

# **Facility Condition Assessment Report**

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**DeKalb County School System**1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083COMET4 Facility Report  
**International Student Center Facility Executive Summary Report**Report Date: 24 Jun 2011

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**Facility:** \Middle Schools\International Student Center**Address:** 2383 N. Druid Hills Road, Atlanta, GA 30329**Attributes:****Facility Code** 0288  
**Super Cluster** 6**General Information:****Function:** Middle School  
**Gross Area:** 47,808 S.F.**Year Built:**  
**Last Renovation:****Facility Description:**

The International Student Center (Druid Hills) campus consists of two buildings located at 2383 N. Druid Hills Road in Atlanta, Georgia. The original campus was constructed in 1958, additions to the main school building were constructed in 1960 and 1963, and a gymnasium building was constructed in 2000. In addition to these buildings, the campus contains a storage building and covered walkway. 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:** \$3,208,394.37**Replacement Cost:** \$8,502,158.34**FCI:** 37.74%

11-Feb-2011  
International Student Center (Druid Hills)

**DeKalb County School System**

1701 Mountain Industrial Blvd  
 Stone Mountain, GA 30083

COMET4 FCI Report

Report Date: 24 Jun 2011

**International Student Center Weighted FCI Report**

Facility Name	Last Renovation	Cost Per Sq. Ft.	Gross Area (Sq. Ft.)	Repair Cost	Replacement Cost	Weighted FCI	Critical wt 1.25	Potentially Critical wt 1.1	Necessary wt 1	Recommended wt 0.75	Discretionary wt 0.5
International Student Center\ 1958, 1960, 1963 Building		\$151.81	42,330	\$2,834,425	\$6,426,190	40.05%	\$0	\$0	\$1,792,558	\$1,041,866	\$0
International Student Center\Site		\$20.32	47,808	\$317,816	\$971,640	32.35%	\$0	\$0	\$303,901	\$13,915	\$0
International Student Center\ 2000 Gym		\$190.01	5,478	\$56,154	\$1,040,887	5.39%	\$0	\$0	\$56,154	\$0	\$0
International Student Center\Storage Building		\$91.89	110	\$0	\$10,108	0.00%	\$0	\$0	\$0	\$0	\$0
International Student Center\ Covered Walkway		\$28.99	1,840	\$0	\$53,333	0.00%	\$0	\$0	\$0	\$0	\$0

# DeKalb County School System

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

## COMET4 Survey Report International Student Center 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								\$2,346,857	\$861,537	\$3,208,394			
Middle Schools								\$2,346,857	\$861,537	\$3,208,394			
International Student Center								\$2,346,857	\$861,537	\$3,208,394			
1958, 1960, 1963 Building								\$2,053,931	\$780,494	\$2,834,425			
Building Systems								\$2,053,931	\$780,494	\$2,834,425			
B2020	Exterior Windows	System		Beyond Service Life	Renew System	1	Ea.	\$270,065	\$102,625	\$372,690	Recommended	Deferred Maintenance	The original metal frame, single pane, operable windows are aged, worn, and inefficient, and should be replaced.
B2030	Exterior Doors	System		Beyond Service Life	Renew System	1	Ea.	\$26,075	\$9,909	\$35,984	Recommended	Deferred Maintenance	The original metal exterior doors are aged, rusted, and damaged, and should be replaced with energy efficient doors.
B3010	Roof Coverings - BUR	System		Beyond Service Life	Renew System	1	Ea.	\$187,183	\$71,130	\$258,313	Necessary	Deferred Maintenance	The roof covering is beyond its service life, has standing water, and should be scheduled for replacement.
B3020	Roof Openings	System		Beyond Service Life	Renew System	1	Ea.	\$931	\$354	\$1,285	Necessary	Deferred Maintenance	The roof openings are aged, worn, and should be replaced in conjunction with the roof.
C1020	Interior Doors	System		Beyond Service Life	Renew System	1	Ea.	\$48,087	\$18,273	\$66,360	Necessary	Deferred Maintenance	The doors are original and worn and should be replaced.
C1030	Fittings	System		Beyond Service Life	Renew System	1	Ea.	\$63,791	\$24,241	\$88,032	Recommended	Deferred Maintenance	Fittings, such as chalk and tack boards, toilet and bath accessories, toilet partitions, and shelving, are aged, worn, and damaged, and should be replaced.
C3010	Wall Finishes - Paint	System		Beyond Service Life	Renew System	1	Ea.	\$24,399	\$9,272	\$33,671	Necessary	Deferred Maintenance	The wall paint is aged and scuffed and should be repainted.
C3020	Floor Finishes - Carpet	System		Beyond Service Life	Renew System	1	Ea.	\$13,274	\$5,044	\$18,318	Recommended	Deferred Maintenance	The carpet is aged, worn, and stained, and should be replaced.
C3020	Floor Finishes - VCT	System		Beyond Service Life	Renew System	1	Ea.	\$207,624	\$78,897	\$286,522	Recommended	Deferred Maintenance	The VCT and VAT are beyond their service life, worn, and separating, and should be replaced.
D2010	Plumbing Fixtures	System		Needs Remediation	Renew System	1	Ea.	\$249,578	\$94,840	\$344,417	Necessary	Deferred Maintenance	While the plumbing fixtures in the gang restrooms were replaced in 2010, the remaining plumbing fixtures in the hallways, classrooms, kitchen restrooms, staff lounge restrooms, janitor's closets, and mechanical spaces were not. These plumbing fixtures should also be replaced, as they are aged and worn.
D2040	Rain Water Drainage	System		Beyond Service Life	Renew System	1	Ea.	\$28,403	\$10,793	\$39,197	Necessary	Deferred Maintenance	The rain water drainage system is aged, causing standing water on the roof, and should be replaced.
D3040	Distribution Systems & Exhaust Systems	System		Beyond Service Life	Renew System	1	Ea.	\$157,383	\$59,806	\$217,188	Necessary	Deferred Maintenance	The exhaust fans are inadequate and damaged, they do not ventilate restrooms properly, and should be replaced.

# DeKalb County School System

1701 Mountain Industrial Blvd  
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## COMET4 Survey Report International Student Center 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
	D5010	Electrical Service/Distribution	System	Beyond Service Life	Renew System	1	Ea.	\$62,394	\$23,710	\$86,104	Necessary	Deferred Maintenance	The original electrical service and distribution system is aged and inadequate for modern technology loads and should be replaced.
	D5020	Branch Wiring	System	Beyond Service Life	Renew System	1	Ea.	\$179,268	\$68,122	\$247,389	Necessary	Deferred Maintenance	The original branch wiring system is operational, but is aged, nearing capacity, in poor condition, and should be replaced.
	E1090	Other Equipment - Kitchen Equipment	System	Inadequate	Renew System	1	Ea.	\$321,285	\$122,088	\$443,373	Necessary	Deferred Maintenance	The kitchen equipment is inadequate to support the entire middle school and should be scheduled for replacement.
	E2010	Fixed Furnishings	System	Beyond Service Life	Renew System	1	Ea.	\$174,146	\$66,175	\$240,321	Recommended	Deferred Maintenance	Fixed furnishings, such as the base/wall cabinets, counter tops, window shades, and fixed seating, are worn, beyond their service life, and should be replaced.
	F1010	Special Structures - Canopies	System	Beyond Service Life	Renew System	1	Ea.	\$40,044	\$15,217	\$55,261	Necessary	Deferred Maintenance	The main entrance canopy is leaking and cracking and should be repaired.
	2000 Gym Building Systems 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	Air conditioning is missing and should be installed.
	Site Building Systems G2010	Roadways	System	Beyond Service Life	Renew System	1	Ea.	\$252,235	\$65,581	\$317,816	Necessary	Deferred Maintenance	The roadways are aged and cracked, have many road cuts and repairs, and should be resurfaced and restriped.
	G2020	Parking Lots	System	Beyond Service Life	Renew System	1	Ea.	\$41,545	\$10,802	\$52,347	Necessary	Deferred Maintenance	The parking lots are aged, cracking, and should be resurfaced and restriped.
	G2030	Pedestrian Paving	System	Beyond Service Life	Renew System	1	Ea.	\$39,967	\$10,392	\$50,359	Necessary	Deferred Maintenance	The pedestrian paving and walkways are aged and damaged and should be replaced.
	G2040	Site Development	System	Beyond Service Life	Renew System	1	Ea.	\$78,883	\$20,510	\$99,393	Necessary	Deferred Maintenance	Site development features, such as site furnishings and signage, are beyond their service life and should be scheduled for replacement.
	G2040105	Fence & Guardrails	System	Beyond Service Life	Renew System	1	Ea.	\$11,044	\$2,871	\$13,915	Recommended	Deferred Maintenance	The fence is rusted and damaged and should be replaced.
								\$80,796	\$21,007	\$101,802	Necessary	Deferred Maintenance	

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Stone Mountain, GA 30083COMET4 Facility Report  
**International Student Center Facility Executive Summary Report**

Report Date: 24 Jun 2011

**Facility:** \Middle Schools\International Student Center\  
**Address:** 2383 N. Druid Hills Road, Atlanta, GA 30329**Attributes:****Building Codes** 3010, 3020  
**Fire Sprinkler System** No**General Information:****Function:** Middle School  
**Gross Area:** 42,330 S.F.  
**Year Built:** 1958  
**Last Renovation:****Facility Description:**

The International Student Center (Druid Hills) main building is a one-story building located at 2383 N. Druid Hills Road in Atlanta, Georgia. Originally built in 1958, there have been two additions in 1960 and 1963, and various renovations between 1995 and 2010. This report contains condition and adequacy data collected during the 2010/2011 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Energy conservation opportunities for this building include: 1) Replacing the exterior windows and doors; 2) Replacing the roof covering and insulation; 3) Replacing the exhaust fans and air distribution system; 4) Replacing the HVAC controls with a building automation system for HVAC and lighting; and 5) Replacing the plumbing fixtures with low flow fixtures.

**Current Repair Cost:** \$2,834,424.68**Replacement Cost:** \$6,426,189.75**FCI:** 44.11%11-Feb-2011  
North Elevation11-Feb-2011  
South Elevation11-Feb-2011  
West Elevation11-Feb-2011  
East Elevation

# DeKalb County School System

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

## COMET4 Facility Report International Student Center Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\International Student Center\ 1958, 1960, 1963 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	\$151.81	S.F.	42,330	108	\$6,913,714	43	1967	1966	2015		\$2,834,425	\$6,426,188	44
Substructure	\$9.85	S.F.	42,330	100	\$417,086	100	1958					\$417,086	
Foundations	\$9.85	S.F.	42,330	100	\$417,086	100	1958					\$417,086	
Standard Foundations	\$6.49	S.F.	42,330	100	\$274,552	100	1958					\$274,552	
Special Foundations		S.F.	0	100		100	1958						
Slab on Grade	\$3.37	S.F.	42,330	100	\$142,534	100	1958					\$142,534	
Basement Construction		S.F.	42,330			0	1958						
Basement Excavation		S.F.	42,330	100		100	1958						
Basement Walls		S.F.	42,330	100		100	1958						
Shell	\$35.26	S.F.	42,330	104	\$1,553,265	68	1958	1968			\$668,272	\$1,492,513	45
Superstructure	\$6.54	S.F.	42,330	100	\$276,889	100	1958					\$276,889	
Floor Construction	\$16.20	S.F.	0	100		0	0						
Roof Construction	\$6.54	S.F.	42,330	100	\$276,889	100	1958					\$276,889	
Exterior Enclosure	\$23.14	S.F.	42,330	104	\$1,016,778	72	1958	1988			\$408,674	\$979,626	42
Exterior Walls	\$14.37	S.F.	42,330	100	\$608,104	100	1958					\$608,104	
Exterior Windows	\$8.00	S.F.	42,330	110	\$372,690	30	1958	1988			\$372,690	\$338,809	110
Exterior Doors	\$0.77	S.F.	42,330	110	\$35,984	30	1958	1988			\$35,984	\$32,713	110
Roofing	\$5.58	S.F.	42,330	110	\$259,598	20	1958	1968			\$259,598	\$235,998	110
Roof Coverings - Asphalt Shingles		S.F.	42,330	110		10	1958	1968					
Roof Coverings - BUR	\$5.55	S.F.	42,330	110	\$258,313	20	1958	1978			\$258,313	\$234,830	110
Roof Coverings - EPDM		S.F.	42,330	110		15	1958	1973					
Roof Coverings - Preformed Metal		S.F.	42,330	110		30	1958	1988					
Roof Coverings Standing Seam Metal		S.F.	42,330	110		75	1958	2033					
Roof Openings	\$0.03	S.F.	42,330	110	\$1,285	30	1958	1988			\$1,285	\$1,168	110
Interiors	\$37.24	S.F.	42,330	108	\$1,709,313	44	1958	1966	2020		\$492,903	\$1,576,543	31
Interior Construction	\$11.07	S.F.	42,330	105	\$490,456	76	1958	1978			\$154,392	\$468,492	33
Partitions	\$7.22	S.F.	42,330	110	\$336,064	100	1958					\$305,513	
Interior Doors	\$1.96	S.F.	42,330	80	\$66,360	30	1958	1988			\$66,360	\$82,950	80
Fittings	\$1.89	S.F.	42,330	110	\$88,032	20	1958	1978			\$88,032	\$80,029	110
Stairs		S.F.	42,330			0	1958						
Stair Construction		S.F.	42,330	100		100	1958						
Interior Finishes	\$26.18	S.F.	42,330	110	\$1,218,857	32	1958	1966	2020		\$338,511	\$1,108,051	31
Wall Finishes - Ceramic & Glazed	\$9.58	S.F.	25,398	110	\$267,566	30	1958	1988	2020	10		\$243,242	
Wall Finishes - Paint	\$1.81	S.F.	16,932	110	\$33,671	10	1958	1968			\$33,671	\$30,610	110
Wall Finishes - Wall Coverings		S.F.	0	110		10	1958	1968					
Floor Finishes - Carpet	\$7.87	S.F.	2,117	110	\$18,318	8	1958	1966			\$18,318	\$16,652	110
Floor Finishes - Ceramic & Quarry Tile	\$13.40	S.F.	4,233	110	\$62,393	50	1958	2008	2020	10		\$56,721	
Floor Finishes - Terrazzo	\$48.99	S.F.	6,350	110	\$342,195	50	1958	2008	2020	10		\$311,086	
Floor Finishes - VCT	\$8.79	S.F.	29,631	110	\$286,522	20	1958	1978			\$286,522	\$260,474	110
Floor Finishes - Wood		S.F.	0	110		20	1958	1978					
Ceiling Finishes	\$4.47	S.F.	42,330	110	\$208,192	20	1958	1978				\$189,266	
Services	\$53.59	S.F.	42,330	110	\$2,495,095	26	1980	1973	2015		\$934,295	\$2,268,269	41
Conveying		S.F.	42,330			0	1958	1988					
Elevators and Lifts		S.F.	42,330	110		30	1958	1988					
Plumbing	\$16.30	S.F.	42,330	110	\$758,875	25	1967	1978	2020		\$383,614	\$689,885	56
Plumbing Fixtures	\$7.40	S.F.	42,330	110	\$344,417	20	1958	1978			\$344,417	\$313,107	110
Domestic Water Distribution	\$3.45	S.F.	42,330	110	\$160,642	30	1958	1988	2020	10		\$146,038	
Sanitary Waste	\$3.89	S.F.	42,330	110	\$181,205	30	1958	1988	2020	10		\$164,731	
Rain Water Drainage	\$0.84	S.F.	42,330	110	\$39,197	30	1958	1988			\$39,197	\$35,633	110
Other Plumbing Systems - Natural Gas	\$0.72	S.F.	42,330	110	\$33,414	30	2005	2035				\$30,376	
HVAC	\$16.24	S.F.	42,330	110	\$756,303	28	1989	1973			\$217,188	\$687,549	32
Heat Generating Systems	\$4.15	S.F.	42,330	110	\$193,413	30	2008	2038				\$175,830	
Cooling Generating Systems	\$4.22	S.F.	42,330	110	\$196,626	30	1995	2025				\$178,751	
Distribution Systems & Exhaust Systems	\$4.66	S.F.	42,330	110	\$217,188	30	1958	1988			\$217,188	\$197,444	110
Terminal & Package Units	\$17.29	S.F.	0	110		15	1958	1973					
Controls & Instrumentation	\$3.20	S.F.	42,330	110	\$149,076	20	1995	2015				\$135,524	
Other HVAC Systems/Equip - Kitchen Hood	\$0.99	S.F.	0	110		30	1958	1988					
Fire Protection			0			0	0						
Sprinklers	\$3.70	S.F.	0	110		30	0						
Standpipes		S.F.	0	110		30	1958	1988					

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COMET4 Facility Report  
**International Student Center 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	\$21.05	S.F.	42,330	110	\$979,917	24	1989	1978	2015		\$333,493	\$890,835	37
Electrical Service/Distribution	\$1.85	S.F.	42,330	110	\$86,104	30	1958	1988			\$86,104	\$78,277	110
Branch Wiring	\$5.31	S.F.	42,330	110	\$247,389	30	1958	1988			\$247,389	\$224,899	110
Lighting	\$8.03	S.F.	42,330	110	\$373,975	30	2005	2035				\$339,978	
Communications and Security - Fire Alarm	\$1.41	S.F.	42,330	110	\$65,542	10	2005	2015				\$59,584	
Communications and Security - PA & Clock Systems	\$3.26	S.F.	42,330	110	\$151,646	10	2005	2015				\$137,860	
Communications and Security - Security & CCTV	\$1.19	S.F.	42,330	110	\$55,261	10	2005	2015				\$50,237	
Other Electrical Systems - Emergency Generator	\$0.94	S.F.	0	110		20	1958	1978	2015	5			
Equipment & Furnishings	\$14.68	S.F.	42,330	110	\$683,694	17	1958	1973			\$683,694	\$621,540	110
Equipment	\$9.52	S.F.	42,330	110	\$443,373	15	1958	1973			\$443,373	\$403,066	110
Commercial Equipment		S.F.	0	100		20	1958	1978					
Institutional Equipment	\$2.70	S.F.	0	110		20	1958	1978					
Other Equipment - Kitchen Equipment	\$9.52	S.F.	42,330	110	\$443,373	15	1958	1973			\$443,373	\$403,066	110
Furnishings	\$5.16	S.F.	42,330	110	\$240,321	20	1958	1978			\$240,321	\$218,474	110
Fixed Furnishings	\$5.16	S.F.	42,330	110	\$240,321	20	1958	1978			\$240,321	\$218,474	110
Special Construction	\$1.19	S.F.	42,330	110	\$55,261	20	1958	1978			\$55,261	\$50,237	110
Special Construction	\$1.19	S.F.	42,330	110	\$55,261	20	1958	1978			\$55,261	\$50,237	110
Special Structures - Canopies	\$1.19	S.F.	42,330	110	\$55,261	20	1958	1978			\$55,261	\$50,237	110







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COMET4 Facility Report  
**International Student Center Facility Executive Summary Report**

Report Date: 24 Jun 2011

**Facility:** \Middle Schools\International Student Center\ 1958, 1960, 1963 Building (continued)

**Deficiency Sheet:**

**Deficiency:**

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

Surveyor/Update: Chuck Gulley Sat, 18-Jun-2011  
Priority: 4  
Quantity: 1



**Estimates:**

Raw Cost	<b>\$270,065.40</b>
Plus or (Minus) Additional Cost	<b>\$102,624.85</b>
Total Estimated Amount	<b>\$372,690.25</b>

**Deficiency:**

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

Surveyor/Update: Chuck Gulley Thu, 17-Mar-2011  
Priority: 4  
Quantity: 1



**Estimates:**

Raw Cost	<b>\$26,075.28</b>
Plus or (Minus) Additional Cost	<b>\$9,908.61</b>
Total Estimated Amount	<b>\$35,983.89</b>

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**Facility:** \Middle Schools\International Student Center\ 1958, 1960, 1963 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: 3  
Quantity: 1

Thu, 17-Mar-2011

Note: **The roof covering is beyond its service life, has standing water, and should be scheduled for replacement.**



**Estimates:**

Raw Cost	<b>\$187,183.26</b>
Plus or (Minus) Additional Cost	<b>\$71,129.64</b>
Total Estimated Amount	<b>\$258,312.90</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

Thu, 17-Mar-2011

Note: **The roof openings are aged, worn, and should be replaced in conjunction with the roof.**



**Estimates:**

Raw Cost	<b>\$931.26</b>
Plus or (Minus) Additional Cost	<b>\$353.88</b>
Total Estimated Amount	<b>\$1,285.14</b>

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Report Date: 24 Jun 2011

**Facility:** \Middle Schools\International Student Center\ 1958, 1960, 1963 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: 3  
Quantity: 1

Sat, 18-Jun-2011

Note: **The doors are original and worn and should be replaced.**



**Estimates:**

Raw Cost	<b>\$48,086.88</b>
Plus or (Minus) Additional Cost	<b>\$18,273.01</b>
Total Estimated Amount	<b>\$66,359.89</b>

**Deficiency:**

Assembly: **C1030**  
System: **Fittings**  
Material: **System**  
Distress: **Beyond Service Life**  
Category: **Deferred Maintenance**  
Correction: **Renew System**

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

Fri, 11-Mar-2011

Note: **Fittings, such as chalk and tack boards, toilet and bath accessories, toilet partitions, and shelving, are aged, worn, and damaged, and should be replaced.**



**Estimates:**

Raw Cost	<b>\$63,791.31</b>
Plus or (Minus) Additional Cost	<b>\$24,240.70</b>
Total Estimated Amount	<b>\$88,032.01</b>

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**International Student Center Facility Executive Summary Report**

Report Date: 24 Jun 2011

**Facility:** \Middle Schools\International Student Center\ 1958, 1960, 1963 Building (continued)**Deficiency:**

Assembly: **C3010**  
 System: **Wall Finishes - Paint**  
 Material: **System**  
 Distress: **Beyond Service Life**  
 Category: **Deferred Maintenance**  
 Correction: **Renew System**

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

Sat, 18-Jun-2011

**Note:** The wall paint is aged and scuffed and should be repainted.**Estimates:**

Raw Cost	<b>\$24,399.01</b>
Plus or (Minus) Additional Cost	<b>\$9,271.62</b>
Total Estimated Amount	<b>\$33,670.63</b>

**Deficiency:**

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

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

Thu, 17-Mar-2011

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

Raw Cost	<b>\$13,273.59</b>
Plus or (Minus) Additional Cost	<b>\$5,043.96</b>
Total Estimated Amount	<b>\$18,317.55</b>

**DeKalb County School System**

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 Facility Report  
**International Student Center Facility Executive Summary Report**

Report Date: 24 Jun 2011

**Facility:** \Middle Schools\International Student Center\ 1958, 1960, 1963 Building (continued)

**Deficiency:**

Assembly: **C3020**  
System: **Floor Finishes - VCT**  
Material: **System**  
Distress: **Beyond Service Life**  
Category: **Deferred Maintenance**  
Correction: **Renew System**

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

Sat, 18-Jun-2011

Note: **The VCT and VAT are beyond their service life, worn, and separating, and should be replaced.**



**Estimates:**

Raw Cost	<b>\$207,624.42</b>
Plus or (Minus) Additional Cost	<b>\$78,897.28</b>
Total Estimated Amount	<b>\$286,521.70</b>

**Deficiency:**

Assembly: **D2010**  
System: **Plumbing Fixtures**  
Material: **System**  
Distress: **Needs Remediation**  
Category: **Deferred Maintenance**  
Correction: **Renew System**

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

Wed, 30-Mar-2011

Note: **While the plumbing fixtures in the gang restrooms were replaced in 2010, the remaining plumbing fixtures in the hallways, classrooms, kitchen restrooms, staff lounge restrooms, janitor's closets, and mechanical spaces were not. These plumbing fixtures should also be replaced, as they are aged and worn.**



**Estimates:**

Raw Cost	<b>\$249,577.68</b>
Plus or (Minus) Additional Cost	<b>\$94,839.52</b>
Total Estimated Amount	<b>\$344,417.20</b>

**DeKalb County School System**

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 Facility Report  
**International Student Center Facility Executive Summary Report**

Report Date: 24 Jun 2011

**Facility:** \Middle Schools\International Student Center\ 1958, 1960, 1963 Building (continued)

**Deficiency:**

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

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

Sat, 18-Jun-2011

Note: **The rain water drainage system is aged, causing standing water on the roof, and should be replaced.**



**Estimates:**

Raw Cost	<b>\$28,403.43</b>
Plus or (Minus) Additional Cost	<b>\$10,793.30</b>
Total Estimated Amount	<b>\$39,196.73</b>

**Deficiency:**

Assembly: **D3040**  
System: **Distribution Systems & Exhaust Systems**  
Material:  
Distress: **Beyond Service Life**  
Category: **Deferred Maintenance**  
Correction: **Renew System**  
Note: **The exhaust fans are inadequate and damaged, they do not ventilate restrooms properly, and should be replaced.**

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

Thu, 31-Mar-2011



**Estimates:**

Raw Cost	<b>\$157,382.94</b>
Plus or (Minus) Additional Cost	<b>\$59,805.52</b>
Total Estimated Amount	<b>\$217,188.46</b>



**DeKalb County School System**

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 Facility Report  
**International Student Center Facility Executive Summary Report**

Report Date: 24 Jun 2011

**Facility:** \Middle Schools\International Student Center\ 1958, 1960, 1963 Building (continued)

**Deficiency:**

Assembly: **D5010**  
System: **Electrical Service/Distribution System**  
Material: **Beyond Service Life**  
Distress: **Beyond Service Life**  
Category: **Deferred Maintenance**  
Correction: **Renew System**

Surveyor/Update: Chuck Gulley Sat, 18-Jun-2011  
Priority: 3  
Quantity: 1

Note: **The original electrical service and distribution system is aged and inadequate for modern technology loads and should be replaced.**



**Estimates:**

Raw Cost	<b>\$62,394.42</b>
Plus or (Minus) Additional Cost	<b>\$23,709.88</b>
Total Estimated Amount	<b>\$86,104.30</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 Thu, 17-Mar-2011  
Priority: 3  
Quantity: 1

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



**Estimates:**

Raw Cost	<b>\$179,267.55</b>
Plus or (Minus) Additional Cost	<b>\$68,121.67</b>
Total Estimated Amount	<b>\$247,389.22</b>

**DeKalb County School System**1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083COMET4 Facility Report  
**International Student Center Facility Executive Summary Report**

Report Date: 24 Jun 2011

**Facility:** \Middle Schools\International Student Center\ 1958, 1960, 1963 Building (continued)**Deficiency:**

Assembly: **E1090**  
 System: **Other Equipment - Kitchen Equipment**  
 Material: **System**  
 Distress: **Inadequate**  
 Category: **Deferred Maintenance**  
 Correction: **Renew System**

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

Sat, 30-Apr-2011

Note: **The kitchen equipment is inadequate to support the entire middle school and should be scheduled for replacement.**

**Estimates:**

Raw Cost	<b>\$321,284.70</b>
Plus or (Minus) Additional Cost	<b>\$122,088.19</b>
Total Estimated Amount	<b>\$443,372.89</b>

**Deficiency:**

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

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

Thu, 17-Mar-2011

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

**Estimates:**

Raw Cost	<b>\$174,145.62</b>
Plus or (Minus) Additional Cost	<b>\$66,175.34</b>
Total Estimated Amount	<b>\$240,320.96</b>

**DeKalb County School System**

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 Facility Report  
**International Student Center Facility Executive Summary Report**

Report Date: 24 Jun 2011

**Facility:** \Middle Schools\International Student Center\ 1958, 1960, 1963 Building (continued)

**Deficiency:**

Assembly: **F1010**  
System: **Special Structures - Canopies**  
Material: **System**  
Distress: **Beyond Service Life**  
Category: **Deferred Maintenance**  
Correction: **Renew System**

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

Sat, 18-Jun-2011

Note: **The main entrance canopy is leaking and cracking and should be repaired.**



**Estimates:**

Raw Cost	<b>\$40,044.18</b>
Plus or (Minus) Additional Cost	<b>\$15,216.79</b>
Total Estimated Amount	<b>\$55,260.97</b>

# DeKalb County School System

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

## COMET4 Facility Report International Student Center Facility Executive Summary Report

Report Date: 24 Jun 2011

**Facility:** \Middle Schools\International Student Center\ 2000 Gym  
**Address:** 2383 N. Druid Hills Road, Atlanta, GA 30329

**Attributes:**

**Fire Sprinkler System** No

**General Information:**

**Function:** Middle School

**Year Built:** 2000

**Gross Area:** 5,478 S.F.

**Last Renovation:**

**Facility Description:**

The 2000 Gymnasium at the International Student Center (Druid Hills) is a one-story building located at 2383 N. Druid Hills Road in Atlanta, Georgia. There have been no additions or 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.

There are no energy conservation opportunities for this building at this time.

**Current Repair Cost:** \$56,153.58

**Replacement Cost:** \$1,040,886.83

**FCI:** 5.39%



11-Feb-2011  
West Elevation



11-Feb-2011  
South Elevation



11-Feb-2011  
East Elevation



11-Feb-2011  
North Elevation

**DeKalb County School System**

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 Facility Report  
**International Student Center Facility Executive Summary Report**

Report Date: 24 Jun 2011

**Facility:** \Middle Schools\International Student Center\ 2000 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	\$190.01	S.F.	5,478	107	\$1,111,717	50	2000	2008	2015		\$56,154	\$1,040,891	5
Substructure	\$17.07	S.F.	5,478	100	\$93,513	100	2000					\$93,513	
Foundations	\$17.07	S.F.	5,478	100	\$93,513	100	2000					\$93,513	
Standard Foundations	\$10.57	S.F.	5,478	100	\$57,907	100	2000					\$57,907	
Slab on Grade	\$6.50	S.F.	5,478	100	\$35,606	100	2000					\$35,606	
Shell	\$45.06	S.F.	5,478	103	\$254,585	89	2000	2030				\$246,822	
Superstructure	\$14.21	S.F.	5,478	100	\$77,864	100	2000					\$77,864	
Roof Construction	\$14.21	S.F.	5,478	100	\$77,864	100	2000					\$77,864	
Exterior Enclosure	\$18.96	S.F.	5,478	101	\$105,124	91	2000	2030				\$103,869	
Exterior Walls	\$16.67	S.F.	5,478	100	\$91,320	100	2000					\$91,320	
Exterior Doors	\$2.29	S.F.	5,478	110	\$13,804	30	2000	2030				\$12,549	
Roofing	\$11.88	S.F.	5,478	110	\$71,597	75	2000	2075				\$65,089	
Roof Coverings - Standing Seam Metal	\$11.88	S.F.	5,478	110	\$71,597	75	2000	2075				\$65,089	
Interiors	\$66.30	S.F.	5,478	108	\$392,496	38	2000	2008	2015			\$363,167	
Interior Construction	\$21.51	S.F.	5,478	104	\$122,655	76	2000	2020				\$117,855	
Partitions	\$13.57	S.F.	5,478	110	\$81,742	100	2000					\$74,311	
Interior Doors	\$4.25	S.F.	5,478	80	\$18,627	40	2000	2040				\$23,284	
Fittings	\$3.70	S.F.	5,478	110	\$22,286	20	2000	2020				\$20,260	
Interior Finishes	\$44.78	S.F.	5,478	110	\$269,841	20	2000	2008	2015			\$245,312	
Wall Finishes - Ceramic	\$7.19	S.F.	5,478	110	\$43,324	30	2000	2030				\$39,386	
Wall Finishes - Paint	\$1.52	S.F.	5,478	110	\$9,147	10	2000	2010	2015	5		\$8,316	
Floor Finishes - Ceramic Tile	\$7.16	S.F.	5,478	110	\$43,158	50	2000	2050				\$39,235	
Floor Finishes - Neoprene	\$19.06	S.F.	5,478	110	\$114,838	8	2000	2008	2015	5		\$104,399	
Floor Finishes - VCT	\$5.38	S.F.	5,478	110	\$32,431	15	2000	2015				\$29,483	
Ceiling Finishes	\$4.47	S.F.	5,478	110	\$26,943	20	2000	2020				\$24,493	
Services	\$61.59	S.F.	5,478	110	\$371,123	23	2000	2010	2015		\$56,154	\$337,389	17
Plumbing	\$14.59	S.F.	5,478	110	\$87,895	30	2000	2030				\$79,906	
Plumbing Fixtures	\$7.20	S.F.	5,478	110	\$43,407	30	2000	2030				\$39,461	
Domestic Water Distribution	\$5.96	S.F.	5,478	110	\$35,923	30	2000	2030				\$32,658	
Sanitary Waste	\$0.87	S.F.	5,478	110	\$5,239	30	2000	2030				\$4,763	
Rain Water Drainage	\$0.22	S.F.	5,478	110	\$1,330	30	2000	2030				\$1,210	
Other Plumbing Systems - Natural Gas	\$0.33	S.F.	5,478	110	\$1,996	30	2000	2030				\$1,814	
HVAC	\$29.27	S.F.	5,478	110	\$176,374	21	2000	2015			\$56,154	\$160,340	35
Distribution Systems & Exhaust Systems	\$10.39	S.F.	5,478	110	\$62,616	30	2000	2030				\$56,924	
Terminal & Package Units	\$17.29	S.F.	5,478	110	\$104,195	15	2000	2015			\$56,154	\$94,722	59
Controls & Instrumentation	\$1.59	S.F.	5,478	110	\$9,563	20	2000	2020				\$8,694	
Fire Protection			0			0	0						
Sprinklers	\$3.91	S.F.	0	110		30	2000	2030					
Electrical	\$17.73	S.F.	5,478	110	\$106,854	22	2000	2010	2015			\$97,143	
Electrical Service/Distribution	\$1.34	S.F.	5,478	110	\$8,066	30	2000	2030				\$7,333	
Branch Wiring	\$5.96	S.F.	5,478	110	\$35,923	30	2000	2030				\$32,658	
Lighting	\$5.96	S.F.	5,478	110	\$35,923	20	2000	2020				\$32,658	
Communications and Security - Fire Alarm	\$2.46	S.F.	5,478	110	\$14,802	10	2000	2010	2015	5		\$13,456	
Communications and Security - Public Address & Clock System	\$1.01	S.F.	5,478	110	\$6,070	20	2000	2020				\$5,519	
Communications and Security - Security & CCTV	\$1.01	S.F.	5,478	110	\$6,070	10	2000	2010	2015	5		\$5,519	

**DeKalb County School System**

1701 Mountain Industrial Blvd  
 Stone Mountain, GA 30083

COMET4 Facility Report  
**International Student Center Facility Executive Summary Report**

Report Date: 24 Jun 2011

**Facility:** \Middle Schools\International Student Center\ **2000 Gym** (continued)

**Renewal Schedule:**

Systems	2010-12	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$56,154			\$326,315					\$135,447		
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Shell											
Superstructure											
Roof Construction											
Exterior Enclosure											
Exterior Walls											
Exterior Doors											
Roofing											
Roof Coverings - Standing Seam Metal											
Interiors				\$181,329					\$66,159		
Interior Construction									\$29,950		
Partitions											
Interior Doors											
Fittings									\$29,950		
Interior Finishes				\$181,329					\$36,209		
Wall Finishes - Ceramic											
Wall Finishes - Paint				\$10,604							
Floor Finishes - Ceramic Tile											
Floor Finishes - Neoprene				\$133,129							
Floor Finishes - VCT				\$37,596							
Ceiling Finishes									\$36,209		
Services	\$56,154			\$144,986					\$69,288		
Plumbing											
Plumbing Fixtures											
Domestic Water Distribution											
Sanitary Waste											
Rain Water Drainage											
Other Plumbing Systems - Natural Gas											
HVAC	\$56,154			\$120,790					\$12,852		
Distribution Systems & Exhaust Systems											
Terminal & Package Units	\$56,154			\$120,790							
Controls & Instrumentation									\$12,852		
Fire Protection											
Sprinklers											
Electrical				\$24,196					\$56,436		
Electrical Service/Distribution											
Branch Wiring											
Lighting									\$48,278		
Communications and Security - Fire Alarm				\$17,159							
Communications and Security - Public Address & Clock System									\$8,158		
Communications and Security - Security & CCTV				\$7,037							

**DeKalb County School System**

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 Facility Report  
**International Student Center Facility Executive Summary Report**

Report Date: 24 Jun 2011

**Facility:** \Middle Schools\International Student Center\ **2000 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: **Air conditioning is missing and should be installed.**

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

Tue, 03-May-2011



**Estimates:**

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

**DeKalb County School System**

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 Facility Report  
**International Student Center Facility Executive Summary Report**

Report Date: 24 Jun 2011

**Facility:** \Middle Schools\International Student Center\  
**Address:** 2383 N. Druid Hills Road, Atlanta, GA 30329

**Covered Walkway**

**Attributes:**  
\*\*\*None\*\*\*

**General Information:**

<b>Function:</b>	Middle School	<b>Year Built:</b>	2000
<b>Gross Area:</b>	1,840 S.F.	<b>Last Renovation:</b>	

**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:** \$53,333.16      **FCI:** 0.00%



11-Feb-2011  
West Elevation



11-Feb-2011  
South Elevation



11-Feb-2011  
West Elevation



11-Feb-2011  
East Elevation



**DeKalb County School System**1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083COMET4 Facility Report  
**International Student Center Facility Executive Summary Report**

Report Date: 24 Jun 2011

**Facility:** \Middle Schools\International Student Center\ **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	\$28.99	S.F.	1,840	100	\$53,333	25	2000	2025			0	\$53,333	
Special Construction	\$28.99	S.F.	1,840	100	\$53,333	25	2000	2025				\$53,333	
Special Construction	\$28.99	S.F.	1,840	100	\$53,333	25	2000	2025				\$53,333	
Special Structures - Covered Walkways Metal	\$28.99	S.F.	1,840	100	\$53,333	25	2000	2025				\$53,333	



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**DeKalb County School System**

1701 Mountain Industrial Blvd  
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COMET4 Facility Report  
**International Student Center Facility Executive Summary Report**

Report Date: 24 Jun 2011

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**Facility:** \Middle Schools\International Student Center\ **Covered Walkway** (continued)

**Deficiency Sheet:**

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

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**DeKalb County School System**1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083COMET4 Facility Report  
**International Student Center Facility Executive Summary Report**Report Date: 24 Jun 2011

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**Facility:** \\Middle Schools\International Student Center\Site  
**Address:** 2383 N. Druid Hills Road, Atlanta, GA 30329**Attributes:****Site Code** 1500**General Information:****Function:** Middle School**Year Built:** 1958**Gross Area:** 47,808 S.F.**Last Renovation:****Facility Description:**

The International Student Center (Druid Hills) site was originally constructed in 1958, has a total area of 10 acres, and is occupied by approximately 47,808 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:** \$317,816.11**Replacement Cost:** \$971,640.23**FCI:** 32.71%

04-Nov-2010

Aerial Image of International Student  
Center (Druid Hills)

**DeKalb County School System**

1701 Mountain Industrial Blvd  
 Stone Mountain, GA 30083

COMET4 Facility Report  
**International Student Center Facility Executive Summary Report**

Report Date: 24 Jun 2011

**Facility:** \Middle Schools\International Student Center\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	\$20.32	S.F.	47,808	109	\$1,058,623	36	1966	1968	2020		\$317,816	\$971,641	33
Building Sitework	\$20.32	S.F.	47,808	109	\$1,058,623	36	1966	1968	2020		\$317,816	\$971,641	33
Site Improvements	\$8.95	S.F.	47,808	108	\$460,279	22	1958	1968			\$317,816	\$427,690	74
Roadways	\$1.00	S.F.	47,808	110	\$52,347	25	1958	1983			\$52,347	\$47,588	110
Parking Lots	\$0.96	S.F.	47,808	110	\$50,359	25	1958	1983			\$50,359	\$45,781	110
Pedestrian Paving	\$1.89	S.F.	47,808	110	\$99,393	30	1958	1988			\$99,393	\$90,357	110
Site Development	\$0.26	S.F.	47,808	110	\$13,915	10	1958	1968			\$13,915	\$12,650	110
Site Development 2	\$2.13	S.F.	47,808	100	\$101,802	30	1958	1988			\$101,802	\$101,802	100
Fence & Guardrails	\$2.13		47,808	100	\$101,802	30	1958	1988			\$101,802	\$101,802	100
Landscaping	\$2.71	S.F.	47,808	110	\$142,463	10	1958					\$129,512	
Site Mechanical Utilities	\$9.98	S.F.	47,808	110	\$524,794	50	1958	1988	2020			\$477,086	
Water Supply	\$2.73	S.F.	47,808	110	\$143,788	50	1958	2008	2020	10		\$130,717	
Sanitary Sewer	\$1.99	S.F.	47,808	110	\$104,694	50	1958	2008	2020	10		\$95,176	
Storm Sewer	\$5.05	S.F.	47,808	110	\$265,710	50	1958	2008	2020	10		\$241,555	
Fuel Distribution - Gas	\$0.20	S.F.	47,808	110	\$10,602	30	1958	1988	2020	10		\$9,638	
Site Electrical Utilities	\$1.40	S.F.	47,808	110	\$73,550	30	1992	2020				\$66,865	
Electrical Distribution	\$0.52	S.F.	47,808	110	\$27,167	30	1990	2020				\$24,698	
Site Lighting	\$0.69	S.F.	47,808	110	\$36,444	30	1990	2020				\$33,131	
Site Communication and Security	\$0.19	S.F.	47,808	110	\$9,939	30	1995	2025				\$9,036	



**DeKalb County School System**

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 Facility Report  
**International Student Center Facility Executive Summary Report**

Report Date: 24 Jun 2011

**Facility:** \Middle Schools\International Student Center\Site (continued)

**Deficiency Sheet:**

**Deficiency:**

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

Surveyor/Update: Chuck Gulley Sat, 18-Jun-2011  
Priority: 3  
Quantity: 1



**Estimates:**

Raw Cost	<b>\$41,545.15</b>
Plus or (Minus) Additional Cost	<b>\$10,801.74</b>
Total Estimated Amount	<b>\$52,346.89</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, cracking, and should be resurfaced and restriped.**

Surveyor/Update: Chuck Gulley Sat, 18-Jun-2011  
Priority: 3  
Quantity: 1



**Estimates:**

Raw Cost	<b>\$39,967.49</b>
Plus or (Minus) Additional Cost	<b>\$10,391.55</b>
Total Estimated Amount	<b>\$50,359.04</b>

**DeKalb County School System**

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 Facility Report  
**International Student Center Facility Executive Summary Report**

Report Date: 24 Jun 2011

**Facility:** \Middle Schools\International Student Center\Site (continued)

**Deficiency:**

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

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

Thu, 17-Mar-2011

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



**Estimates:**

Raw Cost	<b>\$78,883.20</b>
Plus or (Minus) Additional Cost	<b>\$20,509.63</b>
Total Estimated Amount	<b>\$99,392.83</b>

**Deficiency:**

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

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

Thu, 17-Mar-2011

Note: **Site development features, such as site furnishings and signage, are beyond their service life and should be scheduled for replacement.**



**Estimates:**

Raw Cost	<b>\$11,043.65</b>
Plus or (Minus) Additional Cost	<b>\$2,871.35</b>
Total Estimated Amount	<b>\$13,915.00</b>



**DeKalb County School System**

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 Facility Report  
**International Student Center Facility Executive Summary Report**

Report Date: 24 Jun 2011

**Facility:** \Middle Schools\International Student Center\Site (continued)

**Deficiency:**

Assembly: **G2040105**  
System: **Fence & Guardrails**  
Material: **System**  
Distress: **Beyond Service Life**  
Category: **Deferred Maintenance**  
Correction: **Renew System**  
Note: **The fence is rusted and damaged and should be replaced.**

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

Sat, 18-Jun-2011



**Estimates:**

Raw Cost	<b>\$80,795.52</b>
Plus or (Minus) Additional Cost	<b>\$21,006.84</b>
Total Estimated Amount	<b>\$101,802.36</b>

**DeKalb County School System**

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 Facility Report  
**International Student Center Facility Executive Summary Report**

Report Date: 24 Jun 2011

**Facility:** \Middle Schools\International Student Center\**Storage Building**  
**Address:** 2383 N. Druid Hills Road, Atlanta, GA 30329

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

**General Information:**  
**Function:** Middle School **Year Built:** 2000  
**Gross Area:** 110 S.F. **Last Renovation:**

**Facility Description:**

The Storage Building at the International Student Center School (Druid Hills) is located at 2383 N. Druid Hills Road in Atlanta, Georgia. There have been no additions or 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:** \$10,108.36 **FCI:** 0.00%



11-Feb-2011  
North Elevation



11-Feb-2011  
East Elevation



11-Feb-2011  
South Elevation



11-Feb-2011  
West Elevation

**DeKalb County School System**

1701 Mountain Industrial Blvd  
 Stone Mountain, GA 30083

COMET4 Facility Report  
**International Student Center Facility Executive Summary Report**

Report Date: 24 Jun 2011

**Facility:** \Middle Schools\International Student Center\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	\$91.89	S.F.	110	103	\$10,423	70	2000	2020			0	\$10,108	
Substructure	\$7.89	S.F.	110	100	\$868	100	2000					\$868	
Foundations	\$7.89	S.F.	110	100	\$868	100	2000					\$868	
Standard Foundations	\$4.49	S.F.	110	100	\$493	100	2000					\$493	
Slab on Grade	\$3.41	S.F.	110	100	\$375	100	2000					\$375	
Basement Construction		S.F.	110			0	2000						
Basement Excavation		S.F.	110	100		100	2000						
Basement Walls		S.F.	110	100		100	2000						
Shell	\$63.53	S.F.	110	102	\$7,154	80	2000	2020				\$6,988	
Superstructure	\$13.56	S.F.	110	100	\$1,492	100	2000					\$1,492	
Roof Construction	\$13.57	S.F.	110	100	\$1,492	100	2000					\$1,492	
Exterior Enclosure	\$35.60	S.F.	110	100	\$3,924	98	2000	2030				\$3,916	
Exterior Walls	\$34.87	S.F.	110	100	\$3,836	100	2000					\$3,836	
Exterior Windows		S.F.	110	110		30	2000	2030					
Exterior Doors	\$0.73	S.F.	110	110	\$88	30	2000	2030				\$80	
Roofing	\$14.36	S.F.	110	110	\$1,738	20	2000	2020				\$1,580	
Roof Coverings	\$14.37	S.F.	110	110	\$1,738	20	2000	2020				\$1,580	
Interiors	\$5.05	S.F.	110	96	\$536	24	2000	2020				\$556	
Interior Construction	\$5.05	S.F.	110	96	\$536	24	2000	2020				\$556	
Partitions		S.F.	110	110		40	2000						
Interior Doors	\$2.26	S.F.	110	80	\$199	30	2000	2030				\$249	
Fittings	\$2.79	S.F.	110	110	\$337	20	2000	2020				\$307	
Interior Finishes		S.F.	110			0	2000	2020					
Wall Finishes		S.F.	110	110		20	2000	2020					
Floor Finishes		S.F.	110	110		20	2000	2020					
Ceiling Finishes		S.F.	110	110		20	2000	2020					
Services	\$15.42	S.F.	110	110	\$1,865	30	2000	2030				\$1,696	
Plumbing		S.F.	110			0	2000	2030					
Rain Water Drainage		S.F.	110	110		30	2000	2030					
Electrical	\$15.42	S.F.	110	110	\$1,865	30	2000	2030				\$1,696	
Electrical Service/Distribution	\$3.30	S.F.	110	110	\$399	30	2000	2030				\$363	
Lighting and Branch Wiring	\$12.12	S.F.	110	110	\$1,466	30	2000	2030				\$1,333	



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**DeKalb County School System**

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 Facility Report  
**International Student Center Facility Executive Summary Report**

Report Date: 24 Jun 2011

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**Facility:** \Middle Schools\International Student Center\**Storage Building** (continued)

**Deficiency Sheet:**

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

# **Educational Adequacy Report**

### Suitability Report - Full

Project #: 4469	County: DeKalb	Site #: 0288
Project: Assessments 2010	Region: 1	Site: International Student Cen
Grade Config: 3 - 12	Site Type: Other	Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
<b>Suitability - K-12</b>				
<b>Site</b>				
Traffic	Fair	2.01	3.00	67.00
Pedestrian Traffic	Good	0.34	0.34	100.00
Parking	Good	3.55	3.55	100.00
Play Courts & Fields	Unsat	0.00	4.66	0.00
<b>Safety and Security</b>				
Fencing	Unsat	0.00	1.43	0.00
Signage & Way Finding	Unsat	0.00	0.18	0.00
Ease of Supervision	P/U	0.00	2.50	0.00
Limited Entrances	G/F	0.50	0.50	100.00
Interior Circulation	G/F	0.50	0.50	100.00
Sprinkler System	Unsat	0.00	0.50	0.00
<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	Poor	4.04	12.25	33.00
Adjacencies	Poor	0.87	2.63	33.00
Storage\Fixed Equip.	Fair	1.76	2.63	67.00
<b>Remedial - Special Needs</b>				
Size	Good	2.38	2.38	100.00
Adjacencies	G/F	0.51	0.51	100.00
Storage\Fixed Equip.	G/F	0.51	0.51	100.00
<b>Library</b>				
Size	P/U	0.00	1.83	0.00
Adjacencies	G/F	0.39	0.39	100.00
Storage\Fixed Equip.	P/U	0.00	0.39	0.00
<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	P/U	0.00	2.38	0.00
Adjacencies	P/U	0.00	0.51	0.00
Storage\Fixed Equip.	P/U	0.00	0.51	0.00

Project #: 4469

County: DeKalb

Site #: 0288

Project: Assessments 2010

Region: 1

Site: International Student Cen

Grade Config: 3 - 12

Site Type: Other

Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
<b>Art</b>				
Size	P/U	0.00	1.15	0.00
Adjacencies	P/U	0.00	0.25	0.00
Storage\Fixed Equip.	P/U	0.00	0.25	0.00
<b>Performing Arts\Auditorium</b>				
Size	Fair	2.71	4.05	67.00
Adjacencies	Good	0.87	0.87	100.00
Storage\Fixed Equip.	P/U	0.00	0.87	0.00
<b>Vocational Technical</b>				
Size	Unsat	0.00	3.74	0.00
Adjacencies	Unsat	0.00	0.80	0.00
Storage\Fixed Equip.	P/U	0.00	0.80	0.00
<b>Science</b>				
Size	P/U	0.00	2.03	0.00
Adjacencies	Good	0.43	0.43	100.00
Storage\Fixed Equip.	P/U	0.00	0.43	0.00
<b>Kindergarten</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>Administration</b>				
Size	P/U	0.00	1.21	0.00
Adjacencies	G/F	0.26	0.26	100.00
Storage\Fixed Equip.	P/U	0.00	0.26	0.00
<b>Restrooms (Student)</b>	P/U	0.00	0.89	0.00
<b>Teacher Lounge and Work Room(s)</b>	P/U	0.00	0.68	0.00
<b>Cafeteria</b>	Fair	3.35	5.00	67.00
<b>Food Prep</b>	Unsat	0.00	6.63	0.00
<b>Counseling</b>	Good	0.31	0.31	100.00
<b>Clinic</b>	P/U	0.00	0.26	0.00
<b>Custodial &amp; Maintenance</b>	P/U	0.00	0.50	0.00
<b>Total For Site:</b>		<b>38.30</b>	<b>98.73</b>	<b>38.79</b>

Comments

## Suitability - K-12

International Student Center is a school for non English speaking students that are recent arrivals to the United States. Student range from grade 3 through 12, and can be up to 20 years of age. The school has been located in an old elementary school, constructed approximately 1960, for 3 years. There are 9 portable classrooms on this site that are used for core subjects. There are three programs happening in this school: 1) Intensive English for grades 3-11, which happens from 9:00am until 1:00pm, then students return to their home schools. 2) 7th and 8th grade lab

## Suitability - K-12-&gt;Site--&gt;Traffic

There is not adequate separation of buses and cars from parking. Entering and exiting campus is difficult due to the heavy volume of street traffic.

## Suitability - K-12-&gt;Site--&gt;Play Courts &amp; Fields

There are no outdoor facilities at this site.



Project #: 4469

County: DeKalb

Site #: 0288

Project: Assessments 2010

Region: 1

Site: International Student Cen

Grade Config: 3 - 12

Site Type: Other

Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - K-12->Safety and Security-->Fencing There is no fencing at this school.				
Suitability - K-12->Safety and Security-->Signage & Way Finding There is no large signage or wayfinding signs.				
Suitability - K-12->Safety and Security-->Ease of Supervision The open campus and the large number of portables makes supervision difficult.				
Suitability - K-12->Safety and Security-->Sprinkler System There are no sprinklers at this site.				
Suitability - K-12->School Climate-->Learning Style Variety The lack of an adequate number of learning spaces, a lack of a computer lab, and a small media center are distractions to meeting the learning needs of students.				
Suitability - K-12->School Climate-->School Environment The large number of portables and an older building detract from a positive learning environment.				
Suitability - K-12->General Classrooms-->Size There are a large number of general classes located in portables. Also, two teachers are currently doubled up in the same classroom, the cafeteria is being used for instruction, and a math class is meeting in the gym.				
Suitability - K-12->General Classrooms-->Adjacencies Many of the classes are meeting in portables.				
Suitability - K-12->General Classrooms-->Storage\Fixed Equip. The general classrooms have adequate storage and necessary equipment. Some classes are in portables.				
Suitability - K-12->Library-->Size The library is 1,600 square feet in size, which is below district guidelines. One storage room is used by the district ESOL program.				
Suitability - K-12->Library-->Storage\Fixed Equip. There is a lack of adequate storage. One of the storage rooms has been taken over by the hub. Some storage still happens in this room.				
Suitability - K-12->Music-->Size There is no music room.				
Suitability - K-12->Music-->Adjacencies There is no music room.				
Suitability - K-12->Music-->Storage\Fixed Equip. There is no music room.				
Suitability - K-12->Art-->Size There is no art room.				
Suitability - K-12->Art-->Adjacencies There is no art room.				
Suitability - K-12->Art-->Storage\Fixed Equip. There is no art room.				
Suitability - K-12->Performing Arts\Auditorium-->Size The stage is being used as a storage for clothing.				
Suitability - K-12->Performing Arts\Auditorium-->Storage\Fixed Equip. There is no storage and there is no PA system.				

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - K-12->Vocational Technical-->Size There are no vocational classes at this school.				
Suitability - K-12->Vocational Technical-->Adjacencies There are no vocational classes at this school.				
Suitability - K-12->Vocational Technical-->Storage\Fixed Equip. There are no vocational classes at this school.				
Suitability - K-12->Science-->Size The science classes meet in general classrooms with no special equipment. Two teachers hold classes in the same room at the same time.				
Suitability - K-12->Science-->Storage\Fixed Equip. There is no special equipment for the science program.				
Suitability - K-12->Administration-->Size The office is small, with a small reception area. The bookkeeper's office is located away from the office, in a room behind the teacher workroom. There is not a conference room.				
Suitability - K-12->Administration-->Storage\Fixed Equip. There is a lack of adequate storage space.				
Suitability - K-12->Restrooms (Student) The portable classrooms do not have restrooms and exterior doors are kept locked, making access difficult. There is an inadequate number of student restrooms in the main building. Ventilation is a problem.				
Suitability - K-12->Teacher Lounge and Work Room(s) There is only one staff restroom, which is located in the lounge. The lounge is small and there is not a sink. The workroom is small and inadequate.				
Suitability - K-12->Cafeteria The cafeteria is 3,500 square feet in size, which is below district guidelines. There is only one serving line. Lunch is served from 10:30am-1:15pm.				
Suitability - K-12->Food Prep This is a satellite kitchen. There is not a restroom or office space. There is a lack of dry and cold storage.				
Suitability - K-12->Clinic There is not a clinic at this site.				
Suitability - K-12->Custodial & Maintenance There is a lack of custodial spaces. There is no space close to the cafeteria.				

# **Technology Readiness Report**

