0.30	0.45	67.00
Storage\Fixed Equip.	Fair	0.23	0.45	50.00
Computer Labs				
Size	Fair	0.60	1.19	50.00
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	P/U	0.00	0.61	0.00
Storage\Fixed Equip.	G/F	0.61	0.61	100.00
Administration				
Size	Fair	1.25	2.49	50.00
Adjacencies	G/F	0.53	0.53	100.00
Storage\Fixed Equip.	P/U	0.00	0.53	0.00
Restrooms (Student)	Fair	0.44	0.89	50.00
Teacher Lounge and Work Room(s)	Fair	0.63	1.27	50.00
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	G/F	0.50	0.50	100.00
Total For Site:		59.15	100.00	59.15

Comments**Suitability - Elementary**

Hightower Elementary School is a traditional neighborhood school serving grades pre-k through 5. The school was built in 1958, remodeled in 2004.

Suitability - Elementary->Site-->Traffic

The parent and bus drop areas are off-street but share the same area. The school staggers the time to avoid conflicts. The area is too small and traffic backs up onto a public street. The area also conflicts with the main parking area and the traffic for the drop areas blocks all parking areas when in use.

Suitability - Elementary->Site-->Pedestrian Traffic

The main entrance is difficult to find. The site is missing several needed sidewalks around the facility and to the portables.

Suitability - Elementary->Site-->Parking

Parking is barely adequate for staff and leaves little room for visitors. Lighting in the parking lots is poor.

Project #: 4469

County: DeKalb

Site #: 4058

Project: Assessments 2010

Region: 1

Site: Hightower ES

Grade Config: PK-5

Site Type: Elementary

Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
<p>Suitability - Elementary->Site-->Playground The site has two play structures that are not accessible and are on wood chips. The site lacks a blacktop area for outside play and the play fields, although accessible, are down a hill, distant from the school, and have very little grass.</p>				
<p>Suitability - Elementary->Safety and Security-->Fencing The site has a couple large areas needing fencing to keep kids from falling down a steep embankment.</p>				
<p>Suitability - Elementary->Safety and Security-->Signage & Way Finding The site has no wayfinding signage and some of the rooms are not marked.</p>				
<p>Suitability - Elementary->Safety and Security-->Ease of Supervision Supervision is enhanced with 32 cameras.</p>				
<p>Suitability - Elementary->Safety and Security-->Limited Entrances One public entrance is difficult to supervise and there are no sight lines that allow office staff to see visitors until they are in the building unless they are watching the cameras.</p>				
<p>Suitability - Elementary->School Climate-->Landscaping The site has limited landscaping, especially in the rear where the grass is sparse and several areas are dirt/mud. The school also has significant drainage issues near the rear portables.</p>				
<p>Suitability - Elementary->General Classrooms-->Size All of the general classrooms are 768 square feet which meets the DCSS guideline for grades 2-5, but is inadequate for grade 1.</p>				
<p>Suitability - Elementary->Remedial - Special Needs-->Size One of the EIP offices is small and cramped with three teachers.</p>				
<p>Suitability - Elementary->Library-->Size The media center is less than 2,000 square feet, well below the 4,500 DCSS standard.</p>				
<p>Suitability - Elementary->P.E.-->Size At less than 5,000 square feet, the gym is less than the DCSS standard of 5,200. The space also has inadequate HVAC and gets very warm during the summer.</p>				
<p>Suitability - Elementary->Music-->Size At 768 square feet, the music room is well below the DCSS standard of 1,100.</p>				
<p>Suitability - Elementary->Music-->Adjacencies The music room is in the middle of a block of classes and next to the ESOL room.</p>				
<p>Suitability - Elementary->Music-->Storage\Fixed Equip. Although the equipment appears adequate the room lacks adequate storage, high ceilings, and acoustical panels. The room is more suited to be a general classroom.</p>				
<p>Suitability - Elementary->Art-->Size The art room is in a portable trailer.</p>				
<p>Suitability - Elementary->Art-->Adjacencies The art room is in a portable trailer.</p>				
<p>Suitability - Elementary->Art-->Storage\Fixed Equip. The art room is in a portable trailer.</p>				
<p>Suitability - Elementary->Performing Arts\Auditorium-->Size The stage is small for a school of this size .</p>				
<p>Suitability - Elementary->Performing Arts\Auditorium-->Adjacencies The stage is adjacent to a couple general classrooms.</p>				

Project #: 4469

County: DeKalb

Site #: 4058

Project: Assessments 2010

Region: 1

Site: Hightower ES

Grade Config: PK-5

Site Type: Elementary

Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - Elementary->Performing Arts\Auditorium-->Storage\Fixed Equip. The stage lacks storage.				
Suitability - Elementary->Computer Labs-->Size At 864 square feet, the computer lab is below the DCSS standard of 1,000.				
Suitability - Elementary->Kindergarten-->Size All of the kindergarten and pre-k spaces are 768 square feet and below the DCSS standard of 900. However, they appeared adequate for the programs.				
Suitability - Elementary->Kindergarten-->Adjacencies The spaces are at the furthest point in the school from the parent drop off and are near the music room.				
Suitability - Elementary->Administration-->Size The main office reception area and offices are small for a school of this size. The main office consists of three rooms, reception, storage, and administrative office, all too small. The school has an adequate conference room and assistant principal office in other areas of the school.				
Suitability - Elementary->Administration-->Storage\Fixed Equip. The administrative storage space is inadequate.				
Suitability - Elementary->Restrooms (Student) Some of the restrooms lack adequate ventilation and privacy partitions.				
Suitability - Elementary->Teacher Lounge and Work Room(s) The teacher lounge and work room are combined and therefore inadequate in size.				
Suitability - Elementary->Cafeteria At less than 4,000 square feet, the cafeteria is below the DCSS standard of 5,644 square feet. Although the circulation is good, it could use another serving line. The cafeteria is adjacent to a block of classrooms and lacks sufficient acoustical separation for this adjacency.				
Suitability - Elementary->Food Prep The main cooking area is too small for a school of this size. The delivery area lacks adequate room for trucks to turn around. They back in several hundred feet from the main public road.				
Suitability - Elementary->Counseling The counseling office is small for the school, but is adjacent to a conference room and parent room that are also used.				
Suitability - Elementary->Clinic The clinic is small.				
Suitability - Elementary->Custodial & Maintenance Most of the custodial spaces lack adequate ventilation.				

Technology Readiness Report

