

# **Facility Condition Assessment Report**

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

COMET4 Facility Report

**Kittredge Magnet School at Nancy Creek Facility Executive Summary Report**Report Date: 01 Jul 2011

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**Facility:** \Elementary Schools\Kittredge Magnet School at Nancy Creek**Address:** 1663 E. Nancy Creek Drive, Atlanta, GA 30319**Attributes:****Facility Code** 1063  
**Super Cluster** 6**General Information:****Function:** Elementary School  
**Gross Area:** 57,163 S.F.  
**Year Built:**  
**Last Renovation:****Facility Description:**

The Kittredge Magnet School campus consists of two buildings located at 1663 East Nancy Creek Drive in Atlanta, Georgia. The original campus was constructed in 1970 and a gymnasium building was added in 2003. In addition to the buildings, the campus contains a covered walkway and softball field. This report contains condition and adequacy data collected during the 2010/2011 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report for each building or other facility on the campus.

**Current Repair Cost:** \$6,206,534.22**Replacement Cost:** \$12,091,015.75**FCI:** 51.33%

07-Dec-2010  
Kittredge Magnet School at Nancy Creek

**DeKalb County School System**

1701 Mountain Industrial Blvd  
 Stone Mountain, GA 30083

COMET4 FCI Report

Report Date: 01 Jul 2011

**Kittredge Magnet School at Nancy Creek Weighted FCI Report**

Facility Name	Last Renovation	Cost Per Sq. Ft.	Gross Area (Sq. Ft.)	Repair Cost	Replacement Cost	Weighted FCI	Critical wt 1.25	Potentially Critical wt 1.1	Necessary wt 1	Recommended wt 0.75	Discretionary wt 0.5
Kittredge Magnet School at Nancy Creek\1970 Building		\$182.14	51,685	\$5,862,771	\$9,414,126	46.22%	\$0	\$0	\$1,706,609	\$2,265,862	\$1,890,300
Kittredge Magnet School at Nancy Creek\Site		\$23.54	57,163	\$260,444	\$1,345,434	17.43%	\$0	\$0	\$156,655	\$103,789	\$0
Kittredge Magnet School at Nancy Creek\2003 Gym		\$150.44	5,478	\$56,154	\$824,123	6.81%	\$0	\$0	\$56,154	\$0	\$0
Kittredge Magnet School at Nancy Creek\Softball Field		\$4.84	98,000	\$27,166	\$474,163	2.86%	\$0	\$0	\$0	\$0	\$27,166
Kittredge Magnet School at Nancy Creek\Covered Walkway		\$27.64	1,200	\$0	\$33,170	0.00%	\$0	\$0	\$0	\$0	\$0

# DeKalb County School System

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 Survey Report

## Kittredge Magnet School at Nancy Creek 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								\$4,517,337	\$1,689,197	\$6,206,534			
Elementary Schools								\$4,517,337	\$1,689,197	\$6,206,534			
Kittredge Magnet School at Nancy Creek								\$4,517,337	\$1,689,197	\$6,206,534			
1970 Building								\$4,248,385	\$1,614,386	\$5,862,771			
Building Systems								\$4,248,385	\$1,614,386	\$5,862,771			
B2020	Exterior Windows	System		Beyond Service Life	Renew System	1	Ea.	\$260,389	\$98,948	\$359,337	Necessary	Deferred Maintenance	The original metal frame, single pane, operable windows are aged, worn, and inefficient, and should be replaced.
B2030	Exterior Doors	System		Damaged	Renew System	1	Ea.	\$35,818	\$13,611	\$49,428	Necessary	Deferred Maintenance	The original exterior metal doors are aged, rusted, and damaged, and should be replaced.
C1020	Interior Doors	System		Beyond Service Life	Renew System	1	Ea.	\$62,435	\$23,725	\$86,161	Discretionary	Deferred Maintenance	The original wood interior doors are aged and worn and should be replaced.
C1030	Fittings	System		Beyond Service Life	Renew System	1	Ea.	\$105,179	\$39,968	\$145,147	Discretionary	Deferred Maintenance	Fittings, such as chalk and tack boards, toilet and bath accessories, toilet partitions, lockers, and shelving, are aged, worn, and damaged, and should be replaced.
C3010	Wall Finishes - Paint	System		Beyond Service Life	Renew System	1	Ea.	\$37,240	\$14,151	\$51,391	Discretionary	Deferred Maintenance	The wall paint is aged and scuffed and should be repainted.
C3020	Floor Finishes - Carpet	System		Needs Remediation	Renew System	1	Ea.	\$32,410	\$12,316	\$44,725	Necessary	Deferred Maintenance	The carpet is worn and should be replaced.
C3020	Floor Finishes - VCT	System		Needs Remediation	Renew System	1	Ea.	\$217,287	\$82,569	\$299,856	Necessary	Deferred Maintenance	The VCT flooring is stained, cracked, chipped, and patched, and should be replaced.
C3030	Ceiling Finishes	System		Needs Remediation	Renew System	1	Ea.	\$370,116	\$140,644	\$510,760	Necessary	Deferred Maintenance	The acoustical ceiling tile and grid system is aged, stained, and damaged, and should be replaced.
D2010	Plumbing Fixtures	System		Beyond Service Life	Renew System	1	Ea.	\$663,480	\$252,123	\$915,603	Discretionary	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.
D2020	Domestic Water Distribution	System		Beyond Service Life	Renew System	1	Ea.	\$147,819	\$56,171	\$203,990	Discretionary	Deferred Maintenance	The original domestic water system is aged and should be scheduled for replacement.
D3020	Heat Generating Systems	System		Beyond Service Life	Renew System	1	Ea.	\$171,129	\$65,029	\$236,158	Recommended	Deferred Maintenance	The original boiler is operable, but aged and should be scheduled for replacement with an energy efficient model.
D3040	Distribution & Exhaust Systems	System		Beyond Service Life	Renew System	1	Ea.	\$192,165	\$73,023	\$265,187	Necessary	Deferred Maintenance	The original distribution system is operable, but aged, becoming logistically unsupportable, and should be replaced with an energy efficient system.

**DeKalb County School System**

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 Survey Report

**Kittredge Magnet School at Nancy Creek 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
	D3050	Terminal & Package Units	System	Beyond Service Life	Renew System	1	Ea.	\$712,374	\$270,702	\$983,077	Recommended	Deferred Maintenance	The terminal and package units are operable, but aged and should be replaced with energy efficient models.
	D3090	Other HVAC Systems/Equip - Kitchen Hood	System	Beyond Service Life	Renew System	1	Ea.	\$48,325	\$18,364	\$66,689	Necessary	Deferred Maintenance	The original kitchen hood and exhaust system is aged and should be scheduled for replacement with an energy efficient model.
	D5010	Electrical Service/Distribution	System	Needs Remediation	Renew System	1	Ea.	\$80,163	\$30,462	\$110,626	Necessary	Deferred Maintenance	The original electrical service and distribution wiring is aged, limited, and reported outages, and should be replaced.
	D5020	Branch Wiring	System	Beyond Service Life	Renew System	1	Ea.	\$268,917	\$102,188	\$371,106	Recommended	Deferred Maintenance	The original branch wiring is aged and should be scheduled for replacement.
	D5020	Lighting	System	Beyond Service Life	Renew System	1	Ea.	\$353,629	\$134,379	\$488,008	Discretionary	Deferred Maintenance	The original lighting system is aged and should be scheduled for replacement with energy efficient fixtures.
	E2010	Fixed Furnishings	System	Damaged	Renew System	1	Ea.	\$173,972	\$66,109	\$240,081	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.
	E1090	Other Equipment - Kitchen Equipment	System	Beyond Service Life	Renew System	1	Ea.	\$315,537	\$119,904	\$435,441	Recommended	Deferred Maintenance	The kitchen equipment is functional, but aged and should be scheduled for replacement.
	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.
	Site Building Systems G2030	Pedestrian Paving	System	Damaged	Renew System	1	Ea.	\$206,701	\$53,742	\$260,444	Recommended	Deferred Maintenance	Pedestrian paving is aged, cracked, and broken, and should be replaced.
	G2040105	Fence & Guardrails	System	Damaged	Renew System	1	Ea.	\$82,372	\$21,417	\$103,789	Necessary	Deferred Maintenance	The fencing is aged, rusted, and damaged, and should be replaced.
	G4020	Site Lighting	System	Inadequate	Renew System	1	Ea.	\$89,746	\$23,334	\$113,080	Necessary	Deferred Maintenance	The site lighting is inadequate and should be replaced with energy efficient lighting.
	Softball Field Building Systems F1040	Special Facilities - Sports Field - Natural Turf	System	Beyond Service Life	Renew System	1	Ea.	\$34,584	\$8,992	\$43,576	Discretionary	Deferred Maintenance	The grass is damaged and should be reseeded.
								\$21,560	\$5,606	\$27,166			
								\$21,560	\$5,606	\$27,166			
								\$21,560	\$5,606	\$27,166			

# DeKalb County School System

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 Facility Report

## Kittredge Magnet School at Nancy Creek Facility Executive Summary Report

Report Date: 01 Jul 2011

**Facility:** \Elementary Schools\Kittredge Magnet School at Nancy Creek\ 1970 Building

**Address:** 1663 East Nancy Creek Drive, Atlanta, GA 30319

### Attributes:

**Building Codes** 2010  
**Fire Sprinkler System** No

### General Information:

**Function:** Elementary School **Year Built:** 1970  
**Gross Area:** 51,685 S.F. **Last Renovation:**

### Facility Description:

The Kittredge Magnet School main building is a one-story building located at 1663 East Nancy Drive in Atlanta, Georgia. Originally built in 1970, 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.

Energy conservation opportunities for this building include: 1) Replacing the HVAC systems; 2) Replacing the air distribution and exhaust systems; 3) Replacing the lighting and branch wiring systems; 4) Replacing the electrical service and distribution systems; 5) Replacing the plumbing fixtures and distribution systems; 6) Replacing the exterior windows and doors; 7) Replacing the kitchen hood and exhaust system; and 8) Replacing the kitchen equipment.

**Current Repair Cost:** \$5,862,771.26

**Replacement Cost:** \$9,414,126.21

**FCI:** 62.28%



07-Dec-2010  
North Elevation



07-Dec-2010  
East Elevation



07-Dec-2010  
South Elevation



07-Dec-2010  
West Elevation

# DeKalb County School System

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## COMET4 Facility Report Kittredge Magnet School at Nancy Creek Facility Executive Summary Report

Report Date: 01 Jul 2011

Facility: \Elementary Schools\Kittredge Magnet School at Nancy Creek\ 1970 Building (continued)

### Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$182.14	S.F.	51,685	108	\$10,151,190	42	1980	1980	2010		\$5,862,771	\$9,414,126	62
Substructure	\$13.21	S.F.	51,685	100	\$682,583	100	1970					\$682,583	
Foundations	\$13.21	S.F.	51,685	100	\$682,583	100	1970					\$682,583	
Standard Foundations	\$6.49	S.F.	51,685	100	\$335,229	100	1970					\$335,229	
Special Foundations		S.F.	0	100		100	1970						
Slab on Grade	\$6.72	S.F.	51,685	100	\$347,354	100	1970					\$347,354	
Basement Construction			0			0	0						
Basement Excavation	\$0.22	S.F.	0	100		100	1970						
Basement Walls	\$5.93	S.F.	0	100		100	1970						
Shell	\$31.63	S.F.	51,685	104	\$1,700,608	69	1978	1980			\$408,765	\$1,634,776	25
Superstructure	\$4.43	S.F.	51,685	100	\$228,954	100	1970					\$228,954	
Floor Construction	\$14.14	S.F.	0	100		100	1970						
Roof Construction	\$4.43	S.F.	51,685	100	\$228,954	100	1970					\$228,954	
Exterior Enclosure	\$21.65	S.F.	51,685	103	\$1,156,254	75	1970	2000			\$408,765	\$1,119,094	37
Exterior Walls	\$14.46	S.F.	51,685	100	\$747,489	100	1970					\$747,489	
Exterior Windows	\$6.32	S.F.	51,685	110	\$359,337	30	1970	2000			\$359,337	\$326,670	110
Exterior Doors	\$0.87	S.F.	51,685	110	\$49,428	30	1970	2000			\$49,428	\$44,935	110
Roofing	\$5.55	S.F.	51,685	110	\$315,400	25	2010	1980				\$286,728	
Roof Coverings - Asphal Shingles	\$3.70	S.F.	0	110		10	1970	1980					
Roof Coverings - BUR	\$5.55	S.F.	51,685	110	\$315,400	25	2010	2035				\$286,728	
Roof Coverings - EPDM	\$2.84	S.F.	0	110		15	1970	1985					
Roof Coverings - Preformed Metal	\$4.28	S.F.	0	110		30	1970	2000					
Roof Coverings - Standing Seam Metal	\$23.47	S.F.	0	110		75	1970	2045					
Roof Openings	\$0.57	S.F.	0	110		30	1970	2000					
Interiors	\$41.14	S.F.	51,685	108	\$2,306,406	49	1971	1980	2010		\$1,138,040	\$2,126,107	54
Interior Construction	\$11.04	S.F.	51,685	104	\$595,352	70	1970	1990			\$231,308	\$570,602	41
Partitions	\$6.40	S.F.	51,685	110	\$364,044	100	1970					\$330,949	
Interior Doors	\$2.08	S.F.	51,685	80	\$86,161	30	1970	2000			\$86,161	\$107,701	80
Fittings	\$2.55	S.F.	51,685	110	\$145,147	20	1970	1990			\$145,147	\$131,952	110
Stairs			0			0	0						
Stair Construction		S.F.	0	100		100	1970						
Interior Finishes	\$30.10	S.F.	51,685	110	\$1,711,054	41	1971	1980	2010		\$906,732	\$1,555,505	58
Wall Finishes - Glazed CMU	\$9.58	S.F.	25,842	110	\$272,243	100	1970					\$247,494	
Wall Finishes - Paint	\$1.81	S.F.	25,843	110	\$51,391	10	1970	1980			\$51,391	\$46,719	110
Wall Finishes - Wall Coverings		S.F.	0	110		10	1970	1980					
Floor Finishes - Carpet	\$7.87	S.F.	5,169	110	\$44,725	8	2007	2015	2010		\$44,725	\$40,659	110
Floor Finishes - Ceramic & Quarry Tile	\$13.40	S.F.	7,753	110	\$114,278	50	1970	2020				\$103,889	
Floor Finishes - Terrazzo	\$48.99	S.F.	7,753	110	\$417,801	50	1970	2020				\$379,819	
Floor Finishes - VCT	\$8.79	S.F.	31,010	110	\$299,856	20	1970	1990			\$299,856	\$272,597	110
Floor Finishes - Wood		S.F.	0	110		20	1970	1990					
Ceiling Finishes	\$8.98	S.F.	51,685	110	\$510,760	20	1970	1990			\$510,760	\$464,328	110
Services	\$83.10	S.F.	51,685	110	\$4,724,731	23	1987	1990	2010		\$3,640,444	\$4,295,210	85
Conveying			0			0	0						
Elevators and Lifts		S.F.	0	110		30	1970						
Plumbing	\$24.01	S.F.	51,685	110	\$1,365,166	23	1985	1990	2015		\$1,119,593	\$1,241,060	90
Plumbing Fixtures	\$16.10	S.F.	51,685	110	\$915,603	20	1970	1990			\$915,603	\$832,366	110
Domestic Water Distribution	\$3.59	S.F.	51,685	110	\$203,990	30	1970	2000			\$203,990	\$185,446	110
Sanitary Waste	\$3.05	S.F.	51,685	110	\$173,392	30	1970	2000	2015	5		\$157,629	
Rain Water Drainage	\$0.88	S.F.	51,685	110	\$50,213	30	2010	2040				\$45,648	
Other Plumbing Systems - Natural Gas	\$0.39	S.F.	51,685	110	\$21,968	30	2007	2037				\$19,971	
HVAC	\$34.73	S.F.	51,685	110	\$1,974,783	22	1986	2000			\$1,551,111	\$1,795,258	86
Heat Generating Systems	\$4.15	S.F.	51,685	110	\$236,158	30	1970	2000			\$236,158	\$214,689	110
Cooling Generating Systems	\$4.22	S.F.	51,685	110	\$240,081	30	2010	2040				\$218,255	
Distribution & Exhaust Systems	\$4.66	S.F.	51,685	110	\$265,187	30	1970	2000			\$265,187	\$241,080	110
Terminal & Package Units	\$17.29	S.F.	51,685	110	\$983,077	15	1989	2004			\$983,077	\$893,706	110
Controls & Instrumentation	\$3.23	S.F.	51,685	110	\$183,591	20	2010	2030				\$166,901	
Other HVAC Systems/Equip - Kitchen Hood	\$1.17	S.F.	51,685	110	\$66,689	30	1970	2000			\$66,689	\$60,627	110
Fire Protection			0			0	0		2010				
Sprinklers	\$4.25	S.F.	0	110		30	0		2010				
Standpipes	\$0.44	S.F.	0	110		30	1970						
Electrical	\$24.36	S.F.	51,685	110	\$1,384,782	24	1989	2000			\$969,740	\$1,258,892	77
Electrical Service/Distribution	\$1.95	S.F.	51,685	110	\$110,626	30	1970	2000			\$110,626	\$100,569	110

**DeKalb County School System**

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Report Date: 01 Jul 2011

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Branch Wiring	\$6.53	S.F.	51,685	110	\$371,106	30	1970	2000			\$371,106	\$337,369	110
Lighting	\$8.58	S.F.	51,685	110	\$488,008	30	1970	2000			\$488,008	\$443,643	110
Communications and Security - Clock & PA Systems	\$5.51	S.F.	51,685	110	\$313,047	10	2007	2017				\$284,588	
Communications and Security - Fire Alarm	\$1.20	S.F.	51,685	110	\$68,258	10	2007	2017				\$62,053	
Communications and Security - Security & CCTV	\$0.59	S.F.	51,685	110	\$33,737	10	2010	2020				\$30,670	
Other Electrical Systems - Emergency Generator		S.F.	0	110		20	1970						
Equipment & Furnishings	\$11.88	S.F.	51,685	110	\$675,522	20	1970	1990			\$675,522	\$614,110	110
Equipment	\$7.66	S.F.	51,685	110	\$435,441	20	1970	1990			\$435,441	\$395,855	110
Commercial Equipment		S.F.	0	110		20	1970						
Institutional Equipment		S.F.	0	110		20	1970	1990					
Other Equipment - Kitchen Equipment	\$7.66	S.F.	51,685	110	\$435,441	20	1970	1990			\$435,441	\$395,855	110
Furnishings	\$4.22	S.F.	51,685	110	\$240,081	20	1970	1990			\$240,081	\$218,255	110
Fixed Furnishings	\$4.22	S.F.	51,685	110	\$240,081	20	1970	1990			\$240,081	\$218,255	110
Special Construction	\$1.19	S.F.	51,685	100	\$61,340	25	1970					\$61,340	
Special Construction	\$1.19	S.F.	51,685	100	\$61,340	25	1970					\$61,340	
Special Structures - Canopies	\$1.19	S.F.	51,685	100	\$61,340	25	1970					\$61,340	



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## COMET4 Facility Report Kittredge Magnet School at Nancy Creek Facility Executive Summary Report

Report Date: 01 Jul 2011

Facility: \Elementary Schools\Kittredge Magnet School at Nancy Creek\ 1970 Building (continued)

### Renewal Schedule:

Systems	2010-12	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$5,862,771			\$201,009		\$468,957	\$56,657		\$829,474		
Substructure											
Foundations											
Standard Foundations											
Special Foundations											
Slab on Grade											
Basement Construction											
Basement Excavation											
Basement Walls											
Shell	\$408,765										
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure	\$408,765										
Exterior Walls											
Exterior Windows	\$359,337										
Exterior Doors	\$49,428										
Roofing											
Roof Coverings - Asphal Shingles											
Roof Coverings - BUR											
Roof Coverings - EPDM											
Roof Coverings - Preformed Metal											
Roof Coverings - Standing Seam											
Metal											
Roof Openings											
Interiors	\$1,138,040						\$56,657		\$784,134		
Interior Construction	\$231,308										
Partitions											
Interior Doors	\$86,161										
Fittings	\$145,147										
Stairs											
Stair Construction											
Interior Finishes	\$906,732						\$56,657		\$784,134		
Wall Finishes - Glazed CMU											
Wall Finishes - Paint	\$51,391								\$69,065		
Wall Finishes - Wall Coverings											
Floor Finishes - Carpet	\$44,725						\$56,657				
Floor Finishes - Ceramic & Quarry									\$153,579		
Tile											
Floor Finishes - Terrazzo									\$561,490		
Floor Finishes - VCT	\$299,856										
Floor Finishes - Wood											
Ceiling Finishes	\$510,760										
Services	\$3,640,444			\$201,009		\$468,957			\$45,340		
Conveying											
Elevators and Lifts											
Plumbing	\$1,119,593			\$201,009							
Plumbing Fixtures	\$915,603										
Domestic Water Distribution	\$203,990										
Sanitary Waste				\$201,009							
Rain Water Drainage											
Other Plumbing Systems - Natural											
Gas											
HVAC	\$1,551,111										
Heat Generating Systems	\$236,158										
Cooling Generating Systems											
Distribution & Exhaust Systems	\$265,187										
Terminal & Package Units	\$983,077										
Controls & Instrumentation											
Other HVAC Systems/Equip -	\$66,689										
Kitchen Hood											
Fire Protection											
Sprinklers											
Standpipes											
Electrical	\$969,740					\$468,957			\$45,340		



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**Kittredge Magnet School at Nancy Creek Facility Executive Summary Report**

Report Date: 01 Jul 2011

**Facility:** \Elementary Schools\Kittredge Magnet School at Nancy Creek\ **1970 Building** (continued)

**Deficiency Sheet:**

**Deficiency:**

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

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

Mon, 07-Feb-2011



**Estimates:**

Raw Cost	<b>\$260,389.03</b>
Plus or (Minus) Additional Cost	<b>\$98,947.83</b>
Total Estimated Amount	<b>\$359,336.86</b>

**Deficiency:**

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

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

Mon, 07-Feb-2011



**Estimates:**

Raw Cost	<b>\$35,817.71</b>
Plus or (Minus) Additional Cost	<b>\$13,610.73</b>
Total Estimated Amount	<b>\$49,428.44</b>

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COMET4 Facility Report

**Kittredge Magnet School at Nancy Creek Facility Executive Summary Report**

Report Date: 01 Jul 2011

**Facility:** \Elementary Schools\Kittredge Magnet School at Nancy Creek\ **1970 Building** (continued)

**Deficiency:**

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

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

Fri, 24-Jun-2011

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



**Estimates:**

Raw Cost	<b>\$62,435.48</b>
Plus or (Minus) Additional Cost	<b>\$23,725.48</b>
Total Estimated Amount	<b>\$86,160.96</b>

**Deficiency:**

Assembly: **C1030**  
System: **Fittings**  
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: **Fittings, such as chalk and tack boards, toilet and bath accessories, toilet partitions, lockers, and shelving, are aged, worn, and damaged, and should be replaced.**



**Estimates:**

Raw Cost	<b>\$105,178.98</b>
Plus or (Minus) Additional Cost	<b>\$39,968.01</b>
Total Estimated Amount	<b>\$145,146.99</b>

**DeKalb County School System**

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 Facility Report

**Kittredge Magnet School at Nancy Creek Facility Executive Summary Report**

Report Date: 01 Jul 2011

**Facility:** \Elementary Schools\Kittredge Magnet School at Nancy Creek\ **1970 Building** (continued)

**Deficiency:**

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

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

Sun, 26-Jun-2011

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



**Estimates:**

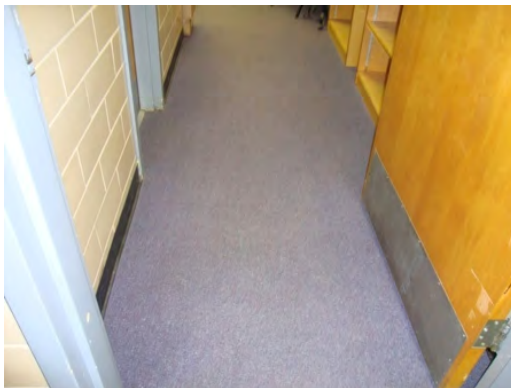
Raw Cost	<b>\$37,239.76</b>
Plus or (Minus) Additional Cost	<b>\$14,151.11</b>
Total Estimated Amount	<b>\$51,390.87</b>

**Deficiency:**

Assembly: **C3020**  
System: **Floor Finishes - Carpet**  
Material: **System**  
Distress: **Needs Remediation**  
Category: **Deferred Maintenance**  
Correction: **Renew System**  
Note: **The carpet is worn and should be replaced.**

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

Wed, 30-Mar-2011



**Estimates:**

Raw Cost	<b>\$32,409.63</b>
Plus or (Minus) Additional Cost	<b>\$12,315.66</b>
Total Estimated Amount	<b>\$44,725.29</b>

**DeKalb County School System**

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COMET4 Facility Report

**Kittredge Magnet School at Nancy Creek Facility Executive Summary Report**

Report Date: 01 Jul 2011

**Facility:** \Elementary Schools\Kittredge Magnet School at Nancy Creek\ **1970 Building** (continued)

**Deficiency:**

Assembly: **C3020**  
System: **Floor Finishes - VCT**  
Material: **System**  
Distress: **Needs Remediation**  
Category: **Deferred Maintenance**  
Correction: **Renew System**

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

Mon, 07-Feb-2011

Note: **The VCT flooring is stained, cracked, chipped, and patched, and should be replaced.**



**Estimates:**

Raw Cost	<b>\$217,287.07</b>
Plus or (Minus) Additional Cost	<b>\$82,569.09</b>
Total Estimated Amount	<b>\$299,856.16</b>

**Deficiency:**

Assembly: **C3030**  
System: **Ceiling Finishes**  
Material: **System**  
Distress: **Needs Remediation**  
Category: **Deferred Maintenance**  
Correction: **Renew System**

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

Wed, 30-Mar-2011

Note: **The acoustical ceiling tile and grid system is aged, stained, and damaged, and should be replaced.**



**Estimates:**

Raw Cost	<b>\$370,116.29</b>
Plus or (Minus) Additional Cost	<b>\$140,644.19</b>
Total Estimated Amount	<b>\$510,760.48</b>

**DeKalb County School System**

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COMET4 Facility Report

**Kittredge Magnet School at Nancy Creek Facility Executive Summary Report**

Report Date: 01 Jul 2011

**Facility:** \Elementary Schools\Kittredge Magnet School at Nancy Creek\ **1970 Building** (continued)

**Deficiency:**

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

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

Tue, 19-Apr-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>\$663,480.35</b>
Plus or (Minus) Additional Cost	<b>\$252,122.53</b>
Total Estimated Amount	<b>\$915,602.88</b>

**Deficiency:**

Assembly: **D2020**  
System: **Domestic Water Distribution**  
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 original domestic water system is aged and should be scheduled for replacement.**



**Estimates:**

Raw Cost	<b>\$147,819.10</b>
Plus or (Minus) Additional Cost	<b>\$56,171.26</b>
Total Estimated Amount	<b>\$203,990.36</b>



**DeKalb County School System**

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COMET4 Facility Report

**Kittredge Magnet School at Nancy Creek Facility Executive Summary Report**

Report Date: 01 Jul 2011

**Facility:** \Elementary Schools\Kittredge Magnet School at Nancy Creek\ **1970 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 operable, but aged and should be scheduled for replacement with an energy efficient model.**



**Estimates:**

Raw Cost	<b>\$171,129.04</b>
Plus or (Minus) Additional Cost	<b>\$65,029.03</b>
Total Estimated Amount	<b>\$236,158.07</b>

**Deficiency:**

Assembly: **D3040**  
System: **Distribution & Exhaust Systems**  
Material: **System**  
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 distribution system is operable, but aged, becoming logistically unsupportable, and should be replaced with an energy efficient system.**



**Estimates:**

Raw Cost	<b>\$192,164.83</b>
Plus or (Minus) Additional Cost	<b>\$73,022.64</b>
Total Estimated Amount	<b>\$265,187.47</b>



**DeKalb County School System**

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COMET4 Facility Report

**Kittredge Magnet School at Nancy Creek Facility Executive Summary Report**

Report Date: 01 Jul 2011

**Facility:** \Elementary Schools\Kittredge Magnet School at Nancy Creek\ **1970 Building** (continued)

**Deficiency:**

Assembly: **D3050**  
System: **Terminal & Package Units**  
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 terminal and package units are operable, but aged and should be replaced with energy efficient models.**



**Estimates:**

Raw Cost	<b>\$712,374.36</b>
Plus or (Minus) Additional Cost	<b>\$270,702.25</b>
Total Estimated Amount	<b>\$983,076.61</b>

**Deficiency:**

Assembly: **D3090**  
System: **Other HVAC Systems/Equip - Kitchen Hood**  
Material: **System**  
Distress: **Beyond Service Life**  
Category: **Deferred Maintenance**  
Correction: **Renew System**

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

Wed, 22-Dec-2010

Note: **The original kitchen hood and exhaust system is aged and should be scheduled for replacement with an energy efficient model.**



**Estimates:**

Raw Cost	<b>\$48,325.48</b>
Plus or (Minus) Additional Cost	<b>\$18,363.68</b>
Total Estimated Amount	<b>\$66,689.16</b>

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

**Kittredge Magnet School at Nancy Creek Facility Executive Summary Report**

Report Date: 01 Jul 2011

**Facility:** \Elementary Schools\Kittredge Magnet School at Nancy Creek\ **1970 Building** (continued)**Deficiency:**

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

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

Fri, 24-Jun-2011

Note: **The original electrical service and distribution wiring is aged, limited, and reported outages, and should be replaced.**

**Estimates:**

Raw Cost	<b>\$80,163.44</b>
Plus or (Minus) Additional Cost	<b>\$30,462.11</b>
Total Estimated Amount	<b>\$110,625.55</b>

**Deficiency:**

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

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

Wed, 22-Dec-2010

Note: **The original branch wiring is aged and should be scheduled for replacement.**

**Estimates:**

Raw Cost	<b>\$268,917.06</b>
Plus or (Minus) Additional Cost	<b>\$102,188.48</b>
Total Estimated Amount	<b>\$371,105.54</b>

**DeKalb County School System**

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COMET4 Facility Report

**Kittredge Magnet School at Nancy Creek Facility Executive Summary Report**

Report Date: 01 Jul 2011

**Facility:** \Elementary Schools\Kittredge Magnet School at Nancy Creek\ **1970 Building** (continued)

**Deficiency:**

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

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

Wed, 22-Dec-2010

Note: **The original lighting system is aged and should be scheduled for replacement with energy efficient fixtures.**



**Estimates:**

Raw Cost	<b>\$353,628.77</b>
Plus or (Minus) Additional Cost	<b>\$134,378.93</b>
Total Estimated Amount	<b>\$488,007.70</b>

**Deficiency:**

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

Surveyor/Update: Cesar De La Canal  
Priority: 4  
Quantity: 1

Mon, 07-Feb-2011

Note: **The kitchen equipment is functional, but aged and should be scheduled for replacement.**



**Estimates:**

Raw Cost	<b>\$315,536.93</b>
Plus or (Minus) Additional Cost	<b>\$119,904.03</b>
Total Estimated Amount	<b>\$435,440.96</b>

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COMET4 Facility Report

**Kittredge Magnet School at Nancy Creek Facility Executive Summary Report**

Report Date: 01 Jul 2011

**Facility:** \Elementary Schools\Kittredge Magnet School at Nancy Creek\ **1970 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>\$173,971.71</b>
Plus or (Minus) Additional Cost	<b>\$66,109.25</b>
Total Estimated Amount	<b>\$240,080.96</b>

# DeKalb County School System

1701 Mountain Industrial Blvd  
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COMET4 Facility Report

## Kittredge Magnet School at Nancy Creek Facility Executive Summary Report

Report Date: 01 Jul 2011

**Facility:** \Elementary Schools\Kittredge Magnet School at Nancy Creek\ 2003 Gym

**Address:** 1663 E. Nancy Creek Drive, Atlanta, GA 30319

### 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 Kittredge Magnet School is a one-story building located at 1663 East Nancy Creek Drive in Atlanta, 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:** \$824,122.56

**FCI:** 6.81%



07-Dec-2010  
North Elevation



07-Dec-2010  
West Elevation



07-Dec-2010  
South Elevation



07-Dec-2010  
East Elevation

# DeKalb County School System

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

## COMET4 Facility Report Kittredge Magnet School at Nancy Creek Facility Executive Summary Report

Report Date: 01 Jul 2011

Facility: \Elementary Schools\Kittredge Magnet School at Nancy Creek\ 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	\$150.44	S.F.	5,478	106	\$873,276	61	2003	2011	2014		\$56,154	\$824,126	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	\$0.44	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	\$0.23	S.F.	0	100		100	2003						
Basement Walls	\$3.64	S.F.	0	100		100	2003						
Shell	\$45.06	S.F.	5,478	103	\$254,585	89	2003	2018				\$246,822	
Superstructure	\$14.21	S.F.	5,478	100	\$77,864	100	2003					\$77,864	
Floor Construction	\$22.01	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	\$10.60	S.F.	0	110		30	2003						
Exterior Doors	\$2.29	S.F.	5,478	110	\$13,804	30	2003	2033				\$12,549	
Roofing	\$11.88	S.F.	5,478	110	\$71,597	75	2003	2018				\$65,089	
Roof Coverings - BUR	\$11.88	S.F.	0	110		20	2003	2023					
Roof Coverings - EPDM	\$11.88	S.F.	0	110		15	2003	2018					
Roof Coverings - Standing Seam Metal	\$11.88	S.F.	5,478	110	\$71,597	75	2003	2078				\$65,089	
Roof Openings	\$0.57	S.F.	0	110		30	2003	2033					
Interiors	\$43.20	S.F.	5,478	107	\$253,344	56	2003	2011	2014			\$236,664	
Interior Construction	\$21.51	S.F.	5,478	104	\$122,655	76	2003	2023				\$117,855	
Partitions	\$13.57	S.F.	5,478	110	\$81,742	100	2003					\$74,311	
Interior Doors	\$4.25	S.F.	5,478	80	\$18,627	40	2003	2043				\$23,284	
Fittings	\$3.70	S.F.	5,478	110	\$22,286	20	2003	2023				\$20,260	
Stairs			0			0	0						
Stair Construction	\$1.59	S.F.	0	100		100	2003	2103					
Interior Finishes	\$21.69	S.F.	5,478	110	\$130,689	38	2003	2011	2014			\$118,809	
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	\$7.16	S.F.	548	110	\$4,317	8	2003	2011	2014	4		\$3,925	
Floor Finishes - Neoprene	\$19.06	S.F.	3,834	110	\$80,374	50	2003	2053				\$73,068	
Floor Finishes - VCT	\$5.38	S.F.	1,096	110	\$6,489	15	2003	2018				\$5,899	
Ceiling Finishes	\$4.47	S.F.	5,478	110	\$26,943	20	2003	2023				\$24,493	
Services	\$45.11	S.F.	5,478	110	\$271,834	26	2003	2013			\$56,154	\$247,127	23
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	\$12.79	S.F.	5,478	110	\$77,085	28	2003	2018			\$56,154	\$70,078	80
Distribution Systems & Exhaust Systems	\$10.39	S.F.	5,478	110	\$62,616	30	2003	2033				\$56,924	
Terminal & Package Units	\$0.81	S.F.	5,478	110	\$4,906	15	2003	2018			\$56,154	\$4,460	1259
Controls & Instrumentation	\$1.59	S.F.	5,478	110	\$9,563	20	2003	2023				\$8,694	
Fire Protection			0			0	0						
Sprinklers	\$3.91	S.F.	0	110		30	2003	2033					
Electrical	\$17.73	S.F.	5,478	110	\$106,854	22	2003	2013				\$97,143	
Electrical Service/Distribution	\$1.34	S.F.	5,478	110	\$8,066	30	2003	2033				\$7,333	
Branch Wiring	\$5.96	S.F.	5,478	110	\$35,923	30	2003	2033				\$32,658	
Lighting	\$5.96	S.F.	5,478	110	\$35,923	20	2003	2023				\$32,658	
Communications and Security - Fire Alarm	\$2.46	S.F.	5,478	110	\$14,802	10	2003	2013				\$13,456	
Communications and Security - Public Address & Clock System	\$1.01	S.F.	5,478	110	\$6,070	20	2003	2023				\$5,519	
Communications and Security - Security & CCTV	\$1.01	S.F.	5,478	110	\$6,070	10	2003	2013				\$5,519	





**DeKalb County School System**

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COMET4 Facility Report

**Kittredge Magnet School at Nancy Creek Facility Executive Summary Report**

Report Date: 01 Jul 2011

**Facility:** \Elementary Schools\Kittredge Magnet School at Nancy Creek\ **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**

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COMET4 Facility Report

**Kittredge Magnet School at Nancy Creek Facility Executive Summary Report**

Report Date: 01 Jul 2011

**Facility:** \Elementary Schools\Kittredge Magnet School at Nancy Creek\Covered Walkway  
**Address:** 1663 East Nancy Creek Drive, Atlanta, GA 30319

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

**General Information:**

**Function:** Elementary School      **Year Built:** 2003  
**Gross Area:** 1,200 S.F.      **Last Renovation:**

**Facility Description:**

An engineered metal covered walkway connects the classrooms with the gymnasium and provides some weather protection for the students.

**Current Repair Cost:** \$0.00      **Replacement Cost:** \$33,169.68      **FCI:** 0.00%



07-Dec-2010  
South Elevation



07-Dec-2010  
North Elevation



07-Dec-2010  
West Elevattion



07-Dec-2010  
Northwest Elevation

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

**Kittredge Magnet School at Nancy Creek Facility Executive Summary Report**

Report Date: 01 Jul 2011

**Facility:** \Elementary Schools\Kittredge Magnet School at Nancy Creek\Covered Walkway (continued)**Building Condition:**

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$27.64	S.F.	1,200	100	\$33,170	25	2003	2028			0	\$33,170	
Special Construction	\$27.64	S.F.	1,200	100	\$33,170	25	2003	2028				\$33,170	
Special Construction	\$27.64	S.F.	1,200	100	\$33,170	25	2003	2028				\$33,170	
Special Structures - Covered Walkways Metal	\$27.64	S.F.	1,200	100	\$33,170	25	2003	2028				\$33,170	



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**DeKalb County School System**

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COMET4 Facility Report

**Kittredge Magnet School at Nancy Creek Facility Executive Summary Report**

Report Date: 01 Jul 2011

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**Facility:** \Elementary Schools\Kittredge Magnet School at Nancy Creek\**Covered Walkway** (continued)

**Deficiency Sheet:**

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

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

**Kittredge Magnet School at Nancy Creek Facility Executive Summary Report**Report Date: 01 Jul 2011

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**Facility:** \Elementary Schools\Kittredge Magnet School at Nancy Creek\Site**Address:** 1663 East Nancy Creek Drive, Atlanta, GA 30319**Attributes:****Site Code** 1460**General Information:****Function:** Elementary School**Year Built:** 1970**Gross Area:** 57,163 S.F.**Last Renovation:****Facility Description:**

The Kittredge Magnet School site was originally constructed in 1970, has a total area of 10.2 acres, and is occupied by approximately 57,163 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:** \$260,443.77**Replacement Cost:** \$1,345,434.10**FCI:** 19.36%

16-Nov-2010

Aerial Image of Kittredge Magnet School  
at Nancy Creek

**DeKalb County School System**

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COMET4 Facility Report

**Kittredge Magnet School at Nancy Creek Facility Executive Summary Report**

Report Date: 01 Jul 2011

**Facility:** \Elementary Schools\Kittredge Magnet School at Nancy Creek\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.	57,163	109	\$1,468,670	35	1979	1980	2015		\$260,444	\$1,345,432	19
Building Sitework	\$23.54	S.F.	57,163	109	\$1,468,670	35	1979	1980	2015		\$260,444	\$1,345,432	19
Site Improvements	\$11.87	S.F.	57,163	108	\$735,020	22	1982	1980			\$216,869	\$678,478	32
Roadways	\$3.25	S.F.	57,163	110	\$204,408	25	2007	2032				\$185,825	
Parking Lots	\$1.47	S.F.	57,163	110	\$92,697	25	2007	2032				\$84,270	
Pedestrian Paving	\$1.65	S.F.	57,163	110	\$103,789	30	1970	2000			\$103,789	\$94,353	110
Site Development	\$0.26	S.F.	57,163	110	\$16,638	10	1970	1980				\$15,125	
Site Development 2	\$1.98	S.F.	57,163	100	\$113,080	30	1970	2000			\$113,080	\$113,080	100
Fence & Guardrails	\$1.98	S.F.	57,163	100	\$113,080	30	1970	2000			\$113,080	\$113,080	100
Landscaping	\$3.25	S.F.	57,163	110	\$204,408	10	1970	1980				\$185,825	
Site Mechanical Utilities	\$10.46	S.F.	57,163	110	\$657,592	50	1970	2000	2015			\$597,810	
Water Supply	\$2.38	S.F.	57,163	110	\$149,741	50	1970	2020				\$136,128	
Sanitary Sewer	\$2.36	S.F.	57,163	110	\$148,156	50	1970	2020				\$134,687	
Storm Sewer	\$5.51	S.F.	57,163	110	\$346,226	50	1970	2020				\$314,751	
Fuel Distribution - Gas	\$0.21	S.F.	57,163	110	\$13,469	30	1970	2000	2015	5		\$12,244	
Site Electrical Utilities	\$1.21	S.F.	57,163	110	\$76,058	30	1988	2000			\$43,575	\$69,144	63
Electrical Distribution	\$0.52	S.F.	57,163	110	\$32,483	30	2007	2037				\$29,530	
Site Lighting	\$0.69	S.F.	57,163	110	\$43,575	30	1970	2000			\$43,575	\$39,614	110



**DeKalb County School System**

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 Facility Report

**Kittredge Magnet School at Nancy Creek Facility Executive Summary Report**

Report Date: 01 Jul 2011

**Facility:** \Elementary Schools\Kittredge Magnet School at Nancy Creek\Site (continued)

**Deficiency Sheet:**

**Deficiency:**

Assembly: **G2030**  
System: **Pedestrian Paving**  
Material: **System**  
Distress: **Damaged**  
Category: **Deferred Maintenance**  
Correction: **Renew System**  
Note: **Pedestrian paving is aged, cracked, and broken, and should be replaced.**

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

Mon, 07-Feb-2011



**Estimates:**

Raw Cost	<b>\$82,371.88</b>
Plus or (Minus) Additional Cost	<b>\$21,416.69</b>
Total Estimated Amount	<b>\$103,788.57</b>

**Deficiency:**

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

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

Mon, 07-Feb-2011



**Estimates:**

Raw Cost	<b>\$89,745.91</b>
Plus or (Minus) Additional Cost	<b>\$23,333.94</b>
Total Estimated Amount	<b>\$113,079.85</b>



**DeKalb County School System**

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COMET4 Facility Report

**Kittredge Magnet School at Nancy Creek Facility Executive Summary Report**

Report Date: 01 Jul 2011

**Facility:** \Elementary Schools\Kittredge Magnet School at Nancy Creek\Site (continued)

**Deficiency:**

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

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

Thu, 23-Dec-2010



**Estimates:**

Raw Cost	<b>\$34,583.62</b>
Plus or (Minus) Additional Cost	<b>\$8,991.74</b>
Total Estimated Amount	<b>\$43,575.36</b>

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

COMET4 Facility Report

**Kittredge Magnet School at Nancy Creek Facility Executive Summary Report**Report Date: 01 Jul 2011

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**Facility:** \Elementary Schools\Kittredge Magnet School at Nancy Creek\Softball Field**Address:** 1663 Nancy Creek Drive, Atlanta, GA 30319**Attributes:**

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

**General Information:****Function:** Elementary School**Year Built:** 1970**Gross Area:** 98,000 S.F.**Last Renovation:****Facility Description:**

The Softball Field at Kittredge Magnet 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:** \$27,165.60**Replacement Cost:** \$474,163.20**FCI:** 5.73%

07-Dec-2010

Softball Field at Kittredge Magnet School

**DeKalb County School System**

1701 Mountain Industrial Blvd  
 Stone Mountain, GA 30083

COMET4 Facility Report

**Kittredge Magnet School at Nancy Creek Facility Executive Summary Report**

Report Date: 01 Jul 2011

**Facility:** \Elementary Schools\Kittredge Magnet School at Nancy Creek\Softball Field (continued)

**Building Condition:**

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$4.84	S.F.	98,000	101	\$476,633	95	1970	1980			\$27,166	\$474,163	6
Special Construction	\$0.25	S.F.	98,000	110	\$27,166	10	1970	1980			\$27,166	\$24,696	110
Special Construction	\$0.25	S.F.	98,000	110	\$27,166	10	1970	1980			\$27,166	\$24,696	110
Special Facilities - Sports Field - Natural Turf	\$0.25	S.F.	98,000	110	\$27,166	10	1970	1980			\$27,166	\$24,696	110
Building Sitework	\$4.59	S.F.	98,000	100	\$449,467	100	1970	1990				\$449,467	
Site Preparation	\$4.59	S.F.	98,000	100	\$449,467	100	1970					\$449,467	
Site Earthwork	\$4.59	S.F.	98,000	100	\$449,467	100	1970					\$449,467	
Site Improvements		S.F.	98,000			0	1970	1990					
Site Development - Fencing; Scoreboard; Dug Outs		S.F.	98,000	110		20	1970	1990					
Landscaping - Irrigation		S.F.	98,000	110		20	1970	1990					
Site Mechanical Utilities		S.F.	98,000			0	1970	2000					
Water Supply - Water Service		S.F.	98,000	110		30	1970	2000					
Site Electrical Utilities			0			0	0						
Site Lighting	\$1.69	S.F.	0	110		30	1970						



**DeKalb County School System**

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COMET4 Facility Report

**Kittredge Magnet School at Nancy Creek Facility Executive Summary Report**

Report Date: 01 Jul 2011

**Facility:** \Elementary Schools\Kittredge Magnet School at Nancy Creek\Softball Field (continued)

**Deficiency Sheet:**

**Deficiency:**

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

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

Thu, 23-Dec-2010



**Estimates:**

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

# **Educational Adequacy Report**

### Suitability Report - Full

Project #: 4469	County: DeKalb	Site #: 1063
Project: Assessments 2010	Region: 1	Site: Kittredge ES
Grade Config: 4 - 6	Site Type: Elementary	Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
<b>Suitability - Elementary</b>				
<b>Site</b>				
Traffic	Good	2.00	2.00	100.00
Pedestrian Traffic	Good	0.97	0.97	100.00
Parking	Good	0.81	0.81	100.00
Playground	Good	2.34	2.34	100.00
<b>Safety and Security</b>				
Fencing	Good	0.75	0.75	100.00
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	Good	3.50	3.50	100.00
Adjacencies	G/F	0.75	0.75	100.00
Storage\Fixed Equip.	G/F	0.75	0.75	100.00
<b>Library</b>				
Size	P/U	0.00	3.41	0.00
Adjacencies	G/F	0.73	0.73	100.00
Storage\Fixed Equip.	P/U	0.00	0.73	0.00
<b>P.E.</b>				
Size	P/U	0.00	6.72	0.00
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	G/F	0.56	0.56	100.00
Storage\Fixed Equip.	P/U	0.00	0.56	0.00

Suitability	Rating	Score	Possible Score	Percent Score
<b>Art</b>				
Size	Fair	0.82	1.64	50.00
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.	Good	0.45	0.45	100.00
<b>Computer Labs</b>				
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
<b>Kindergarten</b>				
Size	(N/A)	0.00	0.00	0.00
Adjacencies	(N/A)	0.00	0.00	0.00
Storage\Fixed Equip.	(N/A)	0.00	0.00	0.00
<b>Administration</b>				
Size	Good	2.49	2.49	100.00
Adjacencies	G/F	0.53	0.53	100.00
Storage\Fixed Equip.	G/F	0.53	0.53	100.00
<b>Restrooms (Student)</b>	Good	0.89	0.89	100.00
<b>Teacher Lounge and Work Room(s)</b>	Good	1.27	1.27	100.00
<b>Cafeteria</b>	Fair	3.35	5.00	67.00
<b>Food Prep</b>	Good	6.20	6.20	100.00
<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>72.07</b>	<b>95.91</b>	<b>75.14</b>

**Comments**

## Suitability - Elementary

Kittredge Elementary was built in the late 1960s as an elementary school to serve grades 1 through 7, and was called Nancy Creek Elementary School at the time. It later became a pre-K through 5-6 grades school, eventually closing as a neighborhood school. Three years ago it reopened as Kittredge Magnet School for High Achievers..

The school now serves students in grades 4 through 6 from across DCSS. Students who meet admission

Suitability - Elementary->Safety and Security-->Ease of Supervision

Suitability - Elementary->Safety and Security-->Sprinkler System

The school does not have a fire suppression sprinkler system.

Suitability - Elementary->General Classrooms-->Size

Some classrooms are just under size standards. Others meet or exceed size standards. For example, classrooms that were once kindergarten rooms exceed size standards for grades 4-6 general classrooms.



Project #: 4469

County: DeKalb

Site #: 1063

Project: Assessments 2010

Region: 1

Site: Kittredge ES

Grade Config: 4 - 6

Site Type: Elementary

Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
<p>Suitability - Elementary-&gt;Remedial - Special Needs--&gt;Size            With a high achiever magnet model, the school has very few special needs students. These are adequately served by the available remedial/special needs space.</p>				
<p>Suitability - Elementary-&gt;Library--&gt;Size            The library space does not meet size standards.</p>				
<p>Suitability - Elementary-&gt;Library--&gt;Storage\Fixed Equip.            The storage and production spaces are limited for the library.</p>				
<p>Suitability - Elementary-&gt;P.E.--&gt;Size            The P.E. space does not meet size standards.</p>				
<p>Suitability - Elementary-&gt;P.E.--&gt;Storage\Fixed Equip.            Storage space in the gym is very limited. Much of the P.E. equipment is in the gym along the walls.</p>				
<p>Suitability - Elementary-&gt;Music--&gt;Size            The music spaces do not meet size standards, especially for a school that includes a strong arts component. Every student in the school plays an instrument and is in either band or orchestra. The strings space is the size of a standard classroom. The band uses the cafetorium stage as its space.</p>				
<p>Suitability - Elementary-&gt;Music--&gt;Storage\Fixed Equip.            The music space could use more instrument storage space, especially for large instruments. The stage area, used by the band as its instructional space, does not have storage for the class.</p>				
<p>Suitability - Elementary-&gt;Art--&gt;Size            The art space exceeds size standards for grades 4-5, and falls below size standards for grade 6.</p>				
<p>Suitability - Elementary-&gt;Performing Arts\Auditorium--&gt;Size            While the space may not meet size standards, it serves the school's enrollment size.</p>				
<p>Suitability - Elementary-&gt;Cafeteria            While the cafeteria does not meet size standards, it accommodates the current enrollment of the school appropriately.</p>				

# **Technology Readiness Report**


### Technology Readiness Report - Full

Project #: 4469	County: DeKalb	Site #: 1063
Project: Assessments 2010	Region: 1	Site: Kittredge ES

Technology Readiness	Rating	Score	Possible Score	Percent Score
<b>Technology Readiness</b>				
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	Good	10.00	10.00	100.00
Wireless	Unsat	0.00	5.00	0.00
WAN Backbone	Good	10.00	10.00	100.00
LAN-WAN Performance	Fair	6.70	10.00	67.00
Video Distribution	Fair	2.50	5.00	50.00
Voice Distribution	Fair	2.50	5.00	50.00
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
<b>Total For Site:</b>		<b>81.70</b>	<b>100.00</b>	<b>81.70</b>

Comments

Technology Readiness->Wireless

Only the media center has wireless capability.

Technology Readiness->LAN-WAN Performance

Internet connectivity is available and reliable a majority of the time.

Technology Readiness->Video Distribution

More than half of the instructional spaces have smartboards for video distribution.

Technology Readiness->Voice Distribution

The school has partial VOIP in the classrooms.

Technology Readiness->Projectors

Almost no spaces have ceiling-mounted projectors. There are only three ceiling-mounted projectors in the building.