

Facility Condition Assessment Report

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

COMET4 Facility Report

Kelley Lake Elementary Facility Executive Summary ReportReport Date: 01 Jul 2011

Facility: \Elementary Schools\Kelley Lake Elementary**Address:** 2590 Kelly Lake Road, Decatur, GA 30032**Attributes:**

Facility Code	4059
Super Cluster	5

General Information:

Function:	Elementary School	Year Built:	
Gross Area:	53,237 S.F.	Last Renovation:	

Facility Description:

The Kelley Lake Elementary School campus consists of two buildings located at 2590 Kelley Lake Road in Decatur, Georgia. The original campus was constructed in 1963, additions to the main school building were constructed in 1965 and 1969, and a gymnasium building was constructed in 2003. In addition to these buildings, the campus contains a storage building, covered walkway, hard surface play area, playground, and playfield. This report contains condition and adequacy data collected during the 2010/2011 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report for each building and other facilities on the campus.

Current Repair Cost: \$4,189,571.33**Replacement Cost:** \$11,363,903.07**FCI:** 36.87%

11-Mar-2011
Kelley Lake Elementary School

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 FCI Report

Kelley Lake 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
Kelley Lake Elementary\ 1963, 1965, 1969 Building	Jan 1998	\$180.01	47,759	\$4,089,924	\$8,596,948	47.57%	\$0	\$0	\$4,089,924	\$0	\$0
Kelley Lake Elementary\ 2003 Gym		\$168.12	5,478	\$56,155	\$920,968	6.10%	\$0	\$0	\$56,155	\$0	\$0
Kelley Lake Elementary\Playfield		\$4.84	98,000	\$27,166	\$474,163	5.73%	\$0	\$0	\$27,166	\$0	\$0
Kelley Lake Elementary\Site		\$22.72	53,237	\$16,327	\$1,209,308	1.35%	\$0	\$0	\$16,327	\$0	\$0
Kelley Lake Elementary\Hard Surface Play Area		\$13.26	7,500	\$0	\$99,414	0.00%	\$0	\$0	\$0	\$0	\$0
Kelley Lake Elementary\2003 Covered Walkway		\$27.64	2,000	\$0	\$55,283	0.00%	\$0	\$0	\$0	\$0	\$0
Kelley Lake Elementary\ 1969 Storage		\$71.08	110	\$0	\$7,819	0.00%	\$0	\$0	\$0	\$0	\$0

DeKalb County School System

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COMET4 Survey Report Kelley Lake Elementary Detailed Facility Needs Assessment Report

Report Date: 01 Jul 2011

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Location / Note
DeKalb County School System								\$3,038,922	\$1,150,650	\$4,189,571			
Elementary Schools								\$3,038,922	\$1,150,650	\$4,189,571			
Kelley Lake Elementary								\$3,038,922	\$1,150,650	\$4,189,571			
1963, 1965, 1969 Building								\$2,963,713	\$1,126,211	\$4,089,924			
Building Systems								\$2,963,713	\$1,126,211	\$4,089,924			
B2030	Exterior Doors	System		Beyond Service Life	Renew System	1	Ea.	\$33,097	\$12,577	\$45,674	Necessary	Deferred Maintenance	The original metal exterior doors are aged, rusted, and damaged, and should be replaced.
B3020	Roof Openings	System		Beyond Service Life	Renew System	1	Ea.	\$21,539	\$8,185	\$29,724	Necessary	Deferred Maintenance	The roof openings are damaged and should be replaced in conjunction with the roof.
C1020	Interior Doors	System		Beyond Service Life	Renew System	1	Ea.	\$57,693	\$21,923	\$79,616	Necessary	Deferred Maintenance	The interior doors and hardware are original, worn, and damaged, and should be replaced.
D2010	Plumbing Fixtures	System		Beyond Service Life	Renew System	1	Ea.	\$613,082	\$232,971	\$846,054	Necessary	Deferred Maintenance	The plumbing fixtures are aged and worn and should be replaced with low flow fixtures.
D2090	Other Plumbing Systems - Natural Gas	System		Beyond Service Life	Renew System	1	Ea.	\$14,710	\$5,590	\$20,299	Necessary	Deferred Maintenance	The natural gas service is aged and rusted and should be replaced.
D3020	Heat Generating Systems	System		Beyond Service Life	Renew System	1	Ea.	\$158,130	\$60,089	\$218,219	Necessary	Deferred Maintenance	The original boiler is aged, inefficient, and worn, and should be replaced.
D3030	Cooling Generating Systems	System		Beyond Service Life	Renew System	1	Ea.	\$160,757	\$61,088	\$221,844	Necessary	Deferred Maintenance	The cooling tower is aged, corroded, and rusted, and should be replaced.
D3040	Distribution & Exhaust Systems	System		Needs Remediation	Renew System	1	Ea.	\$177,568	\$67,476	\$245,044	Necessary	Deferred Maintenance	The distribution and exhaust system is aged and worn and should be replaced.
D3050	Terminal & Package Units	System		Beyond Service Life	Renew System	1	Ea.	\$658,262	\$250,140	\$908,402	Necessary	Deferred Maintenance	The water source heat pumps are aged and worn and should be replaced.
D3060	Controls & Instrumentation	System		Needs Remediation	Renew System	1	Ea.	\$122,932	\$46,714	\$169,646	Necessary	Deferred Maintenance	The controls and instrumentation system is aged and should be replaced.
D3090	Other HVAC Systems/Equip - Kitchen Hood	System		Beyond Service Life	Renew System	1	Ea.	\$44,655	\$16,969	\$61,623	Necessary	Deferred Maintenance	The original kitchen hood is aged, worn, and ineffective, and should be replaced.
D5010	Electrical Service/Distribution	System		Beyond Service Life	Renew System	1	Ea.	\$74,074	\$28,148	\$102,222	Necessary	Deferred Maintenance	The original electrical service is aged, inadequate for modern technology loads, and should be replaced.
D5020	Branch Wiring	System		Beyond Service Life	Renew System	1	Ea.	\$248,490	\$94,426	\$342,916	Necessary	Deferred Maintenance	The branch wiring system is aged and should be replaced.
E1090	Other Equipment (Kitchen Equipment)	System		Beyond Service Life	Renew System	1	Ea.	\$326,242	\$123,972	\$450,214	Necessary	Deferred Maintenance	The kitchen equipment is aged and worn and should be replaced.
B3010	Roof Coverings - BUR	System		Needs Remediation	Renew System	1	Ea.	\$211,190	\$80,252	\$291,443	Necessary	Deferred Maintenance	The roof covering has excessive standing water, moss growing in spots, and should be replaced.
C3010	Wall Finishes - Paint	System		Beyond Service Life	Renew System	1	Ea.	\$41,292	\$15,691	\$56,983	Necessary	Deferred Maintenance	The painted wall finishes are aged, scuffed, and discolored, and should be repainted.

DeKalb County School System

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Stone Mountain, GA 30083

COMET4 Survey Report
Kelley Lake 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
2003 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 \$40,691 \$40,691	\$15,464 \$15,464 \$15,464	\$56,155 \$56,155 \$56,155	Necessary	Capital Improvement	An air conditioning system is missing in the gymnasium and should be installed.
Playfield Building Systems F1040		Special Facilities - Sports Field - Natural Turf	System	Beyond Service Life	Renew System	1	Ea.	\$21,560 \$21,560 \$21,560	\$5,606 \$5,606 \$5,606	\$27,166 \$27,166 \$27,166	Necessary	Deferred Maintenance	The playfield turf is worn and damaged and should be reseeded.
Site Building Systems G2040		Site Development	System	Beyond Service Life	Renew System	1	Ea.	\$12,958 \$12,958 \$12,958	\$3,369 \$3,369 \$3,369	\$16,327 \$16,327 \$16,327	Necessary	Deferred Maintenance	Site development features, such as the flagpole, site furnishings, and signage, are beyond their service life and should be replaced.

DeKalb County School System

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Stone Mountain, GA 30083

COMET4 Facility Report

Kelley Lake Elementary Facility Executive Summary Report

Report Date: 01 Jul 2011

Facility: \Elementary Schools\Kelley Lake Elementary\ 1963, 1965, 1969 Building
Address: 2590 Kelly Lake Road, Decatur, GA 30032

Attributes:

Building Codes 2010, 2011, 2012
Fire Sprinkler System No

General Information:

Function: Elementary School
Gross Area: 47,759 S.F.
Year Built: 1963
Last Renovation: 1998

Facility Description:

The Kelley Lake Elementary School main building is a one-story building located at 2590 Kelley Lake Road in Decatur, Georgia. Originally built in 1963, there have been two additions in 1965 and 1969, and a renovation in 1998. 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 single pane, operable windows with double pane, energy efficient windows; 2) Replacing the roof covering and insulation; 3) Replacing the aged water source heat pump systems with energy efficient models; and 4) Replacing the building automation system with an effective energy management system that completely controls HVAC and lighting.

Current Repair Cost: \$4,089,923.70

Replacement Cost: \$8,596,948.09

FCI: 47.57%



11-Mar-2011
South Elevation



11-Mar-2011
East Elevation



11-Mar-2011
West Elevation



11-Mar-2011
North Elevation

DeKalb County School System

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COMET4 Facility Report

Kelley Lake Elementary Facility Executive Summary Report

Report Date: 01 Jul 2011

Facility: \Elementary Schools\Kelley Lake Elementary\ 1963, 1965, 1969 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	\$180.01	S.F.	47,759	108	\$9,267,818	39	1975	1978	2010		\$4,089,923	\$8,596,947	48
Substructure	\$13.21	S.F.	47,759	100	\$630,734	100	1963					\$630,734	
Foundations	\$13.21	S.F.	47,759	100	\$630,734	100	1963					\$630,734	
Standard Foundations	\$6.49	S.F.	47,759	100	\$309,765	100	1963					\$309,765	
Special Foundations	\$4.14	S.F.	0	100		100	1963						
Slab on Grade	\$6.72	S.F.	47,759	100	\$320,969	100	1963					\$320,969	
Basement Construction			0			0	0						
Basement Excavation		S.F.	0	100		100	1963						
Basement Walls		S.F.	0	100		100	1963						
Shell	\$32.20	S.F.	47,759	104	\$1,601,156	69	1975	1993	2010		\$366,841	\$1,537,621	24
Superstructure	\$4.43	S.F.	47,759	100	\$211,563	100	1963					\$211,563	
Floor Construction		S.F.	0	100		100	1963						
Roof Construction	\$4.43	S.F.	47,759	100	\$211,563	100	1963					\$211,563	
Exterior Enclosure	\$21.65	S.F.	47,759	103	\$1,068,426	75	1975	1993			\$45,674	\$1,034,088	4
Exterior Walls	\$14.46	S.F.	47,759	100	\$690,710	100	1963					\$690,710	
Exterior Windows	\$6.32	S.F.	47,759	110	\$332,042	30	1998	2028				\$301,856	
Exterior Doors	\$0.87	S.F.	47,759	110	\$45,674	30	1963	1993			\$45,674	\$41,522	110
Roofing	\$6.11	S.F.	47,759	110	\$321,167	25	1980	1993	2010		\$321,167	\$291,970	110
Roof Coverings - Asphal Shingles	\$3.70	S.F.	0	110		10	1963						
Roof Coverings - BUR	\$5.55	S.F.	47,759	110	\$291,443	25	1998	2023	2010		\$291,443	\$264,948	110
Roof Coverings - EPDM	\$2.84	S.F.	0	110		15	1963						
Roof Coverings - Preformed Metal	\$4.28	S.F.	0	110		30	1963						
Roof Coverings - Standing Seam Metal	\$23.47	S.F.	0	110		75	1963						
Roof Openings	\$0.57	S.F.	47,759	110	\$29,724	30	1963	1993			\$29,724	\$27,022	110
Interiors	\$37.12	S.F.	47,759	108	\$1,920,328	39	1980	1983	2018		\$136,599	\$1,772,894	8
Interior Construction	\$11.04	S.F.	47,759	104	\$550,129	70	1963	1983	2025		\$79,616	\$527,259	15
Partitions	\$6.40	S.F.	47,759	110	\$336,391	100	1963					\$305,810	
Interior Doors	\$2.08	S.F.	47,759	80	\$79,616	30	1963	1993			\$79,616	\$99,520	80
Fittings	\$2.55	S.F.	47,759	110	\$134,122	20	1963	1983	2025	15		\$121,929	
Stairs			0			0	0						
Stair Construction	\$1.59	S.F.	0	100		100	1963						
Interior Finishes	\$26.08	S.F.	47,759	110	\$1,370,199	26	1996	1993	2018		\$56,983	\$1,245,635	5
Wall Finishes - Ceramic & Glazed	\$9.58	S.F.	19,104	110	\$201,259	30	1963	1993	2018	8		\$182,963	
Wall Finishes - Paint	\$1.81	S.F.	28,655	110	\$56,983	10	1998	2008			\$56,983	\$51,803	110
Wall Finishes - Wall Coverings	\$1.99	S.F.	0	110		10	1963						
Floor Finishes - Carpet	\$7.87	S.F.	7,423	110	\$64,228	8	2010	2018				\$58,389	
Floor Finishes - Ceramic & Quarry Tile	\$13.40	S.F.	4,240	110	\$62,497	50	1963	2013				\$56,815	
Floor Finishes - Terrazzo	\$48.99	S.F.	3,716	110	\$200,252	50	1963	2013				\$182,047	
Floor Finishes - VCT	\$8.79	S.F.	32,371	110	\$313,017	20	1998	2018				\$284,561	
Floor Finishes - Wood		S.F.	0	110		20	1963						
Ceiling Finishes	\$8.98	S.F.	47,759	110	\$471,963	20	2010	2030				\$429,057	
Services	\$83.10	S.F.	47,759	110	\$4,365,838	23	1976	1978	2015		\$3,136,269	\$3,968,943	79
Conveying			0			0	0						
Elevators and Lifts	\$1.17	S.F.	0	110		30	1963						
Plumbing	\$24.01	S.F.	47,759	110	\$1,261,468	23	1970	1983	2020		\$866,353	\$1,146,789	76
Plumbing Fixtures	\$16.10	S.F.	47,759	110	\$846,054	20	1963	1983			\$846,054	\$769,140	110
Domestic Water Distribution	\$3.59	S.F.	47,759	110	\$188,495	30	1963	1993	2020	10		\$171,359	
Sanitary Waste	\$3.05	S.F.	47,759	110	\$160,221	30	1963	1993	2020	10		\$145,655	
Rain Water Drainage	\$0.88	S.F.	47,759	110	\$46,399	30	1998	2028				\$42,181	
Other Plumbing Systems - Natural Gas	\$0.39	S.F.	47,759	110	\$20,299	30	1963	1993			\$20,299	\$18,454	110
HVAC	\$34.73	S.F.	47,759	110	\$1,824,778	22	1972	1993			\$1,824,778	\$1,658,889	110
Heat Generating Systems	\$4.15	S.F.	47,759	110	\$218,219	30	1963	1993			\$218,219	\$198,381	110
Cooling Generating Systems	\$4.22	S.F.	47,759	110	\$221,844	30	1980	2010			\$221,844	\$201,677	110
Distribution & Exhaust Systems	\$4.66	S.F.	47,759	110	\$245,044	30	1963	1993			\$245,044	\$222,767	110
Terminal & Package Units	\$17.29	S.F.	47,759	110	\$908,402	15	1980	1995			\$908,402	\$825,820	110
Controls & Instrumentation	\$3.23	S.F.	47,759	110	\$169,646	20	1980	2000			\$169,646	\$154,223	110
Other HVAC Systems/Equip - Kitchen Hood	\$1.17	S.F.	47,759	110	\$61,623	30	1963	1993			\$61,623	\$56,021	110
Fire Protection			0			0	0						
Sprinklers	\$4.25	S.F.	0	110		30	1963						
Standpipes	\$0.44	S.F.	0	110		30	1963						
Electrical	\$24.36	S.F.	47,759	110	\$1,279,592	24	1986	1978	2015		\$445,138	\$1,163,265	38

DeKalb County School System

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COMET4 Facility Report

Kelley Lake 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%
Electrical Service/Distribution	\$1.95	S.F.	47,759	110	\$102,222	30	1963	1993			\$102,222	\$92,929	110
Branch Wiring	\$6.53	S.F.	47,759	110	\$342,916	30	1963	1993			\$342,916	\$311,742	110
Lighting	\$8.58	S.F.	47,759	110	\$450,939	30	1998	2028				\$409,944	
Communications and Security - Clock & PA Systems	\$5.51	S.F.	47,759	110	\$289,268	10	1998	2008	2015	5		\$262,971	
Communications and Security - Fire Alarm	\$1.20	S.F.	47,759	110	\$63,073	10	1998	2008	2015	5		\$57,339	
Communications and Security - Security & CCTV	\$0.59	S.F.	47,759	110	\$31,174	10	1998	2008	2015	5		\$28,340	
Other Electrical Systems - Emergency Generator	\$0.37	S.F.	0	110		15	1963	1978					
Equipment & Furnishings	\$13.19	S.F.	47,759	110	\$693,082	20	1975	1983	2020		\$450,214	\$630,075	71
Equipment	\$8.97	S.F.	47,759	110	\$471,238	20	1980	1983			\$450,214	\$428,398	105
Institutional Equipment	\$0.40	S.F.	47,759	110	\$21,024	20	1998	2018				\$19,113	
Other Equipment (Kitchen Equipment)	\$8.57	S.F.	47,759	110	\$450,214	20	1963	1983			\$450,214	\$409,285	110
Furnishings	\$4.22	S.F.	47,759	110	\$221,844	20	1963	1983	2020			\$201,677	
Fixed Furnishings	\$4.22	S.F.	47,759	110	\$221,844	20	1963	1983	2020	10		\$201,677	
Special Construction	\$1.19	S.F.	47,759	100	\$56,680	25	1963	1988	2021			\$56,680	
Special Construction	\$1.19	S.F.	47,759	100	\$56,680	25	1963	1988	2021			\$56,680	
Special Structures - Canopies	\$1.19	S.F.	47,759	100	\$56,680	25	1963	1988	2021	11		\$56,680	

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COMET4 Facility Report

Kelley Lake Elementary Facility Executive Summary Report

Report Date: 01 Jul 2011

Facility: \Elementary Schools\Kelley Lake Elementary\ 1963, 1965, 1969 Building (continued)

Renewal Schedule:

Systems	2010-12	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$4,089,923	\$287,112		\$444,599			\$759,464		\$843,366	\$78,459	
Substructure											
Foundations											
Standard Foundations											
Special Foundations											
Slab on Grade											
Basement Construction											
Basement Excavation											
Basement Walls											
Shell	\$366,841										
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure	\$45,674										
Exterior Walls											
Exterior Windows											
Exterior Doors	\$45,674										
Roofing	\$321,167										
Roof Coverings - Asphal Shingles											
Roof Coverings - BUR	\$291,443										
Roof Coverings - EPDM											
Roof Coverings - Preformed Metal											
Roof Coverings - Standing Seam											
Metal											
Roof Openings	\$29,724										
Interiors	\$136,599	\$287,112					\$732,831		\$76,580		
Interior Construction	\$79,616										
Partitions											
Interior Doors	\$79,616										
Fittings											
Stairs											
Stair Construction											
Interior Finishes	\$56,983	\$287,112					\$732,831		\$76,580		
Wall Finishes - Ceramic & Glazed							\$254,949				
Wall Finishes - Paint	\$56,983								\$76,580		
Wall Finishes - Wall Coverings											
Floor Finishes - Carpet							\$81,362				
Floor Finishes - Ceramic & Quarry		\$68,292									
Tile											
Floor Finishes - Terrazzo		\$218,820									
Floor Finishes - VCT							\$396,520				
Floor Finishes - Wood											
Ceiling Finishes											
Services	\$3,136,269			\$444,599					\$468,646		
Conveying											
Elevators and Lifts											
Plumbing	\$866,353								\$468,646		
Plumbing Fixtures	\$846,054										
Domestic Water Distribution									\$253,322		
Sanitary Waste									\$215,324		
Rain Water Drainage											
Other Plumbing Systems - Natural	\$20,299										
Gas											
HVAC	\$1,824,778										
Heat Generating Systems	\$218,219										
Cooling Generating Systems	\$221,844										
Distribution & Exhaust Systems	\$245,044										
Terminal & Package Units	\$908,402										
Controls & Instrumentation	\$169,646										
Other HVAC Systems/Equip -	\$61,623										
Kitchen Hood											
Fire Protection											
Sprinklers											
Standpipes											
Electrical	\$445,138			\$444,599							

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Systems	2010-12	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Electrical Service/Distribution	\$102,222										
Branch Wiring	\$342,916										
Lighting											
Communications and Security - Clock & PA Systems				\$335,341							
Communications and Security - Fire Alarm				\$73,119							
Communications and Security - Security & CCTV				\$36,139							
Other Electrical Systems - Emergency Generator											
Equipment & Furnishings	\$450,214						\$26,633		\$298,140		
Equipment	\$450,214						\$26,633				
Institutional Equipment							\$26,633				
Other Equipment (Kitchen Equipment)	\$450,214										
Furnishings									\$298,140		
Fixed Furnishings									\$298,140		
Special Construction										\$78,459	
Special Construction										\$78,459	
Special Structures - Canopies										\$78,459	

Facility: \Elementary Schools\Kelley Lake Elementary\ 1963, 1965, 1969 Building (continued)

Deficiency Sheet:

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.**

Surveyor/Update: Walter Williams
Priority: 3
Quantity: 1

Mon, 11-Apr-2011



Estimates:

Raw Cost	\$33,096.99
Plus or (Minus) Additional Cost	\$12,576.86
Total Estimated Amount	\$45,673.85

Deficiency:

Assembly: **B3010**
System: **Roof Coverings - BUR**
Material: **System**
Distress: **Needs Remediation**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The roof covering has excessive standing water, moss growing in spots, and should be replaced.**

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

Wed, 30-Mar-2011



Estimates:

Raw Cost	\$211,190.30
Plus or (Minus) Additional Cost	\$80,252.31
Total Estimated Amount	\$291,442.61

DeKalb County School System

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COMET4 Facility Report

Kelley Lake Elementary Facility Executive Summary Report

Report Date: 01 Jul 2011

Facility: \Elementary Schools\Kelley Lake Elementary\ 1963, 1965, 1969 Building (continued)

Deficiency:

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

Surveyor/Update: Walter Williams
Priority: 3
Quantity: 1

Mon, 11-Apr-2011

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



Estimates:

Raw Cost	\$21,539.31
Plus or (Minus) Additional Cost	\$8,184.94
Total Estimated Amount	\$29,724.25

Deficiency:

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

Surveyor/Update: Walter Williams
Priority: 3
Quantity: 1

Mon, 11-Apr-2011

Note: **The interior doors and hardware are original, worn, and damaged, and should be replaced.**



Estimates:

Raw Cost	\$57,692.87
Plus or (Minus) Additional Cost	\$21,923.29
Total Estimated Amount	\$79,616.16

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Kelley Lake Elementary Facility Executive Summary Report

Report Date: 01 Jul 2011

Facility: \Elementary Schools\Kelley Lake Elementary\ 1963, 1965, 1969 Building (continued)

Deficiency:

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

Surveyor/Update: Walter Williams
Priority: 3
Quantity: 1

Mon, 11-Apr-2011

Note: **The painted wall finishes are aged, scuffed, and discolored, and should be repainted.**



Estimates:

Raw Cost	\$41,291.86
Plus or (Minus) Additional Cost	\$15,690.90
Total Estimated Amount	\$56,982.76

Deficiency:

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

Surveyor/Update: Walter Williams
Priority: 3
Quantity: 1

Mon, 11-Apr-2011

Note: **The plumbing fixtures are aged and worn and should be replaced with low flow fixtures.**



Estimates:

Raw Cost	\$613,082.28
Plus or (Minus) Additional Cost	\$232,971.27
Total Estimated Amount	\$846,053.55

DeKalb County School System1701 Mountain Industrial Blvd
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COMET4 Facility Report

Kelley Lake Elementary Facility Executive Summary Report

Report Date: 01 Jul 2011

Facility: \Elementary Schools\Kelley Lake Elementary\ 1963, 1965, 1969 Building (continued)**Deficiency:**

Assembly: **D2090**
 System: **Other Plumbing Systems - Natural Gas**
 Material: **System**
 Distress: **Beyond Service Life**
 Category: **Deferred Maintenance**
 Correction: **Renew System**

Surveyor/Update: Walter Williams
 Priority: 3
 Quantity: 1

Mon, 11-Apr-2011

Note: The natural gas service is aged and rusted and should be replaced.**Estimates:**

Raw Cost	\$14,709.77
Plus or (Minus) Additional Cost	\$5,589.71
Total Estimated Amount	\$20,299.48

Deficiency:

Assembly: **D3020**
 System: **Heat Generating Systems**
 Material: **System**
 Distress: **Beyond Service Life**
 Category: **Deferred Maintenance**
 Correction: **Renew System**

Surveyor/Update: Walter Williams
 Priority: 3
 Quantity: 1

Fri, 24-Jun-2011

Note: The original boiler is aged, inefficient, and worn, and should be replaced.**Estimates:**

Raw Cost	\$158,130.05
Plus or (Minus) Additional Cost	\$60,089.42
Total Estimated Amount	\$218,219.47

DeKalb County School System

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COMET4 Facility Report

Kelley Lake Elementary Facility Executive Summary Report

Report Date: 01 Jul 2011

Facility: \Elementary Schools\Kelley Lake Elementary\ 1963, 1965, 1969 Building (continued)

Deficiency:

Assembly: **D3030**
System: **Cooling Generating Systems**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**

Surveyor/Update: Walter Williams
Priority: 3
Quantity: 1

Mon, 11-Apr-2011

Note: **The cooling tower is aged, corroded, and rusted, and should be replaced.**



Estimates:

Raw Cost	\$160,756.79
Plus or (Minus) Additional Cost	\$61,087.58
Total Estimated Amount	\$221,844.37

Deficiency:

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

Surveyor/Update: Walter Williams
Priority: 3
Quantity: 1

Wed, 30-Mar-2011

Note: **The distribution and exhaust system is aged and worn and should be replaced.**



Estimates:

Raw Cost	\$177,567.96
Plus or (Minus) Additional Cost	\$67,475.83
Total Estimated Amount	\$245,043.79

DeKalb County School System

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Stone Mountain, GA 30083

COMET4 Facility Report

Kelley Lake Elementary Facility Executive Summary Report

Report Date: 01 Jul 2011

Facility: \Elementary Schools\Kelley Lake Elementary\ 1963, 1965, 1969 Building (continued)

Deficiency:

Assembly: **D3050**
System: **Terminal & Package Units System**
Material:
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**

Surveyor/Update: Walter Williams
Priority: 3
Quantity: 1

Mon, 11-Apr-2011

Note: **The water source heat pumps are aged and worn and should be replaced.**



Estimates:

Raw Cost	\$658,262.30
Plus or (Minus) Additional Cost	\$250,139.67
Total Estimated Amount	\$908,401.97

Deficiency:

Assembly: **D3060**
System: **Controls & Instrumentation System**
Material:
Distress: **Needs Remediation**
Category: **Deferred Maintenance**
Correction: **Renew System**

Surveyor/Update: Walter Williams
Priority: 3
Quantity: 1

Wed, 30-Mar-2011

Note: **The controls and instrumentation system is aged and should be replaced.**



Estimates:

Raw Cost	\$122,931.67
Plus or (Minus) Additional Cost	\$46,714.03
Total Estimated Amount	\$169,645.70

DeKalb County School System1701 Mountain Industrial Blvd
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COMET4 Facility Report

Kelley Lake Elementary Facility Executive Summary Report

Report Date: 01 Jul 2011

Facility: \Elementary Schools\Kelley Lake Elementary\ 1963, 1965, 1969 Building (continued)**Deficiency:**

Assembly: **D3090**
 System: **Other HVAC Systems/Equip - Kitchen Hood System**
 Material: **Beyond Service Life**
 Distress: **Beyond Service Life**
 Category: **Deferred Maintenance**
 Correction: **Renew System**
 Note: **The original kitchen hood is aged, worn, and ineffective, and should be replaced.**

Surveyor/Update: Walter Williams
 Priority: 3
 Quantity: 1

Mon, 11-Apr-2011

**Estimates:**

Raw Cost	\$44,654.67
Plus or (Minus) Additional Cost	\$16,968.77
Total Estimated Amount	\$61,623.44

Deficiency:

Assembly: **D5010**
 System: **Electrical Service/Distribution System**
 Material: **Beyond Service Life**
 Distress: **Beyond Service Life**
 Category: **Deferred Maintenance**
 Correction: **Renew System**
 Note: **The original electrical service is aged, inadequate for modern technology loads, and should be replaced.**

Surveyor/Update: Walter Williams
 Priority: 3
 Quantity: 1

Mon, 11-Apr-2011

**Estimates:**

Raw Cost	\$74,074.21
Plus or (Minus) Additional Cost	\$28,148.20
Total Estimated Amount	\$102,222.41

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COMET4 Facility Report

Kelley Lake Elementary Facility Executive Summary Report

Report Date: 01 Jul 2011

Facility: \Elementary Schools\Kelley Lake Elementary\ 1963, 1965, 1969 Building (continued)**Deficiency:**

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

Surveyor/Update: Walter Williams
 Priority: 3
 Quantity: 1

Thu, 17-Mar-2011

Note: The branch wiring system is aged and should be replaced.**Estimates:**

Raw Cost	\$248,490.08
Plus or (Minus) Additional Cost	\$94,426.23
Total Estimated Amount	\$342,916.31

Deficiency:

Assembly: **E1090**
 System: **Other Equipment (Kitchen Equipment)**
 Material: **System**
 Distress: **Beyond Service Life**
 Category: **Deferred Maintenance**
 Correction: **Renew System**

Surveyor/Update: Walter Williams
 Priority: 3
 Quantity: 1

Mon, 11-Apr-2011

Note: The kitchen equipment is aged and worn and should be replaced.**Estimates:**

Raw Cost	\$326,241.73
Plus or (Minus) Additional Cost	\$123,971.86
Total Estimated Amount	\$450,213.59

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Kelley Lake Elementary Facility Executive Summary Report

Report Date: 01 Jul 2011

Facility: \Elementary Schools\Kelley Lake Elementary\ 1969 Storage
Address: 2590 Kelley Lake Road, Decatur, GA 30032

Attributes:
Fire Sprinkler System No

General Information:
Function: Storage Building **Year Built:** 1969
Gross Area: 110 S.F. **Last Renovation:**

Facility Description:

The Storage Building at Kelley Lake Elementary School is located at 2590 Kelley Lake Road in Decatur, Georgia. There have been no additions and no major renovations. This report contains condition and adequacy data collected during the 2010/2011 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Current Repair Cost: \$0.00 **Replacement Cost:** \$7,819.22 **FCI:** 0.00%



11-Mar-2011
East Elevation



11-Mar-2011
North Elevation



11-Mar-2011
South Elevation



11-Mar-2011
West Elevation

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report

Kelley Lake Elementary Facility Executive Summary Report

Report Date: 01 Jul 2011

Facility: \Elementary Schools\Kelley Lake Elementary\ 1969 Storage (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	\$71.08	S.F.	110	103	\$8,030	78	1969	1989	2015		0	\$7,819	
Substructure	\$3.41	S.F.	110	100	\$375	100	1969					\$375	
Foundations	\$3.41	S.F.	110	100	\$375	100	1969					\$375	
Standard Foundations	\$4.49	S.F.	0	100			1969						
Slab on Grade	\$3.41	S.F.	110	100	\$375	100	1969					\$375	
Basement Construction			0			0	0						
Basement Excavation	\$0.21	S.F.	0	100		100	1969						
Basement Walls	\$3.41	S.F.	0	100		100	1969						
Shell	\$67.67	S.F.	110	103	\$7,655	76	1969	1989	2015			\$7,444	
Superstructure	\$13.56	S.F.	110	100	\$1,492	100	1969					\$1,492	
Roof Construction	\$13.57	S.F.	110	100	\$1,492	100	1969					\$1,492	
Exterior Enclosure	\$39.75	S.F.	110	101	\$4,425	91	1969	1999	2015			\$4,372	
Exterior Walls	\$34.87	S.F.	110	100	\$3,836	100	1969					\$3,836	
Exterior Windows	\$4.54	S.F.	0	110		30	1969	1999					
Exterior Doors	\$4.87	S.F.	110	110	\$589	30	1969	1999	2015	5		\$536	
Roofing	\$14.36	S.F.	110	110	\$1,738	20	1969	1989	2015			\$1,580	
Roof Coverings	\$14.37	S.F.	110	110	\$1,738	20	1969	1989	2015	5		\$1,580	
Interiors			0			0	0						
Interior Construction			0			0	0						
Partitions	\$11.92	S.F.	0	110		40	1969						
Interior Doors	\$2.26	S.F.	0	80		30	1969						
Fittings	\$2.79	S.F.	0	110		20	1969						
Interior Finishes			0			0	0						
Wall Finishes	\$1.50	S.F.	0	110		20	1969						
Floor Finishes	\$6.07	S.F.	0	110		20	1969						
Ceiling Finishes	\$5.44	S.F.	0	110		20	1969						
Services			0			0	0						
Plumbing			0			0	0						
Rain Water Drainage	\$1.38	S.F.	0	110		30	1969						
Electrical			0			0	0						
Electrical Service/Distribution	\$3.30	S.F.	0	110		30	1969						
Lighting and Branch Wiring	\$12.12	S.F.	0	110		30	1969						

DeKalb County School System

1701 Mountain Industrial Blvd
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COMET4 Facility Report

Kelley Lake Elementary Facility Executive Summary Report

Report Date: 01 Jul 2011

Facility: \Elementary Schools\Kelley Lake Elementary\ 1969 Storage (continued)

Deficiency Sheet:

*** No Deficiencies Found ***

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

COMET4 Facility Report

Kelley Lake Elementary Facility Executive Summary Report

Report Date: 01 Jul 2011

Facility: \Elementary Schools\Kelley Lake Elementary\ 2003 Gym**Address:** 2590 Kelly Lake Road, Decatur, GA 30032**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 Kelley Lake Elementary School is a one-story building located at 2590 Kelley Lake Road in Decatur, 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: \$56,155.31**Replacement Cost:** \$920,967.65**FCI:** 6.10%11-Mar-2011
South Elevation11-Mar-2011
West Elevation11-Mar-2011
East Elevation11-Mar-2011
North Elevation

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Kelley Lake Elementary Facility Executive Summary Report

Report Date: 01 Jul 2011

Facility: \Elementary Schools\Kelley Lake 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	\$168.12	S.F.	5,478	106	\$979,811	57	2003	2011	2014		\$56,155	\$920,971	6
Substructure	\$17.07	S.F.	5,478	100	\$93,516	100	2003					\$93,516	
Foundations	\$17.07	S.F.	5,478	100	\$93,516	100	2003					\$93,516	
Standard Foundations	\$10.57	S.F.	5,478	100	\$57,909	100	2003					\$57,909	
Slab on Grade	\$6.50	S.F.	5,478	100	\$35,607	100	2003					\$35,607	
Shell	\$45.06	S.F.	5,478	103	\$254,594	89	2003	2033				\$246,830	
Superstructure	\$14.21	S.F.	5,478	100	\$77,867	100	2003					\$77,867	
Roof Construction	\$14.21	S.F.	5,478	100	\$77,867	100	2003					\$77,867	
Exterior Enclosure	\$18.96	S.F.	5,478	101	\$105,127	91	2003	2033				\$103,872	
Exterior Walls	\$16.67	S.F.	5,478	100	\$91,323	100	2003					\$91,323	
Exterior Doors	\$2.29	S.F.	5,478	110	\$13,804	30	2003	2033				\$12,549	
Roofing	\$11.88	S.F.	5,478	110	\$71,600	75	2003	2078				\$65,091	
Roof Coverings - Standing Seam Metal	\$11.88	S.F.	5,478	110	\$71,600	75	2003	2078				\$65,091	
Interiors	\$45.28	S.F.	5,478	107	\$265,885	57	2003	2011	2014			\$248,064	
Interior Construction	\$21.51	S.F.	5,478	104	\$122,660	76	2003	2023				\$117,858	
Partitions	\$13.57	S.F.	5,478	110	\$81,745	100	2003					\$74,314	
Interior Doors	\$4.25	S.F.	5,478	80	\$18,628	40	2003	2043				\$23,284	
Fittings	\$3.70	S.F.	5,478	110	\$22,287	20	2003	2023				\$20,260	
Interior Finishes	\$23.77	S.F.	5,478	110	\$143,225	41	2003	2011	2014			\$130,206	
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.	274	110	\$2,159	8	2003	2011	2014	4		\$1,963	
Floor Finishes - Neoprene	\$19.06	S.F.	4,930	110	\$103,354	50	2003	2053				\$93,958	
Floor Finishes - VCT	\$5.38	S.F.	274	110	\$1,622	15	2003	2018				\$1,475	
Ceiling Finishes	\$4.47	S.F.	5,478	110	\$26,943	20	2003	2023				\$24,494	
Services	\$60.71	S.F.	5,478	110	\$365,816	23	2003	2013			\$56,155	\$332,561	17
Plumbing	\$14.37	S.F.	5,478	110	\$86,569	30	2003	2033				\$78,699	
Plumbing Fixtures	\$7.20	S.F.	5,478	110	\$43,409	30	2003	2033				\$39,463	
Domestic Water Distribution	\$5.96	S.F.	5,478	110	\$35,925	30	2003	2033				\$32,659	
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	\$28.61	S.F.	5,478	110	\$172,387	21	2003	2018			\$56,155	\$156,716	36
Distribution Systems & Exhaust Systems	\$10.39	S.F.	5,478	110	\$62,618	30	2003	2033				\$56,926	
Terminal & Package Units	\$16.63	S.F.	5,478	110	\$100,206	15	2003	2018			\$56,155	\$91,096	62
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	\$106,860	22	2003	2013				\$97,146	
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	\$35,925	30	2003	2033				\$32,659	
Lighting	\$5.96	S.F.	5,478	110	\$35,925	20	2003	2023				\$32,659	
Communications and Security - Fire Alarm	\$2.46	S.F.	5,478	110	\$14,802	10	2003	2013				\$13,457	
Communications and Security - Public Address & Clock System	\$1.01	S.F.	5,478	110	\$6,071	20	2003	2023				\$5,519	
Communications and Security - Security & CCTV	\$1.01	S.F.	5,478	110	\$6,071	10	2003	2013				\$5,519	

Facility: \Elementary Schools\Kelley Lake 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	\$15,464.31
Total Estimated Amount	\$56,155.31

DeKalb County School System

1701 Mountain Industrial Blvd
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COMET4 Facility Report

Kelley Lake Elementary Facility Executive Summary Report

Report Date: 01 Jul 2011

Facility: \Elementary Schools\Kelley Lake Elementary\2003 Covered Walkway
Address: 2590 Kelley Lake Road, Decatur, GA 30032

Attributes:
None

General Information:

Function:	Elementary School	Year Built:	2003
Gross Area:	2,000 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:** \$55,282.80 **FCI:** 0.00%



11-Mar-2011
West Elevation



11-Mar-2011
South Elevation



11-Mar-2011
East Elevation



11-Mar-2011
Northeast Elevation

DeKalb County School System1701 Mountain Industrial Blvd
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COMET4 Facility Report

Kelley Lake Elementary Facility Executive Summary Report

Report Date: 01 Jul 2011

Facility: \Elementary Schools\Kelley Lake Elementary\2003 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.	2,000	100	\$55,283	25	2003	2028			0	\$55,283	
Special Construction	\$27.64	S.F.	2,000	100	\$55,283	25	2003	2028				\$55,283	
Special Construction	\$27.64	S.F.	2,000	100	\$55,283	25	2003	2028				\$55,283	
Special Structures - Covered Walkways Metal	\$27.64	S.F.	2,000	100	\$55,283	25	2003	2028				\$55,283	

DeKalb County School System

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COMET4 Facility Report

Kelley Lake Elementary Facility Executive Summary Report

Report Date: 01 Jul 2011

Facility: \Elementary Schools\Kelley Lake Elementary\2003 Covered Walkway (continued)

Deficiency Sheet:

*** No Deficiencies Found ***

DeKalb County School System1701 Mountain Industrial Blvd
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COMET4 Facility Report

Kelley Lake Elementary Facility Executive Summary ReportReport Date: 01 Jul 2011

Facility: \Elementary Schools\Kelley Lake Elementary\Hard Surface Play Area**Address:** 2590 Kelley Lake Road, Decatur, GA 30032**Attributes:**

None

General Information:**Function:** Elementary School**Year Built:** 1998**Gross Area:** 7,500 S.F.**Last Renovation:****Facility Description:**

The Hard Surface Play Area at Kelley Lake Elementary School is located on the campus grounds and features a basketball court. There have been no additions and no major renovations. This report contains condition and adequacy data collected during the 2010/2011 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Current Repair Cost: \$0.00**Replacement Cost:** \$99,414.00**FCI:** 0.00%

11-Mar-2011

Hard Surface Play Area at Kelley Lake
Elementary School

DeKalb County School System

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 Stone Mountain, GA 30083

COMET4 Facility Report

Kelley Lake Elementary Facility Executive Summary Report

Report Date: 01 Jul 2011

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

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$13.26	S.F.	7,500	108	\$107,815	19	1998	2008	2015		0	\$99,413	
Equipment & Furnishings	\$1.94	S.F.	7,500	100	\$14,553	10	1998	2008	2015			\$14,553	
Equipment	\$1.94	S.F.	7,500	100	\$14,553	10	1998	2008	2015			\$14,553	
Other Equipment	\$1.94	S.F.	7,500	0	\$14,553	10	1998	2008	2015	5		\$14,553	
Special Construction	\$11.20	S.F.	7,500	110	\$92,412	20	1998	2018				\$84,010	
Special Construction	\$11.20	S.F.	7,500	110	\$92,412	20	1998	2018				\$84,010	
Special Facilities - Basketball Court Hard Surface	\$11.20	S.F.	7,500	110	\$92,412	20	1998	2018				\$84,010	
Building Sitework	\$0.11	S.F.	7,500	100	\$850	100	1998					\$850	
Site Preparation	\$0.11	S.F.	7,500	100	\$850	100	1998					\$850	
Site Earthwork	\$0.11	S.F.	7,500	100	\$850	100	1998					\$850	
Site Improvements			0			0	0						
Site Development - Fencing	\$0.84	S.F.	0	100		30	1998						
Site Electrical Utilities			0			0	0						
Site Lighting	\$0.69	S.F.	0	110		30	1998						

DeKalb County School System

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COMET4 Facility Report

Kelley Lake Elementary Facility Executive Summary Report

Report Date: 01 Jul 2011

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

Deficiency Sheet:

*** No Deficiencies Found ***

DeKalb County School System1701 Mountain Industrial Blvd
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COMET4 Facility Report

Kelley Lake Elementary Facility Executive Summary ReportReport Date: 01 Jul 2011

Facility: \Elementary Schools\Kelley Lake Elementary\Playfield**Address:** 2590 Kelley Lake Road, Decatur, GA 30032**Attributes:**

None

General Information:**Function:** Elementary School**Year Built:** 1957**Gross Area:** 98,000 S.F.**Last Renovation:****Facility Description:**

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

Current Repair Cost: \$27,165.60**Replacement Cost:** \$474,163.20**FCI:** 5.73%

11-Mar-2011

Playfield at Kelley Lake Elementary
School

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report

Kelley Lake Elementary Facility Executive Summary Report

Report Date: 01 Jul 2011

Facility: \Elementary Schools\Kelley Lake Elementary\Playfield (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$4.84	S.F.	98,000	101	\$476,633	95	1957	1967			\$27,166	\$474,163	6
Special Construction	\$0.25	S.F.	98,000	110	\$27,166	10	1957	1967			\$27,166	\$24,696	110
Special Construction	\$0.25	S.F.	98,000	110	\$27,166	10	1957	1967			\$27,166	\$24,696	110
Special Facilities - Sports Field - Natural Turf	\$0.25	S.F.	98,000	110	\$27,166	10	1957	1967			\$27,166	\$24,696	110
Building Sitework	\$4.59	S.F.	98,000	100	\$449,467	100	1957					\$449,467	
Site Preparation	\$4.59	S.F.	98,000	100	\$449,467	100	1957					\$449,467	
Site Earthwork	\$4.59	S.F.	98,000	100	\$449,467	100	1957					\$449,467	
Site Improvements		S.F.	98,000			0	1957						
Site Development - Fencing		S.F.	98,000	110		20	1957						
Landscaping - Irrigation	\$0.09	S.F.	0	110		20	1957						
Site Mechanical Utilities			0			0	0						
Water Supply - Water Service	\$0.34	S.F.	0	110		30	1957						
Site Electrical Utilities			0			0	0						
Site Lighting	\$1.69	S.F.	0	110		30	1957						

Facility: \Elementary Schools\Kelley Lake Elementary\Playfield (continued)

Deficiency Sheet:

Deficiency:

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

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

Mon, 11-Apr-2011



Estimates:

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

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

COMET4 Facility Report

Kelley Lake Elementary Facility Executive Summary ReportReport Date: 01 Jul 2011

Facility: \Elementary Schools\Kelley Lake Elementary\Site
Address: 2590 Kelly Lake Road, Decatur, GA 30032**Attributes:****Site Code** 1355**General Information:****Function:** Elementary School**Year Built:** 1963**Gross Area:** 53,237 S.F.**Last Renovation:****Facility Description:**

The Kelley Lake Elementary School site was originally constructed in 1963, has a total area of 10.1 acres, and is occupied by approximately 53,237 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: \$16,326.72**Replacement Cost:** \$1,209,308.11**FCI:** 1.35%

15-Nov-2010
Aerial Image of Kelley Lake Elementary
School

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report

Kelley Lake Elementary Facility Executive Summary Report

Report Date: 01 Jul 2011

Facility: \Elementary Schools\Kelley Lake 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	\$22.72	S.F.	53,237	110	\$1,330,238	35	1982	1973	2020		\$16,327	\$1,209,307	1
Building Sitework	\$22.72	S.F.	53,237	110	\$1,330,238	35	1982	1973	2020		\$16,327	\$1,209,307	1
Site Improvements	\$10.42	S.F.	53,237	110	\$610,308	21	1980	1973			\$16,327	\$554,825	3
Roadways	\$3.25	S.F.	56,094	110	\$200,585	25	1998	2023				\$182,350	
Parking Lots	\$1.47	S.F.	56,094	110	\$90,963	25	1998	2023				\$82,694	
Pedestrian Paving	\$1.65	S.F.	56,094	110	\$101,848	30	1998	2028				\$92,589	
Site Development	\$0.26	S.F.	56,094	110	\$16,327	10	1963	1973			\$16,327	\$14,842	110
Site Development 2		S.F.	53,237			0	1963	1993					
Fence & Guardrails		S.F.	56,094	100		30	1963	1993					
Landscaping	\$3.25	S.F.	56,094	110	\$200,585	10	1963					\$182,350	
Site Mechanical Utilities	\$11.02	S.F.	53,237	110	\$645,294	50	1973	2013	2020			\$586,631	
Water Supply	\$2.38	S.F.	56,094	110	\$146,940	50	1963	2013	2020	10		\$133,582	
Sanitary Sewer	\$2.36	S.F.	56,094	110	\$145,386	50	1963	2013	2020	10		\$132,169	
Storm Sewer	\$5.51	S.F.	56,094	110	\$339,751	50	1963	2013	2020	10		\$308,865	
Fuel Distribution - Gas	\$0.21	S.F.	56,094	110	\$13,217	30	2003	2033				\$12,015	
Site Electrical Utilities	\$1.27	S.F.	53,237	110	\$74,636	30	2003	2033				\$67,851	
Electrical Distribution	\$0.52	S.F.	56,094	110	\$31,876	30	2003	2033				\$28,978	
Site Lighting	\$0.69	S.F.	56,094	110	\$42,760	30	2003	2033				\$38,873	

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Kelley Lake Elementary Facility Executive Summary Report

Report Date: 01 Jul 2011

Facility: \Elementary Schools\Kelley Lake Elementary\Site (continued)

Deficiency Sheet:

Deficiency:

Assembly: **G2040**
System: **Site Development**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **Site development features, such as the flagpole, site furnishings, and signage, are beyond their service life and should be replaced.**

Surveyor/Update: Walter Williams
Priority: 3
Quantity: 1

Fri, 24-Jun-2011



Estimates:

Raw Cost	\$12,957.71
Plus or (Minus) Additional Cost	\$3,369.01
Total Estimated Amount	\$16,326.72

Educational Adequacy Report

Suitability Report - Full

Project #: 4469

County: DeKalb

Site #: 4059

Project: Assessments 2010

Region: 1

Site: Kelley Lake ES

Grade Config: PK-5

Site Type: Elementary

Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - Elementary				
Site				
Traffic	Poor	0.66	2.00	33.00
Pedestrian Traffic	Fair	0.65	0.97	67.00
Parking	Good	0.81	0.81	100.00
Playground	Fair	1.57	2.34	67.00
Safety and Security				
Fencing	Fair	0.50	0.75	67.00
Signage & Way Finding	Good	1.00	1.00	100.00
Ease of Supervision	G/F	3.50	3.50	100.00
Limited Entrances	G/F	0.50	0.50	100.00
Interior Circulation	G/F	0.50	0.50	100.00
Sprinkler System	Unsat	0.00	0.50	0.00
School Climate				
Learning Style Variety	G/F	5.00	5.00	100.00
School Environment	G/F	5.00	5.00	100.00
Landscaping	G/F	1.00	1.00	100.00
General Classrooms				
Size	Good	16.45	16.45	100.00
Adjacencies	Good	3.53	3.53	100.00
Storage\Fixed Equip.	Good	3.53	3.53	100.00
Remedial - Special Needs				
Size	Fair	1.75	3.50	50.00
Adjacencies	G/F	0.75	0.75	100.00
Storage\Fixed Equip.	G/F	0.75	0.75	100.00
Library				
Size	Fair	1.71	3.41	50.00
Adjacencies	G/F	0.73	0.73	100.00
Storage\Fixed Equip.	P/U	0.00	0.73	0.00
P.E.				
Size	Good	6.72	6.72	100.00
Adjacencies	G/F	1.44	1.44	100.00
Storage\Fixed Equip.	G/F	1.44	1.44	100.00
Music				
Size	P/U	0.00	2.59	0.00
Adjacencies	G/F	0.56	0.56	100.00
Storage\Fixed Equip.	G/F	0.56	0.56	100.00

Suitability	Rating	Score	Possible Score	Percent Score
Art				
Size	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	Good	2.12	2.12	100.00
Adjacencies	Good	0.45	0.45	100.00
Storage\Fixed Equip.	Good	0.45	0.45	100.00
Computer Labs				
Size	Good	1.19	1.19	100.00
Adjacencies	G/F	0.26	0.26	100.00
Storage\Fixed Equip.	G/F	0.26	0.26	100.00
Kindergarten				
Size	Fair	1.43	2.86	50.00
Adjacencies	G/F	0.61	0.61	100.00
Storage\Fixed Equip.	P/U	0.00	0.61	0.00
Administration				
Size	P/U	0.00	2.49	0.00
Adjacencies	G/F	0.53	0.53	100.00
Storage\Fixed Equip.	P/U	0.00	0.53	0.00
Restrooms (Student)	Good	0.89	0.89	100.00
Teacher Lounge and Work Room(s)	Fair	0.63	1.27	50.00
Cafeteria	Fair	3.35	5.00	67.00
Food Prep	Good	6.20	6.20	100.00
Counseling	Good	0.29	0.29	100.00
Clinic	P/U	0.00	0.58	0.00
Custodial & Maintenance	G/F	0.50	0.50	100.00
Total For Site:		79.76	100.00	79.76

Comments

Suitability - Elementary

Kelley Lake Elementary was constructed in the early 1950s and a major renovation occurred in 1994. The gym was constructed in 2004. This is a Title 1 school that serves as a neighborhood school. There are two portable classrooms on site, one of which is not being used.

Suitability - Elementary->Site-->Traffic

Parents and buses use the same traffic circle to enter the campus. In the morning buses are gone prior to parent arrival to drop off students. In the afternoon parents must pass buses to turn right to a lower parking area to pick up students. The turn-around area to exit is small. The traffic lanes pass through parking areas.

Suitability - Elementary->Site-->Pedestrian Traffic

Staff members must escort students to the parent pick-up area due to parent traffic.

Suitability - Elementary->Site-->Playground

The play equipment is used by student of all age levels. The equipment is not handicapped accessible. There is a blacktop area and a grass play area.

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - Elementary->Safety and Security-->Fencing The grounds are adequately fenced, with the exception of the portable classrooms, which are located on the front lawn on the other side of the fencing.				
Suitability - Elementary->Safety and Security-->Sprinkler System There is no sprinkler system in this building.				
Suitability - Elementary->School Climate-->School Environment The building does show signs of age, that do distract some. Many windows in classrooms have been covered to provide energy efficiency.				
Suitability - Elementary->School Climate-->Landscaping The portables in the front of the building detract from the landscaping.				
Suitability - Elementary->Remedial - Special Needs-->Size The special education spaces are around 800 square feet in size.				
Suitability - Elementary->Library-->Size The library is 2700 square feet in size, plus a work room. Shelving has been used to hide the work space.				
Suitability - Elementary->Library-->Storage\Fixed Equip. There is limited storage for media needs.				
Suitability - Elementary->Music-->Size The music room is less than 800 square feet in size. The band program meets in a portable classroom.				
Suitability - Elementary->Art-->Size There is no art room in this building.				
Suitability - Elementary->Art-->Adjacencies There is no art room in this building.				
Suitability - Elementary->Art-->Storage\Fixed Equip. There is no art room in this building.				
Suitability - Elementary->Kindergarten-->Size One of the three kindergarten rooms and the prekindergarten room are below 800 square feet in size.				
Suitability - Elementary->Kindergarten-->Storage\Fixed Equip. There is a lack of storage in the two smaller rooms.				
Suitability - Elementary->Administration-->Size The reception area and secretarial work space are small. A classroom is used for the conference room and the bookkeeper is located in a room adjacent to the stage. Secretaries must go to the teacher's room to use a copy machine.				
Suitability - Elementary->Administration-->Storage\Fixed Equip. There is a lack of appropriate storage. The copy machine is in the teacher's lounge.				
Suitability - Elementary->Restrooms (Student) While everything works, the floors, walls, and fixtures in restroom are showing aging.				
Suitability - Elementary->Teacher Lounge and Work Room(s) The teacher workroom/lounge is small. The copy machine is shared with the office.				
Suitability - Elementary->Cafeteria The cafeteria is 3800 square feet, which is smaller than district guidelines. The space appears to accommodate the current student population. However, there is only one serving line.				

Project #: 4469

County: DeKalb

Site #: 4059

Project: Assessments 2010

Region: 1

Site: Kelley Lake ES

Grade Config: PK-5

Site Type: Elementary

Site Size: 0.00

Suitability

Rating

Score

**Possible
Score**

**Percent
Score**

Suitability - Elementary->Clinic

The clinic is located in a narrow area off the stage. There is no restroom, nor is there a sink. Restrooms are some distance away.

Technology Readiness Report

Technology Readiness Report - Full

Project #: 4469	County: DeKalb	Site #: 4059
Project: Assessments 2010	Region: 1	Site: Kelley Lake ES

Technology Readiness	Rating	Score	Possible Score	Percent Score
Technology Readiness				
MDFIT Equipment Environment	Good	15.00	15.00	100.00
Electrical Power	Good	10.00	10.00	100.00
Cooling	Good	10.00	10.00	100.00
Drops	Fair	6.70	10.00	67.00
Wireless	Unsat	0.00	5.00	0.00
WAN Backbone	Good	10.00	10.00	100.00
LAN-WAN Performance	Good	10.00	10.00	100.00
Video Distribution	Fair	2.50	5.00	50.00
Voice Distribution	Unsat	0.00	5.00	0.00
Faculty & Staff Technology	Good	10.00	10.00	100.00
Emergency Alert	Good	5.00	5.00	100.00
Projectors	Unsat	0.00	5.00	0.00
Total For Site:		79.20	100.00	79.20

Comments

- Technology Readiness->Drops
There is an average of three computers per classroom.
- Technology Readiness->Wireless
Only the media center is wireless.
- Technology Readiness->Video Distribution
Most of the classrooms have smartboards.
- Technology Readiness->Voice Distribution
This building does not have VOIP service.
- Technology Readiness->Projectors
There are no ceiling-mounted projectors in this building.