

# **Facility Condition Assessment Report**

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

COMET4 Facility Report

**Kingsley Elementary Facility Executive Summary Report**Report Date: 01 Jul 2011

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**Facility:** \Elementary Schools\Kingsley Elementary  
**Address:** 2051 Brendon Drive, Dunwoody, GA 30338**Attributes:****Facility Code** 5059  
**Super Cluster** 1**General Information:****Function:** Elementary School  
**Gross Area:** 60,378 S.F.  
**Year Built:**  
**Last Renovation:****Facility Description:**

The Kingsley Elementary School campus consists of two buildings located at 2051 Brendon Drive in Dunwoody Georgia. The original campus was constructed in 1971, a classroom addition was constructed in 1972, and a gymnasium building was constructed in 2003. In addition to the buildings, the campus contains a covered walkway, 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 or other facility on the campus.

**Current Repair Cost:** \$6,020,583.56**Replacement Cost:** \$12,414,304.70**FCI:** 48.50%

06-Dec-2010  
Kingsley Elementary School

**DeKalb County School System**

1701 Mountain Industrial Blvd  
 Stone Mountain, GA 30083

COMET4 FCI Report  
**Kingsley 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
Kingsley Elementary\1971, 1972 Building		\$175.55	54,900	\$5,560,936	\$9,637,836	49.25%	\$0	\$53,336	\$3,027,190	\$1,680,780	\$799,630
Kingsley Elementary\Site		\$23.54	60,378	\$373,002	\$1,421,105	26.21%	\$0	\$109,626	\$217,350	\$46,026	\$0
Kingsley Elementary\2003 Gym		\$146.98	5,478	\$56,154	\$805,173	6.97%	\$0	\$0	\$56,154	\$0	\$0
Kingsley Elementary\Playfield		\$4.84	110,000	\$30,492	\$532,224	5.73%	\$0	\$0	\$30,492	\$0	\$0
Kingsley Elementary\Covered Walkway		\$27.64	650	\$0	\$17,967	0.00%	\$0	\$0	\$0	\$0	\$0

# DeKalb County School System

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

## COMET4 Survey Report Kingsley 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								\$4,390,588	\$1,629,995	\$6,020,584			
Elementary Schools								\$4,390,588	\$1,629,995	\$6,020,584			
Kingsley Elementary								\$4,390,588	\$1,629,995	\$6,020,584			
1971, 1972 Building								\$4,029,664	\$1,531,272	\$5,560,936			
Building Systems								\$4,029,664	\$1,531,272	\$5,560,936			
B2020	Exterior Windows	System		Beyond Service Life	Renew System	1	Ea.	\$276,586	\$105,103	\$381,689	Recommended	Deferred Maintenance	The original single pane operable windows are aged and inefficient and should be replaced with double pane, energy efficient windows.
B2030	Exterior Doors	System		Beyond Service Life	Renew System	1	Ea.	\$38,046	\$14,457	\$52,503	Recommended	Deferred Maintenance	The original metal exterior doors are aged and inefficient and should be replaced with energy efficient doors.
B3010	Roof Coverings - BUR	System		Beyond Service Life	Renew System	1	Ea.	\$242,768	\$92,252	\$335,020	Necessary	Deferred Maintenance	The roof covering is aged, has standing water, and should be scheduled for replacement.
C1020	Interior Doors	System		Beyond Service Life	Renew System	1	Ea.	\$66,319	\$25,201	\$91,520	Recommended	Deferred Maintenance	The original interior doors are aged and should be scheduled for replacement.
C1030	Fittings	System		Beyond Service Life	Renew System	1	Ea.	\$111,722	\$42,454	\$154,176	Discretionary	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.
C3020	Floor Finishes - Carpet	System		Beyond Service Life	Renew System	1	Ea.	\$34,422	\$13,080	\$47,503	Discretionary	Deferred Maintenance	The carpet is aged and stained and should be scheduled for replacement.
C3020	Floor Finishes - VCT	System		Beyond Service Life	Renew System	1	Ea.	\$192,342	\$73,090	\$265,432	Discretionary	Deferred Maintenance	The VCT flooring is aged, chipped, and cracked, and should be scheduled for replacement.
C3030	Ceiling Finishes	System		Beyond Service Life	Renew System	1	Ea.	\$393,139	\$149,393	\$542,532	Recommended	Deferred Maintenance	The ceiling grid and acoustical tile are aged and worn and should be scheduled for replacement.
D2010	Plumbing Fixtures	System		Needs Remediation	Renew System	1	Ea.	\$320,342	\$121,730	\$442,071	Necessary	Deferred Maintenance	While the plumbing fixtures in the gang restrooms were replaced in 2010, the remaining plumbing fixtures in the classrooms, kitchen, staff lounge, janitor's closets, and mechanical spaces are original and worn and should be replaced.
D2040	Rain Water Drainage	System		Needs Remediation	Renew System	1	Ea.	\$38,650	\$14,687	\$53,336	Potentially Critical	Deferred Maintenance	The rain water drainage system is aged, causing standing water on the roof, and should be replaced.
D3020	Heat Generating Systems	System		Beyond Service Life	Renew System	1	Ea.	\$181,774	\$69,074	\$250,848	Recommended	Deferred Maintenance	The original boiler is operating properly, but is aged and inefficient and should be scheduled for replacement with an energy efficient system.
D3030	Cooling Generating Systems	System		Beyond Service Life	Renew System	1	Ea.	\$804,395	\$305,670	\$1,110,065	Necessary	Deferred Maintenance	The original air cooled water chillers are aged, inefficient, showing signs of excessive wear, and should be replaced with energy efficient chillers.

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COMET4 Survey Report  
**Kingsley 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
	D3040	Distribution & Exhaust Systems	System	Inadequate	Renew System	1	Ea.	\$289,872	\$110,151	\$400,023	Necessary	Deferred Maintenance	The original exhaust system is aged and inadequate and should be scheduled for replacement. The original pneumatic HVAC control system is aged and should be replaced with an energy efficient system.
	D3060	Controls & Instrumentation	System	Beyond Service Life	Renew System	1	Ea.	\$141,313	\$53,699	\$195,011	Necessary	Deferred Maintenance	
	D3090	Other HVAC Systems/Equip - Kitchen Hood	System	Beyond Service Life	Renew System	1	Ea.	\$51,332	\$19,506	\$70,837	Recommended	Deferred Maintenance	The original kitchen hood and exhaust system is aged and should be scheduled for replacement.
	D5010	Electrical Service/Distribution	System	Beyond Service Life	Renew System	1	Ea.	\$85,150	\$32,357	\$117,507	Necessary	Deferred Maintenance	The original main switchboard is operable, but aged and should be scheduled for replacement.
	D5020	Branch Wiring	System	Beyond Service Life	Renew System	1	Ea.	\$285,645	\$108,545	\$394,190	Necessary	Deferred Maintenance	The original wiring system is operable, but is aged, showing signs of excessive wear, and should be scheduled for replacement.
	D5030	Communications and Security - Clock & PA Systems	System	Beyond Service Life	Renew System	1	Ea.	\$240,956	\$91,563	\$332,519	Discretionary	Deferred Maintenance	The clock and PA systems are operating properly, but are aged and should be scheduled for replacement.
	D5030	Communications and Security - Security & CCTV	System	Beyond Service Life	Renew System	1	Ea.	\$25,968	\$9,868	\$35,835	Recommended	Deferred Maintenance	The security system is operable, but aged and limited, and should be scheduled for replacement.
	E2010	Fixed Furnishings	System	Damaged	Renew System	1	Ea.	\$184,793	\$70,221	\$255,015	Recommended	Deferred Maintenance	Fixed furnishings, such as the base/wall cabinets, counter tops, window shades, and fixed seating, are worn and damaged, and should be replaced.
	D3050	Terminal & Package Units	Package A/C Gas Ht. Multi-Zone	Inadequate	Install 15 ton Multi-Zone RTU	1,878	S.F.	\$24,132	\$9,170	\$33,303	Necessary	Deferred Maintenance	The kitchen cooling is inadequate and should be augmented with an energy efficient system.
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	\$15,463	\$56,154	Necessary	Capital Improvement	An air conditioning system is missing in the gymnasium and should be installed.
								\$40,691	\$15,463	\$56,154			
Playfield Building Systems	F1040	Special Facilities - Sports Field - Natural Turf	System	Beyond Service Life	Renew System	1	Ea.	\$24,200	\$6,292	\$30,492	Necessary	Deferred Maintenance	The grass is damaged and should be reseeded.

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Report Date: 01 Jul 2011

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Location / Note
Site								\$296,033	\$76,969	\$373,002			
Building Systems								\$296,033	\$76,969	\$373,002			
G2020	Parking Lots	System	System	Needs Remediation	Renew System	1	Ea.	\$77,706	\$20,204	\$97,910	Necessary	Deferred Maintenance	The parking lot is damaged and inadequate and should be resurfaced and restriped.
G2030	Pedestrian Paving	System	System	Damaged	Renew System	1	Ea.	\$87,005	\$22,621	\$109,626	Potentially Critical	Deferred Maintenance	The sidewalks are aged, cracked, and damaged and should be replaced.
G2040105	Fence & Guardrails	System	System	Damaged	Renew System	1	Ea.	\$94,793	\$24,646	\$119,440	Necessary	Deferred Maintenance	The site fencing is damaged and should be replaced.
G4020	Site Lighting	System	System	Inadequate	Renew System	1	Ea.	\$36,529	\$9,497	\$46,026	Recommended	Deferred Maintenance	Site lighting is inadequate and should be replaced.

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COMET4 Facility Report

**Kingsley Elementary Facility Executive Summary Report**

Report Date: 01 Jul 2011

**Facility:** \Elementary Schools\Kingsley Elementary\1971, 1972 Building**Address:** 2051 Brendon Drive, Dunwoody, GA 30338**Attributes:****Building Codes** 2010, 2011  
**Fire Sprinkler System** No**General Information:****Function:** Elementary School **Year Built:** 1971  
**Gross Area:** 54,900 S.F. **Last Renovation:****Facility Description:**

The Kingsley Elementary School main building is a one-story building located at 2051 Brendon Drive in Dunwoody, Georgia. There has been one addition in 1972 and a major lighting renovation in 2004. 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 two-pipe HVAC system with an energy efficient system; and 4) Replacing the pneumatic HVAC controls with an effective energy management system that completely controls HVAC and lighting; 5) Replacing the plumbing fixtures with low flow fixtures.

**Current Repair Cost:** \$5,560,935.98**Replacement Cost:** \$9,637,835.54**FCI:** 57.70%06-Dec-2010  
East Elevation06-Dec-2010  
South Elevation06-Dec-2010  
North Elevation06-Dec-2010  
West Elevation

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## COMET4 Facility Report Kingsley Elementary Facility Executive Summary Report

Report Date: 01 Jul 2011

Facility: \Elementary Schools\Kingsley Elementary\1971, 1972 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	\$175.55	S.F.	54,900	102	\$9,854,074	44	1975	1981	2010		\$5,560,935	\$9,637,837	58
Substructure	\$13.21	S.F.	54,900	100	\$725,042	100	1971					\$725,042	
Foundations	\$13.21	S.F.	54,900	100	\$725,042	100	1971					\$725,042	
Standard Foundations	\$6.49	S.F.	54,900	100	\$356,081	100	1971					\$356,081	
Special Foundations		S.F.	0	100		100	0						
Slab on Grade	\$6.72	S.F.	54,900	100	\$368,961	100	1971					\$368,961	
Basement Construction			0			0	0						
Basement Excavation		S.F.	0	100		100	0						
Basement Walls		S.F.	0	100		100	0						
Shell	\$31.63	S.F.	54,900	104	\$1,806,394	69	1971	1996			\$769,212	\$1,736,465	44
Superstructure	\$4.43	S.F.	54,900	100	\$243,196	100	1971					\$243,196	
Floor Construction		S.F.	0	100		100	0						
Roof Construction	\$4.43	S.F.	54,900	100	\$243,196	100	1971					\$243,196	
Exterior Enclosure	\$21.65	S.F.	54,900	103	\$1,228,178	75	1971	2001			\$434,192	\$1,188,706	37
Exterior Walls	\$14.46	S.F.	54,900	100	\$793,986	100	1971					\$793,986	
Exterior Windows	\$6.32	S.F.	54,900	110	\$381,689	30	1971	2001			\$381,689	\$346,990	110
Exterior Doors	\$0.87	S.F.	54,900	110	\$52,503	30	1971	2001			\$52,503	\$47,730	110
Roofing	\$5.55	S.F.	54,900	110	\$335,020	25	1971	1996			\$335,020	\$304,563	110
Roof Coverings - Asphal Shingles		S.F.	0	110		10	0						
Roof Coverings - BUR	\$5.55	S.F.	54,900	110	\$335,020	25	1971	1996			\$335,020	\$304,563	110
Roof Coverings - EPDM		S.F.	0	110		15	0						
Roof Coverings - Preformed Metal		S.F.	0	110		30	0						
Roof Coverings - Standing Seam Metal		S.F.	0	110		75	0						
Roof Openings		S.F.	0	110		30	0						
Interiors	\$43.38	S.F.	54,900	109	\$2,585,167	42	1974	1991	2010		\$1,101,163	\$2,381,352	46
Interior Construction	\$11.04	S.F.	54,900	104	\$632,385	70	1971	1991			\$245,696	\$606,097	41
Partitions	\$6.40	S.F.	54,900	110	\$386,689	100	1971					\$351,536	
Interior Doors	\$2.08	S.F.	54,900	80	\$91,520	30	1971	2001			\$91,520	\$114,401	80
Fittings	\$2.55	S.F.	54,900	110	\$154,176	20	1971	1991			\$154,176	\$140,160	110
Stairs			0			0	0						
Stair Construction		S.F.	0	100		100	1971						
Interior Finishes	\$32.34	S.F.	54,900	110	\$1,952,782	32	1978	1991	2010		\$855,467	\$1,775,255	48
Wall Finishes - Ceramic & Glazed	\$9.58	S.F.	27,450	110	\$289,184	30	1971	2001	2015	5		\$262,894	
Wall Finishes - Paint	\$1.81	S.F.	27,450	110	\$54,587	10	2004	2014				\$49,624	
Wall Finishes - Wall Coverings		S.F.	0	110		10	0						
Floor Finishes - Carpet	\$7.87	S.F.	5,490	110	\$47,503	8	2003	2011	2010		\$47,503	\$43,184	110
Floor Finishes - Ceramic & Quarry Tile	\$13.40	S.F.	10,980	110	\$161,843	50	1971	2021				\$147,130	
Floor Finishes - Terrazzo	\$48.99	S.F.	10,980	110	\$591,701	50	1971	2021				\$537,910	
Floor Finishes - VCT	\$8.79	S.F.	27,450	110	\$265,432	20	1971	1991			\$265,432	\$241,302	110
Floor Finishes - Wood		S.F.	0	110		20	1971						
Ceiling Finishes	\$8.98	S.F.	54,900	110	\$542,532	20	1971	1991			\$542,532	\$493,211	110
Services	\$81.93	S.F.	54,900	98	\$4,417,301	27	1977	1981	2015		\$3,435,545	\$4,497,991	76
Conveying			0			0	0						
Elevators and Lifts		S.F.	0	110		30	1971						
Plumbing	\$24.01	S.F.	54,900	70	\$919,598	25	1971	1991	2015		\$495,407	\$1,318,259	38
Plumbing Fixtures	\$16.10	S.F.	54,900	50	\$442,071	20	1971	1991			\$442,071	\$884,143	50
Domestic Water Distribution	\$3.59	S.F.	54,900	110	\$216,679	30	1971	2001	2015	5		\$196,981	
Sanitary Waste	\$3.05	S.F.	54,900	110	\$184,177	30	1971	2001	2015	5		\$167,434	
Rain Water Drainage	\$0.88	S.F.	54,900	110	\$53,336	30	1971	2001			\$53,336	\$48,488	110
Other Plumbing Systems - Natural Gas	\$0.39	S.F.	54,900	110	\$23,335	30	1971	2001	2015	5		\$21,213	
HVAC	\$33.56	S.F.	54,900	110	\$2,026,784	29	1971	1991			\$2,060,087	\$1,842,533	112
Heat Generating Systems	\$4.15	S.F.	54,900	110	\$250,848	30	1971	2001			\$250,848	\$228,044	110
Cooling Generating Systems	\$18.38	SFFir.	54,900	110	\$1,110,065	30	1971	2001			\$1,110,065	\$1,009,150	110
Distribution & Exhaust Systems	\$6.62	S.F.	54,900	110	\$400,023	30	1971	2001			\$400,023	\$363,658	110
Terminal & Package Units		S.F.	0	110		15	1971				\$33,303		
Controls & Instrumentation	\$3.23	S.F.	54,900	110	\$195,011	20	1971	1991			\$195,011	\$177,283	110
Other HVAC Systems/Equip - Kitchen Hood	\$1.17	S.F.	54,900	110	\$70,837	30	1971	2001			\$70,837	\$64,398	110
Fire Protection			0			0	0						
Sprinklers	\$4.25	S.F.	0	110		30	1971	2001					
Standpipes		S.F.	0	110		30	0						
Electrical	\$24.36	S.F.	54,900	110	\$1,470,919	24	1988	1981			\$880,051	\$1,337,199	66



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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 Service/Distribution	\$1.95	S.F.	54,900	110	\$117,507	30	1971	2001			\$117,507	\$106,824	110
Branch Wiring	\$6.53	S.F.	54,900	110	\$394,190	30	1971	2001			\$394,190	\$358,354	110
Lighting	\$8.58	S.F.	54,900	110	\$518,364	30	2004	2034				\$471,240	
Communications and Security - Clock & PA Systems	\$5.51	S.F.	54,900	110	\$332,519	10	1971	1981			\$332,519	\$302,290	110
Communications and Security - Fire Alarm	\$1.20	S.F.	54,900	110	\$72,504	10	2009	2019				\$65,913	
Communications and Security - Security & CCTV	\$0.59	S.F.	54,900	110	\$35,835	10	2000	2010			\$35,835	\$32,578	110
Other Electrical Systems - Emergency Generator		S.F.	0	110		20	1971						
Equipment & Furnishings	\$4.22	S.F.	54,900	110	\$255,015	20	1971	1991	2015		\$255,015	\$231,832	110
Equipment			0			0	0		2015				
Commercial Equipment		S.F.	0	110		20	1971						
Institutional Equipment		S.F.	0	110		20	2003						
Other Equipment - Kitchen Equipment	\$7.20	S.F.	0	110		20	1971	1991	2015	5			
Furnishings	\$4.22	S.F.	54,900	110	\$255,015	20	1971	1991			\$255,015	\$231,832	110
Fixed Furnishings	\$4.22	S.F.	54,900	110	\$255,015	20	1971	1991			\$255,015	\$231,832	110
Special Construction	\$1.19	S.F.	54,900	100	\$65,155	25	1971					\$65,155	
Special Construction	\$1.19	S.F.	54,900	100	\$65,155	25	1971					\$65,155	
Special Structures - Canopies	\$1.19	S.F.	54,900	100	\$65,155	25	1971					\$65,155	

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**Kingsley Elementary Facility Executive Summary Report**

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**Facility:** \Elementary Schools\Kingsley Elementary\1971, 1972 Building (continued)

**Renewal Schedule:**

Systems	2010-12	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$5,560,935		\$61,438	\$826,997			\$60,175	\$94,602	\$495,038	\$1,043,081	
Substructure											
Foundations											
Standard Foundations											
Special Foundations											
Slab on Grade											
Basement Construction											
Basement Excavation											
Basement Walls											
Shell	\$769,212										
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure	\$434,192										
Exterior Walls											
Exterior Windows	\$381,689										
Exterior Doors	\$52,503										
Roofing	\$335,020										
Roof Coverings - Asphal Shingles											
Roof Coverings - BUR	\$335,020										
Roof Coverings - EPDM											
Roof Coverings - Preformed Metal											
Roof Coverings - Standing Seam											
Metal											
Roof Openings											
Interiors	\$1,101,163		\$61,438	\$335,243			\$60,175			\$1,043,081	
Interior Construction	\$245,696										
Partitions											
Interior Doors	\$91,520										
Fittings	\$154,176										
Stairs											
Stair Construction											
Interior Finishes	\$855,467		\$61,438	\$335,243			\$60,175			\$1,043,081	
Wall Finishes - Ceramic & Glazed				\$335,243							
Wall Finishes - Paint			\$61,438								
Wall Finishes - Wall Coverings											
Floor Finishes - Carpet	\$47,503						\$60,175				
Floor Finishes - Ceramic & Quarry										\$224,028	
Tile										\$819,053	
Floor Finishes - Terrazzo											
Floor Finishes - VCT	\$265,432										
Floor Finishes - Wood											
Ceiling Finishes	\$542,532										
Services	\$3,435,545			\$491,754				\$94,602	\$495,038		
Conveying											
Elevators and Lifts											
Plumbing	\$495,407			\$491,754							
Plumbing Fixtures	\$442,071										
Domestic Water Distribution				\$251,191							
Sanitary Waste				\$213,512							
Rain Water Drainage	\$53,336										
Other Plumbing Systems - Natural				\$27,051							
Gas											
HVAC	\$2,060,087										
Heat Generating Systems	\$250,848										
Cooling Generating Systems	\$1,110,065										
Distribution & Exhaust Systems	\$400,023										
Terminal & Package Units	\$33,303										
Controls & Instrumentation	\$195,011										
Other HVAC Systems/Equip -	\$70,837										
Kitchen Hood											
Fire Protection											
Sprinklers											
Standpipes											
Electrical	\$880,051							\$94,602	\$495,038		



Facility: \Elementary Schools\Kingsley Elementary\1971, 1972 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 single pane operable windows are aged and inefficient and should be replaced with double pane, energy efficient windows.**

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



**Estimates:**

Raw Cost	<b>\$276,586.20</b>
Plus or (Minus) Additional Cost	<b>\$105,102.76</b>
Total Estimated Amount	<b>\$381,688.96</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 and inefficient and should be replaced with energy efficient doors.**

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



**Estimates:**

Raw Cost	<b>\$38,045.70</b>
Plus or (Minus) Additional Cost	<b>\$14,457.37</b>
Total Estimated Amount	<b>\$52,503.07</b>

**DeKalb County School System**

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 Facility Report

**Kingsley Elementary Facility Executive Summary Report**

Report Date: 01 Jul 2011

**Facility:** \Elementary Schools\Kingsley Elementary\1971, 1972 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

Fri, 24-Jun-2011

Note: **The roof covering is aged, has standing water, and should be scheduled for replacement.**



**Estimates:**

Raw Cost	<b>\$242,767.80</b>
Plus or (Minus) Additional Cost	<b>\$92,251.76</b>
Total Estimated Amount	<b>\$335,019.56</b>

**Deficiency:**

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

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

Mon, 07-Feb-2011

Note: **The original interior doors are aged and should be scheduled for replacement.**



**Estimates:**

Raw Cost	<b>\$66,319.20</b>
Plus or (Minus) Additional Cost	<b>\$25,201.30</b>
Total Estimated Amount	<b>\$91,520.50</b>

**DeKalb County School System**

1701 Mountain Industrial Blvd  
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COMET4 Facility Report

**Kingsley Elementary Facility Executive Summary Report**

Report Date: 01 Jul 2011

**Facility:** \Elementary Schools\Kingsley Elementary\1971, 1972 Building (continued)

**Deficiency:**

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

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

Mon, 07-Feb-2011

**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>\$111,721.50</b>
Plus or (Minus) Additional Cost	<b>\$42,454.17</b>
Total Estimated Amount	<b>\$154,175.67</b>

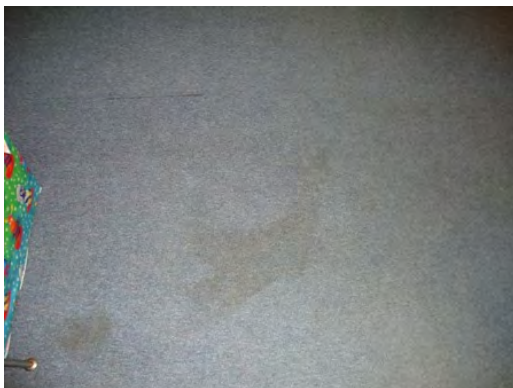
**Deficiency:**

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

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

Mon, 07-Feb-2011

**The carpet is aged and stained and should be scheduled for replacement.**



**Estimates:**

Raw Cost	<b>\$34,422.30</b>
Plus or (Minus) Additional Cost	<b>\$13,080.47</b>
Total Estimated Amount	<b>\$47,502.77</b>

**DeKalb County School System**

1701 Mountain Industrial Blvd  
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COMET4 Facility Report

**Kingsley Elementary Facility Executive Summary Report**

Report Date: 01 Jul 2011

**Facility:** \Elementary Schools\Kingsley Elementary\1971, 1972 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: 5  
Quantity: 1

Mon, 07-Feb-2011

Note: **The VCT flooring is aged, chipped, and cracked, and should be scheduled for replacement.**



**Estimates:**

Raw Cost	<b>\$192,342.15</b>
Plus or (Minus) Additional Cost	<b>\$73,090.02</b>
Total Estimated Amount	<b>\$265,432.17</b>

**Deficiency:**

Assembly: **C3030**  
System: **Ceiling Finishes**  
Material: **System**  
Distress: **Beyond Service Life**  
Category: **Deferred Maintenance**  
Correction: **Renew System**

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

Tue, 21-Jun-2011

Note: **The ceiling grid and acoustical tile are aged and worn and should be scheduled for replacement.**



**Estimates:**

Raw Cost	<b>\$393,138.90</b>
Plus or (Minus) Additional Cost	<b>\$149,392.78</b>
Total Estimated Amount	<b>\$542,531.68</b>

**DeKalb County School System**

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COMET4 Facility Report

**Kingsley Elementary Facility Executive Summary Report**

Report Date: 01 Jul 2011

**Facility:** \Elementary Schools\Kingsley Elementary\1971, 1972 Building (continued)

**Deficiency:**

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

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

Wed, 30-Mar-2011

**While the plumbing fixtures in the gang restrooms were replaced in 2010, the remaining plumbing fixtures in the classrooms, kitchen, staff lounge, janitor's closets, and mechanical spaces are original and worn and should be replaced.**



**Estimates:**

Raw Cost	<b>\$320,341.50</b>
Plus or (Minus) Additional Cost	<b>\$121,729.77</b>
Total Estimated Amount	<b>\$442,071.27</b>

**Deficiency:**

Assembly: **D2040**  
System: **Rain Water Drainage System**  
Material: **Needs Remediation**  
Distress: **Needs Remediation**  
Category: **Deferred Maintenance**  
Correction: **Renew System**  
Note:

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

Wed, 30-Mar-2011

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



**Estimates:**

Raw Cost	<b>\$38,649.60</b>
Plus or (Minus) Additional Cost	<b>\$14,686.85</b>
Total Estimated Amount	<b>\$53,336.45</b>



**DeKalb County School System**

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COMET4 Facility Report

**Kingsley Elementary Facility Executive Summary Report**

Report Date: 01 Jul 2011

Facility: \Elementary Schools\Kingsley Elementary\1971, 1972 Building (continued)

**Deficiency:**

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

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

Mon, 07-Feb-2011

Note: **The original boiler is operating properly, but is aged and inefficient and should be scheduled for replacement with an energy efficient system.**



**Estimates:**

Raw Cost	<b>\$181,773.90</b>
Plus or (Minus) Additional Cost	<b>\$69,074.08</b>
Total Estimated Amount	<b>\$250,847.98</b>

**Deficiency:**

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

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

Thu, 31-Mar-2011

Note: **The original air cooled water chillers are aged, inefficient, showing signs of excessive wear, and should be replaced with energy efficient chillers.**



**Estimates:**

Raw Cost	<b>\$804,394.80</b>
Plus or (Minus) Additional Cost	<b>\$305,670.02</b>
Total Estimated Amount	<b>\$1,110,064.82</b>

**DeKalb County School System**

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COMET4 Facility Report

**Kingsley Elementary Facility Executive Summary Report**

Report Date: 01 Jul 2011

**Facility:** \Elementary Schools\Kingsley Elementary\1971, 1972 Building (continued)

**Deficiency:**

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

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

Mon, 20-Dec-2010

Note: **The original exhaust system is aged and inadequate and should be scheduled for replacement.**



**Estimates:**

Raw Cost	<b>\$289,872.00</b>
Plus or (Minus) Additional Cost	<b>\$110,151.36</b>
Total Estimated Amount	<b>\$400,023.36</b>

**Deficiency:**

Assembly: **D3050**  
System: **Terminal & Package Units**  
Material: **Package A/C Gas Ht. Multi-Zone**  
Distress: **Inadequate**  
Category: **Deferred Maintenance**  
Correction: **Install 15 ton Multi-Zone RTU**

Surveyor/Update: Chuck Gulley  
Priority: 3  
Quantity: 1,878

Sat, 30-Apr-2011

Note: **The kitchen cooling is inadequate and should be augmented with an energy efficient system.**



**Estimates:**

Raw Cost	<b>\$24,132.30</b>
Plus or (Minus) Additional Cost	<b>\$9,170.27</b>
Total Estimated Amount	<b>\$33,302.57</b>

**DeKalb County School System**

1701 Mountain Industrial Blvd  
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COMET4 Facility Report

**Kingsley Elementary Facility Executive Summary Report**

Report Date: 01 Jul 2011

**Facility:** \Elementary Schools\Kingsley Elementary\1971, 1972 Building (continued)

**Deficiency:**

Assembly: **D3060**  
System: **Controls & Instrumentation System**  
Material: **Beyond Service Life**  
Distress: **Beyond Service Life**  
Category: **Deferred Maintenance**  
Correction: **Renew System**

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

Mon, 20-Dec-2010

Note: **The original pneumatic HVAC control system is aged and should be replaced with an energy efficient system.**



**Estimates:**

Raw Cost	<b>\$141,312.60</b>
Plus or (Minus) Additional Cost	<b>\$53,698.79</b>
Total Estimated Amount	<b>\$195,011.39</b>

**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**

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

Mon, 20-Dec-2010

Note: **The original kitchen hood and exhaust system is aged and should be scheduled for replacement.**



**Estimates:**

Raw Cost	<b>\$51,331.50</b>
Plus or (Minus) Additional Cost	<b>\$19,505.97</b>
Total Estimated Amount	<b>\$70,837.47</b>

**DeKalb County School System**

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COMET4 Facility Report

**Kingsley Elementary Facility Executive Summary Report**

Report Date: 01 Jul 2011

**Facility:** \Elementary Schools\Kingsley Elementary\1971, 1972 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  
Priority: 3  
Quantity: 1

Mon, 07-Feb-2011

Note: **The original main switchboard is operable, but aged and should be scheduled for replacement.**



**Estimates:**

Raw Cost	<b>\$85,149.90</b>
Plus or (Minus) Additional Cost	<b>\$32,356.96</b>
Total Estimated Amount	<b>\$117,506.86</b>

**Deficiency:**

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

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

Tue, 21-Jun-2011

Note: **The original wiring system is operable, but is aged, showing signs of excessive wear, and should be scheduled for replacement.**



**Estimates:**

Raw Cost	<b>\$285,644.70</b>
Plus or (Minus) Additional Cost	<b>\$108,544.99</b>
Total Estimated Amount	<b>\$394,189.69</b>

**DeKalb County School System**1701 Mountain Industrial Blvd  
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COMET4 Facility Report

**Kingsley Elementary Facility Executive Summary Report**

Report Date: 01 Jul 2011

**Facility:** \Elementary Schools\Kingsley Elementary\1971, 1972 Building (continued)**Deficiency:**

Assembly: **D5030**  
 System: **Communications and Security - Clock & PA Systems**

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

Tue, 21-Jun-2011

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

Note: **The clock and PA systems are operating properly, but are aged and should be scheduled for replacement.**

**Estimates:**

Raw Cost	<b>\$240,956.10</b>
Plus or (Minus) Additional Cost	<b>\$91,563.32</b>
Total Estimated Amount	<b>\$332,519.42</b>

**Deficiency:**

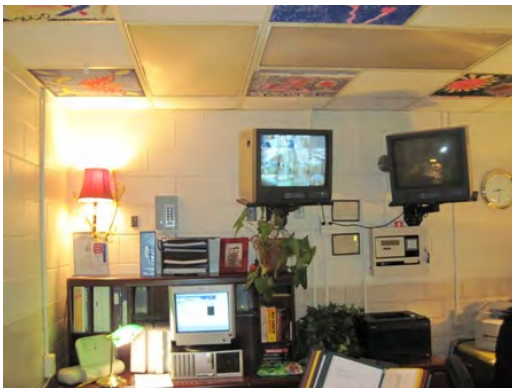
Assembly: **D5030**  
 System: **Communications and Security - Security & CCTV**

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

Mon, 07-Feb-2011

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

Note: **The security system is operable, but aged and limited, and should be scheduled for replacement.**

**Estimates:**

Raw Cost	<b>\$25,967.70</b>
Plus or (Minus) Additional Cost	<b>\$9,867.73</b>
Total Estimated Amount	<b>\$35,835.43</b>

**DeKalb County School System**

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COMET4 Facility Report

**Kingsley Elementary Facility Executive Summary Report**

Report Date: 01 Jul 2011

**Facility:** \Elementary Schools\Kingsley Elementary\1971, 1972 Building (continued)

**Deficiency:**

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

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

Mon, 07-Feb-2011

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



**Estimates:**

Raw Cost	<b>\$184,793.40</b>
Plus or (Minus) Additional Cost	<b>\$70,221.49</b>
Total Estimated Amount	<b>\$255,014.89</b>

**DeKalb County School System**

1701 Mountain Industrial Blvd  
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COMET4 Facility Report

**Kingsley Elementary Facility Executive Summary Report**

Report Date: 01 Jul 2011

**Facility:** \Elementary Schools\Kingsley Elementary\2003 Gym  
**Address:** 2051 Brendon Drive, Dunwoody, GA 30338

**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 Addition at Kingsley Elementary School is a one-story building located at 2051 Brendon Drive in Dunwoody, Georgia. There have been no additions and no major renovations. This report contains condition and adequacy data collected during the 2010/2011 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

An energy conservation opportunity for this building is to select and install an energy efficient cooling system.

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

**Replacement Cost:** \$805,173.34

**FCI:** 6.97%



06-Dec-2010  
East Elevation



06-Dec-2010  
North Elevation



06-Dec-2010  
West Elevation



06-Dec-2010  
South Elevation

# DeKalb County School System

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

## COMET4 Facility Report Kingsley Elementary Facility Executive Summary Report

Report Date: 01 Jul 2011

Facility: \Elementary Schools\Kingsley 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	\$146.98	S.F.	5,478	106	\$852,432	62	2003	2013			\$56,154	\$805,177	7
Substructure	\$17.07	S.F.	5,478	100	\$93,513	100	2003					\$93,513	
Foundations	\$17.07	S.F.	5,478	100	\$93,513	100	2003					\$93,513	
Standard Foundations	\$10.57	S.F.	5,478	100	\$57,907	100	2003					\$57,907	
Special Foundations		S.F.	0	100		100	2003						
Slab on Grade	\$6.50	S.F.	5,478	100	\$35,606	100	2003					\$35,606	
Basement Construction			0			0	0						
Basement Excavation		S.F.	0	100		100	2003						
Basement Walls		S.F.	0	100		100	2003						
Shell	\$45.06	S.F.	5,478	103	\$254,585	89	2003	2033				\$246,822	
Superstructure	\$14.21	S.F.	5,478	100	\$77,864	100	2003					\$77,864	
Floor Construction	\$14.14	S.F.	0	100		100	2003						
Roof Construction	\$14.21	S.F.	5,478	100	\$77,864	100	2003					\$77,864	
Exterior Enclosure	\$18.96	S.F.	5,478	101	\$105,124	91	2003	2033				\$103,869	
Exterior Walls	\$16.67	S.F.	5,478	100	\$91,320	100	2003					\$91,320	
Exterior Windows		S.F.	0	110		30	2003						
Exterior Doors	\$2.29	S.F.	5,478	110	\$13,804	30	2003	2033				\$12,549	
Roofing	\$11.88	S.F.	5,478	110	\$71,597	75	2003	2078				\$65,089	
Roof Coverings - BUR		S.F.	0	110		20	2003						
Roof Coverings - EPDM		S.F.	0	110		15	2003						
Roof Coverings - Standing Seam Metal	\$11.88	S.F.	5,478	110	\$71,597	75	2003	2078				\$65,089	
Roof Openings		S.F.	0	110		30	2003						
Interiors	\$40.13	S.F.	5,478	107	\$234,828	59	2003	2013				\$219,832	
Interior Construction	\$21.51	S.F.	5,478	104	\$122,655	76	2003	2023				\$117,855	
Partitions	\$13.57	S.F.	5,478	110	\$81,742	100	2003					\$74,311	
Interior Doors	\$4.25	S.F.	5,478	80	\$18,627	40	2003	2043				\$23,284	
Fittings	\$3.70	S.F.	5,478	110	\$22,286	20	2003	2023				\$20,260	
Stairs			0			0	0						
Stair Construction		S.F.	0	100		100	2003						
Interior Finishes	\$18.62	S.F.	5,478	110	\$112,173	40	2003	2013				\$101,977	
Wall Finishes - Ceramic	\$7.19	S.F.	548	110	\$4,334	30	2003	2033				\$3,940	
Wall Finishes - Paint	\$1.52	S.F.	4,930	110	\$8,232	10	2003	2013				\$7,484	
Floor Finishes - Ceramic Tile	\$7.73	S.F.	548	110	\$4,658	8	2003					\$4,235	
Floor Finishes - Neoprene Flooring	\$19.06	S.F.	3,834	110	\$80,374	50	2003	2053				\$73,068	
Floor Finishes - VCT	\$5.38	S.F.	1,096	110	\$6,489	15	2003	2018				\$5,899	
Ceiling Finishes	\$4.47	S.F.	1,644	110	\$8,086	20	2003	2023				\$7,351	
Services	\$44.73	S.F.	5,478	110	\$269,506	26	2003	2013			\$56,154	\$245,010	23
Conveying			0			0	0						
Elevators and Lifts		S.F.	0	110		30	2003						
Plumbing	\$14.59	S.F.	5,478	110	\$87,895	30	2003	2033				\$79,906	
Plumbing Fixtures	\$7.20	S.F.	5,478	110	\$43,407	30	2003	2033				\$39,461	
Domestic Water Distribution	\$5.96	S.F.	5,478	110	\$35,923	30	2003	2033				\$32,658	
Sanitary Waste	\$0.87	S.F.	5,478	110	\$5,239	30	2003	2033				\$4,763	
Rain Water Drainage	\$0.22	S.F.	5,478	110	\$1,330	30	2003	2033				\$1,210	
Other Plumbing Systems - Natural Gas	\$0.33	S.F.	5,478	110	\$1,996	30	2003	2033				\$1,814	
HVAC	\$11.98	S.F.	5,478	110	\$72,179	29	2003	2023			\$56,154	\$65,618	86
Heat Generating Systems		S.F.	0	110		30	2003						
Cooling Generating Systems		S.F.	0	110		30	2003						
Distribution Systems & Exhaust Systems	\$10.39	S.F.	5,478	110	\$62,616	30	2003	2033				\$56,924	
Terminal & Package Units		S.F.	0	110		15	2003				\$56,154		
Controls & Instrumentation	\$1.59	S.F.	5,478	110	\$9,563	20	2003	2023				\$8,694	
Fire Protection			0			0	0						
Sprinklers		S.F.	0	110		30	0						
Electrical	\$18.16	S.F.	5,478	110	\$109,432	22	2003	2013				\$99,486	
Electrical Service/Distribution	\$1.34	S.F.	5,478	110	\$8,066	30	2003	2033				\$7,333	
Branch Wiring	\$5.96	S.F.	5,478	110	\$35,923	30	2003	2033				\$32,658	
Lighting	\$5.96	S.F.	5,478	110	\$35,923	20	2003	2023				\$32,658	
Communications and Security - Fire Alarm	\$2.46	S.F.	5,478	110	\$14,802	10	2003	2013				\$13,456	
Communications and Security - Public Address & Clock System	\$1.01	S.F.	5,478	110	\$6,070	20	2003	2023				\$5,519	
Communications and Security - Security & CCTV	\$1.01	S.F.	5,478	110	\$6,070	10	2003	2013				\$5,519	
Other Electrical Systems - Emergency Generator	\$0.43	S.F.	5,478	110	\$2,578	15	2003	2018				\$2,343	



**DeKalb County School System**

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COMET4 Facility Report

**Kingsley 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%
Equipment & Furnishings			0			0	0						
Equipment			0			0	0						
Commercial Equipment		S.F.	0	110		20	0						
Institutional Equipment		S.F.	0	110		20	0						
Furnishings			0			0	0						
Fixed Furnishings		S.F.	0	110		20	0						





**Facility:** \Elementary Schools\Kingsley 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	<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

**Kingsley Elementary Facility Executive Summary Report**

Report Date: 01 Jul 2011

**Facility:** \Elementary Schools\Kingsley Elementary\Covered Walkway

**Address:** 2051 Brendon Drive, Dunwoody, GA 30338

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

**General Information:**

**Function:** Elementary School  
**Gross Area:** 650 S.F.

**Year Built:** 2003  
**Last Renovation:**

**Facility Description:**

An engineered metal covered walkway connect the classrooms with the gymnasium and provides some weather protection for the student

**Current Repair Cost:** \$0.00

**Replacement Cost:** \$17,966.91

**FCI:** 0.00%



06-Dec-2010  
Northeast Elevation



06-Dec-2010  
West Elevation



06-Dec-2010  
Southeast Elevation



06-Dec-2010  
North Elevation

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

COMET4 Facility Report

**Kingsley Elementary Facility Executive Summary Report**

Report Date: 01 Jul 2011

**Facility:** \Elementary Schools\Kingsley Elementary\Covered Walkway (continued)**Building Condition:**

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$27.64	S.F.	650	100	\$17,967	25	2003	2028			0	\$17,967	
Special Construction	\$27.64	S.F.	650	100	\$17,967	25	2003	2028				\$17,967	
Special Construction	\$27.64	S.F.	650	100	\$17,967	25	2003	2028				\$17,967	
Special Structures - Covered Walkways Metal	\$27.64	S.F.	650	100	\$17,967	25	2003	2028				\$17,967	



**Facility:** \Elementary Schools\Kingsley Elementary\**Covered Walkway** (continued)

**Deficiency Sheet:**

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



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

COMET4 Facility Report

**Kingsley Elementary Facility Executive Summary Report**Report Date: 01 Jul 2011

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**Facility:** \Elementary Schools\Kingsley Elementary\Playfield**Address:** 2051 Brendon Drive, Dunwoody, GA**Attributes:**

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

**General Information:****Function:** Elementary School**Year Built:** 1972**Gross Area:** 110,000 S.F.**Last Renovation:****Facility Description:**

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

**Current Repair Cost:** \$30,492.00**Replacement Cost:** \$532,224.00**FCI:** 5.73%

06-Dec-2010

Playfield at Kingsley Elementary School

**DeKalb County School System**

1701 Mountain Industrial Blvd  
 Stone Mountain, GA 30083

COMET4 Facility Report

**Kingsley Elementary Facility Executive Summary Report**

Report Date: 01 Jul 2011

**Facility:** \Elementary Schools\Kingsley 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.	110,000	101	\$534,996	95	1972	1982			\$30,492	\$532,224	6
Special Construction	\$0.25	S.F.	110,000	110	\$30,492	10	1972	1982			\$30,492	\$27,720	110
Special Construction	\$0.25	S.F.	110,000	110	\$30,492	10	1972	1982			\$30,492	\$27,720	110
Special Facilities - Sports Field - Natural Turf	\$0.25	S.F.	110,000	110	\$30,492	10	1972	1982			\$30,492	\$27,720	110
Building Sitework	\$4.59	S.F.	110,000	100	\$504,504	100	1972	1992				\$504,504	
Site Preparation	\$4.59	S.F.	110,000	100	\$504,504	100	1972					\$504,504	
Site Earthwork	\$4.59	S.F.	110,000	100	\$504,504	100	1972					\$504,504	
Site Improvements			0			0	0						
Site Development - Fencing		S.F.	0	110		20	1972	1992					
Landscaping - Irrigation		S.F.	0	110		20	1972	1992					
Site Mechanical Utilities			0			0	0						
Water Supply - Water Service		S.F.	0	110		30	1972	2002					
Site Electrical Utilities			0			0	0						
Site Lighting		S.F.	0	110		30	1972	2002					



Facility: \Elementary Schools\Kingsley 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 grass is damaged and should be reseeded.**

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

Thu, 06-Jan-2011



**Estimates:**

Raw Cost	<b>\$24,200.00</b>
Plus or (Minus) Additional Cost	<b>\$6,292.00</b>
Total Estimated Amount	<b>\$30,492.00</b>

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

COMET4 Facility Report

**Kingsley Elementary Facility Executive Summary Report**Report Date: 01 Jul 2011

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**Facility:** \Elementary Schools\Kingsley Elementary\Site**Address:** 2051 Brendon Drive, Dunwoody, GA 30338**Attributes:****Site Code** 1365**General Information:****Function:** Elementary School**Year Built:** 1971**Gross Area:** 60,378 S.F.**Last Renovation:****Facility Description:**

The Kingsley Elementary School site was originally constructed in 1971, has a total area of 10 acres, and is occupied by approximately 60,378 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:** \$373,002.00**Replacement Cost:** \$1,421,104.91**FCI:** 26.25%

15-Nov-2010  
Aerial Image of Kingsley Elementary  
School

**DeKalb County School System**

1701 Mountain Industrial Blvd  
 Stone Mountain, GA 30083

COMET4 Facility Report

**Kingsley Elementary Facility Executive Summary Report**

Report Date: 01 Jul 2011

**Facility:** \Elementary Schools\Kingsley Elementary\Site (continued)

**Building Condition:**

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$23.54	S.F.	60,378	109	\$1,551,271	35	1974	1996	2015		\$373,002	\$1,421,105	26
Building Sitework	\$23.54	S.F.	60,378	109	\$1,551,271	35	1974	1996	2015		\$373,002	\$1,421,105	26
Site Improvements	\$11.87	S.F.	60,378	108	\$776,358	22	1971	1996	2015		\$326,976	\$716,639	46
Roadways	\$3.25	S.F.	60,378	110	\$215,904	25	1971	1996	2015	5		\$196,277	
Parking Lots	\$1.47	S.F.	60,378	110	\$97,910	25	1971	1996			\$97,910	\$89,009	110
Pedestrian Paving	\$1.65	S.F.	60,378	110	\$109,626	30	1971	2001			\$109,626	\$99,660	110
Site Development	\$0.26	S.F.	60,378	110	\$17,574	10	1971					\$15,976	
Site Development 2	\$1.98	S.F.	60,378	100	\$119,440	30	1971	2001			\$119,440	\$119,440	100
Fence & Guardrails	\$1.98	S.F.	60,378	100	\$119,440	30	1971	2001			\$119,440	\$119,440	100
Landscaping	\$3.25	S.F.	60,378	110	\$215,904	10	1971					\$196,277	
Site Mechanical Utilities	\$10.46	S.F.	60,378	110	\$694,577	50	1971	2001	2015			\$631,433	
Water Supply	\$2.38	S.F.	60,378	110	\$158,163	50	1971	2021				\$143,784	
Sanitary Sewer	\$2.36	S.F.	60,378	110	\$156,489	50	1971	2021				\$142,263	
Storm Sewer	\$5.51	S.F.	60,378	110	\$365,699	50	1971	2021				\$332,453	
Fuel Distribution - Gas	\$0.21	S.F.	60,378	110	\$14,226	30	1971	2001	2015	5		\$12,933	
Site Electrical Utilities	\$1.21	S.F.	60,378	110	\$80,336	30	1988	2001			\$46,026	\$73,033	63
Electrical Distribution	\$0.52	S.F.	60,378	110	\$34,310	30	2004	2034				\$31,191	
Site Lighting	\$0.69	S.F.	60,378	110	\$46,026	30	1971	2001			\$46,026	\$41,842	110



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

Deficiency Sheet:

**Deficiency:**

Assembly: **G2020**  
System: **Parking Lots**  
Material: **System**  
Distress: **Needs Remediation**  
Category: **Deferred Maintenance**  
Correction: **Renew System**  
Note: **The parking lot is damaged and inadequate and should be resurfaced and restriped.**

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

Fri, 24-Jun-2011



**Estimates:**

Raw Cost	<b>\$77,706.49</b>
Plus or (Minus) Additional Cost	<b>\$20,203.69</b>
Total Estimated Amount	<b>\$97,910.18</b>

**Deficiency:**

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

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

Fri, 24-Jun-2011



**Estimates:**

Raw Cost	<b>\$87,004.70</b>
Plus or (Minus) Additional Cost	<b>\$22,621.22</b>
Total Estimated Amount	<b>\$109,625.92</b>



**DeKalb County School System**

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 Facility Report

**Kingsley Elementary Facility Executive Summary Report**

Report Date: 01 Jul 2011

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

**Deficiency:**

Assembly: **G2040105**  
System: **Fence & Guardrails**  
Material: **System**  
Distress: **Damaged**  
Category: **Deferred Maintenance**  
Correction: **Renew System**  
Note: **The site fencing is damaged and should be replaced.**

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

Wed, 22-Dec-2010



**Estimates:**

Raw Cost	<b>\$94,793.46</b>
Plus or (Minus) Additional Cost	<b>\$24,646.30</b>
Total Estimated Amount	<b>\$119,439.76</b>

**Deficiency:**

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

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

Mon, 07-Feb-2011



**Estimates:**

Raw Cost	<b>\$36,528.69</b>
Plus or (Minus) Additional Cost	<b>\$9,497.46</b>
Total Estimated Amount	<b>\$46,026.15</b>

# **Educational Adequacy Report**

### Suitability Report - Full

Project #: 4469

County: DeKalb

Site #: 5059

Project: Assessments 2010

Region: 1

Site: Kingsley ES

Grade Config: PK-5

Site Type: Elementary

Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
<b>Suitability - Elementary</b>				
<b>Site</b>				
Traffic	Poor	0.66	2.00	33.00
Pedestrian Traffic	Fair	0.65	0.97	67.00
Parking	Poor	0.27	0.81	33.00
Playground	Fair	1.57	2.34	67.00
<b>Safety and Security</b>				
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
<b>School Climate</b>				
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
<b>General Classrooms</b>				
Size	Fair	11.02	16.45	67.00
Adjacencies	Good	3.53	3.53	100.00
Storage\Fixed Equip.	Good	3.53	3.53	100.00
<b>Remedial - Special Needs</b>				
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
<b>Library</b>				
Size	Good	3.41	3.41	100.00
Adjacencies	G/F	0.73	0.73	100.00
Storage\Fixed Equip.	G/F	0.73	0.73	100.00
<b>P.E.</b>				
Size	Fair	3.36	6.72	50.00
Adjacencies	G/F	1.44	1.44	100.00
Storage\Fixed Equip.	P/U	0.00	1.44	0.00
<b>Music</b>				
Size	P/U	0.00	2.59	0.00
Adjacencies	P/U	0.00	0.56	0.00
Storage\Fixed Equip.	P/U	0.00	0.56	0.00

Suitability	Rating	Score	Possible Score	Percent Score
<b>Art</b>				
Size	P/U	0.00	1.64	0.00
Adjacencies	G/F	0.35	0.35	100.00
Storage\Fixed Equip.	G/F	0.35	0.35	100.00
<b>Performing Arts\Auditorium</b>				
Size	Good	2.12	2.12	100.00
Adjacencies	Good	0.45	0.45	100.00
Storage\Fixed Equip.	Fair	0.23	0.45	50.00
<b>Computer Labs</b>				
Size	P/U	0.00	1.19	0.00
Adjacencies	G/F	0.26	0.26	100.00
Storage\Fixed Equip.	P/U	0.00	0.26	0.00
<b>Kindergarten</b>				
Size	Fair	1.43	2.86	50.00
Adjacencies	P/U	0.00	0.61	0.00
Storage\Fixed Equip.	P/U	0.00	0.61	0.00
<b>Administration</b>				
Size	Fair	1.25	2.49	50.00
Adjacencies	P/U	0.00	0.53	0.00
Storage\Fixed Equip.	G/F	0.53	0.53	100.00
<b>Restrooms (Student)</b>	Fair	0.44	0.89	50.00
<b>Teacher Lounge and Work Room(s)</b>	Fair	0.63	1.27	50.00
<b>Cafeteria</b>	Poor	1.65	5.00	33.00
<b>Food Prep</b>	Fair	4.16	6.20	67.00
<b>Counseling</b>	Good	0.29	0.29	100.00
<b>Clinic</b>	G/F	0.58	0.58	100.00
<b>Custodial &amp; Maintenance</b>	G/F	0.50	0.50	100.00
<b>Total For Site:</b>		<b>66.37</b>	<b>100.00</b>	<b>66.37</b>

**Comments**

## Suitability - Elementary

Kingsley Elementary is a pre-kindergarten through 5 charter school built in 1971. The school uses brain compatible learning, collaborative learning, music, and movement.

## Suitability - Elementary-&gt;Site--&gt;Traffic

The bus routing is good. The parent routing is two-way, conflicts with parking, and backs onto a public street.

## Suitability - Elementary-&gt;Site--&gt;Pedestrian Traffic

The parking lot conflicts with the parent drop and the front lacks a needed sidewalk near a grass island.

## Suitability - Elementary-&gt;Site--&gt;Parking

The school has 32 spaces for 80 staff.

## Suitability - Elementary-&gt;Site--&gt;Playground

The school lacks a blacktop area.

## Suitability - Elementary-&gt;Safety and Security--&gt;Fencing

One area around the field lacks a needed fence.

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - Elementary->Safety and Security-->Sprinkler System The school lacks a fire suppression system.				
Suitability - Elementary->General Classrooms-->Size The 1st grade classes do not meet the DCSS size guideline.				
Suitability - Elementary->Remedial - Special Needs-->Size The speech class is in a closet with no natural light and no ventilation. The pre-kindergarten special education class has an adult-sized toilet. Two of the seven special programs are in trailers.				
Suitability - Elementary->Library-->Size The library is close to meeting the size guideline and deemed okay.				
Suitability - Elementary->P.E.-->Size The gym is below the size guideline.				
Suitability - Elementary->P.E.-->Storage\Fixed Equip. The storage is inadequate and the ventilation is poor.				
Suitability - Elementary->Music-->Size The band and music rooms are well below the size guideline and the orchestra class is in a trailer.				
Suitability - Elementary->Music-->Adjacencies The music class is near some classrooms and the orchestra class is in a trailer.				
Suitability - Elementary->Music-->Storage\Fixed Equip. All of the spaces lack adequate storage. The band rooms has inadequate acoustical separation, has inadequate lighting, has some outlets that don't work, and lacks a whiteboard. One class is in a trailer.				
Suitability - Elementary->Art-->Size The room is well below the size guideline.				
Suitability - Elementary->Performing Arts\Auditorium-->Storage\Fixed Equip. The stage lacks storage and could use more speakers at the rear of the cafetorium to help with the poor acoustics.				
Suitability - Elementary->Computer Labs-->Size The lab is well below the size guideline.				
Suitability - Elementary->Computer Labs-->Storage\Fixed Equip. The lab technology is dated and the room lacks adequate ventilation.				
Suitability - Elementary->Kindergarten-->Size Two of the four spaces meet the size guideline.				
Suitability - Elementary->Kindergarten-->Adjacencies Parent drop off is across the school.				
Suitability - Elementary->Kindergarten-->Storage\Fixed Equip. The storage, blinds, and ventilation are inadequate.				
Suitability - Elementary->Administration-->Size The space is small and lacks enough offices to accommodate all the administrative staff.				
Suitability - Elementary->Administration-->Adjacencies The main office is located down the hall.				
Suitability - Elementary->Restrooms (Student) There are not enough staff restrooms and several restrooms lack adequate ventilation.				
Suitability - Elementary->Teacher Lounge and Work Room(s) The rooms are small.				

Project #: 4469

County: DeKalb

Site #: 5059

Project: Assessments 2010

Region: 1

Site: Kingsley ES

Grade Config: PK-5

Site Type: Elementary

Site Size: 0.00

**Suitability**

**Rating**

**Score**

**Possible  
Score**

**Percent  
Score**

Suitability - Elementary->Cafeteria

The cafeteria is below the size guideline, has poor acoustics, and inadequate ventilation.

Suitability - Elementary->Food Prep

The kitchen is small and the delivery area is poorly lit and difficult to access.

Suitability - Elementary->Custodial & Maintenance

The closets lack ventilation but are deemed okay overall.

# **Technology Readiness Report**

