

# **Facility Condition Assessment Report**

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

COMET4 Facility Report

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

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**Facility:** \Elementary Schools\Marbut Elementary**Address:** 5776 Marbut Road, Lithonia, GA 30058**Attributes:**

<b>Facility Code</b>	0197
<b>Super Cluster</b>	3

**General Information:**

<b>Function:</b>	Elementary School	<b>Year Built:</b>
<b>Gross Area:</b>	98,739 S.F.	<b>Last Renovation:</b>

**Facility Description:**

Marbut Elementary School campus consists of one main school building located at 5776 Marbut Road in Lithonia, Georgia. The original campus was constructed in 1994 and a gymnasium building was constructed in 1996. In addition to the buildings, the campus contains a covered walkway, playgrounds, playfield, and hard surface play area. This report contains condition and adequacy data collected during the 2010/2011 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report for each building and other facilities on the campus.

**Current Repair Cost:** \$2,767,984.48**Replacement Cost:** \$21,346,709.51**FCI:** 12.97%

25-Jan-2011  
Marbut Elementary School

**DeKalb County School System**

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 FCI Report  
**Marbut 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
Marbut Elementary\Hard Surface Play Area		\$14.10	9,825	\$121,059	\$138,527	43.70%	\$0	\$0	\$0	\$0	\$121,059
Marbut Elementary\ 1994 Building		\$187.76	93,261	\$2,492,007	\$17,510,416	14.46%	\$0	\$512,202	\$1,938,096	\$41,709	\$0
Marbut Elementary\ 1996 Gym		\$166.73	5,478	\$71,787	\$913,340	7.86%	\$0	\$0	\$71,787	\$0	\$0
Marbut Elementary\Playfield		\$5.05	82,586	\$22,893	\$417,274	2.74%	\$0	\$0	\$0	\$0	\$22,893
Marbut Elementary\Site		\$23.54	98,739	\$60,239	\$2,324,000	2.59%	\$0	\$0	\$60,239	\$0	\$0
Marbut Elementary\ Covered Walkway		\$27.64	850	\$0	\$23,495	0.00%	\$0	\$0	\$0	\$0	\$0
Marbut Elementary\ 1994 Storage Building		\$102.38	192	\$0	\$19,657	0.00%	\$0	\$0	\$0	\$0	\$0

**DeKalb County School System**

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 Survey Report

**Marbut 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								\$2,019,878	\$748,107	\$2,767,984			
Elementary Schools								\$2,019,878	\$748,107	\$2,767,984			
Marbut Elementary								\$2,019,878	\$748,107	\$2,767,984			
1994 Building								\$1,805,802	\$686,205	\$2,492,007			
Building Systems								\$1,805,802	\$686,205	\$2,492,007			
C3020	Floor Finishes - Carpet	System		Beyond Service Life	Renew System	1	Ea.	\$29,237	\$11,110	\$40,347	Recommended	Deferred Maintenance	The carpet is aged, worn, stained, and frayed, and should be replaced.
D5030	Communications and Security - Fire Alarm	System		Beyond Service Life	Renew System	1	Ea.	\$89,251	\$33,915	\$123,166	Necessary	Deferred Maintenance	The original fire alarm system is aged, has reported outages, and should be replaced.
D5090	Other Electrical Systems - Emergency Generator	System		Beyond Service Life	Renew System	1	Ea.	\$27,699	\$10,525	\$38,224	Necessary	Deferred Maintenance	The emergency generator is aged, worn, and becoming logistically unsupportable, and should be replaced.
B3010	Roof Coverings - BUR	System		Beyond Service Life	Renew System	1	Ea.	\$371,161	\$141,041	\$512,202	Potentially Critical	Deferred Maintenance	The built-up roofing is aged, has reported leaks, and should be replaced.
D5020	Lighting	System		Beyond Service Life	Renew System	1	Ea.	\$638,092	\$242,475	\$880,567	Necessary	Deferred Maintenance	The original lighting system is operating properly, but is aged and inefficient and should be replaced with an energy efficient system.
D3060	Controls & Instrumentation	System		Beyond Service Life	Renew System	1	Ea.	\$240,054	\$91,220	\$331,274	Necessary	Deferred Maintenance	The HVAC controls are inadequate with obsolete parts and equipment and should be replaced.
D5030	Communications and Security - Clock & PA Systems	System		Beyond Service Life	Renew System	1	Ea.	\$409,323	\$155,543	\$564,865	Necessary	Deferred Maintenance	Clock and PA systems are aged and outdated and should be replaced.
B3020	Roof Openings	Roof Hatches, Skylights		Inadequate	Replace Roof Hatches, Skylights	1	Ea.	\$987	\$375	\$1,362	Recommended	Safety	The roof hatch and ladder do not comply with OSHA safety requirements and should be replaced with new hatch and ladder.
1996 Gym								\$52,020	\$19,767	\$71,787			
Building Systems								\$52,020	\$19,767	\$71,787			
D3060	Controls & Instrumentation	System		Beyond Service Life	Renew System	1	Ea.	\$6,930	\$2,633	\$9,563	Necessary	Deferred Maintenance	The HVAC controls are aged and outdated and in need of replacement.
D5030	Communications and Security - Security & CCTV	System		Inadequate	Renew System	1	Ea.	\$4,399	\$1,672	\$6,070	Necessary	Code Compliance	The security system is inadequate in the gym and should be replaced.
D3050	Terminal & Package Units	Packaged A/C, Elec. Ht., Const. Volume		Missing	Install Package A/C - 20 ton	1	Ea.	\$40,691	\$15,463	\$56,154	Necessary	Capital Improvement	An air conditioning system is missing in the gymnasium and should be installed.

**DeKalb County School System**

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COMET4 Survey Report

**Marbut 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
Hard Surface Play Area								\$96,079	\$24,980	\$121,059			
Building Systems								\$96,079	\$24,980	\$121,059			
F1040	Special Facilities - Basketball Court	System		Beyond Service Life	Renew System	1	Ea.	\$96,079	\$24,980	\$121,059	Discretionary	Deferred Maintenance	The hard surface is cracked and worn and should be replaced.
	Hard Surface												
Playfield								\$18,169	\$4,724	\$22,893			
Building Systems								\$18,169	\$4,724	\$22,893			
F1040	Special Facilities - Sports Field	System		Beyond Service Life	Renew System	1	Ea.	\$18,169	\$4,724	\$22,893	Discretionary	Deferred Maintenance	The grass is worn and should be reseeded.
	Natural Turf												
Site								\$47,809	\$12,430	\$60,239			
Building Systems								\$47,809	\$12,430	\$60,239			
G2040	Site Development	System		Beyond Service Life	Renew System	1	Ea.	\$22,809	\$5,930	\$28,739	Necessary	Safety	The playground surface is worn, beyond its service life, and needs to be replaced to provide fall protection.
G3030	Storm Sewer	Engineering Study for Storm Drainage		Inadequate	Study analyze and develop solution	1	Ea.	\$25,000	\$6,500	\$31,500	Necessary	Deferred Maintenance	A engineering study is necessary to determine the cause of and solution to the storm and rain water back-up and intrusion into the courtyards.

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COMET4 Facility Report

**Marbut Elementary Facility Executive Summary Report**

Report Date: 01 Jul 2011

**Facility:** \Elementary Schools\Marbut Elementary\ 1994 Building**Address:** 5776 Marbut Road, Lithonia, GA 30058**Attributes:****Building Codes** 2010**General Information:****Function:** Elementary School**Year Built:** 1994**Gross Area:** 93,261 S.F.**Last Renovation:****Facility Description:**

The Marbut Elementary School main building is a one-story building located at 5776 Marbut Road in Lithonia, Georgia. Originally built in 1994, there have been no additions or major renovations. This report contains condition and adequacy data collected during the 2010/2011 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

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 T-12 fluorescent lighting with energy efficient fixtures; 4) Replacing the building automation system with an effective energy management system that completely controls HVAC and lighting; 5) Replacing the water source heat pumps and roof top package and heat recovery units with energy efficient units on next renewal; and 6) Replacing the chillers and boilers with energy efficient units on next renewal.

**Current Repair Cost:** \$2,492,006.62**Replacement Cost:** \$17,510,416.49**FCI:** 14.23%25-Jan-2011  
South Elevation25-Jan-2011  
East Elevation25-Jan-2011  
North Elevation25-Jan-2011  
West Elevation

# DeKalb County School System

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

## COMET4 Facility Report Marbut Elementary Facility Executive Summary Report

Report Date: 01 Jul 2011

Facility: \Elementary Schools\Marbut Elementary\ 1994 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	\$187.76	S.F.	93,261	108	\$18,892,735	41	1994	2002	2010		\$2,492,007	\$17,510,417	14
Substructure	\$13.21	S.F.	93,261	100	\$1,231,661	100	1994					\$1,231,661	
Foundations	\$13.21	S.F.	93,261	100	\$1,231,661	100	1994					\$1,231,661	
Standard Foundations	\$6.49	S.F.	93,261	100	\$604,891	100	1994					\$604,891	
Special Foundations		S.F.	0	100		100	1994						
Slab on Grade	\$6.72	S.F.	93,261	100	\$626,770	100	1994					\$626,770	
Basement Construction			0			0	0						
Basement Excavation		S.F.	0	100		100	1994						
Basement Walls		S.F.	0	100		100	1994						
Shell	\$33.99	S.F.	93,261	104	\$3,310,541	70	1994	2004	2010		\$513,564	\$3,169,756	16
Superstructure	\$4.43	S.F.	93,261	100	\$413,128	100	1994					\$413,128	
Floor Construction		S.F.	0	100		100	1994						
Roof Construction	\$4.43	S.F.	93,261	100	\$413,128	100	1994					\$413,128	
Exterior Enclosure	\$21.65	S.F.	93,261	103	\$2,086,359	75	1994	2024				\$2,019,306	
Exterior Walls	\$14.46	S.F.	93,261	100	\$1,348,778	100	1994					\$1,348,778	
Exterior Windows	\$6.32	S.F.	93,261	110	\$648,392	30	1994	2024				\$589,447	
Exterior Doors	\$0.87	S.F.	93,261	110	\$89,189	30	1994	2024				\$81,081	
Roofing	\$7.91	S.F.	93,261	110	\$811,054	40	1994	2004	2010		\$513,564	\$737,322	70
Roof Coverings - Asphal Shingles		S.F.	0	110		10	1994	2004					
Roof Coverings - BUR	\$5.55	S.F.	83,935	110	\$512,202	25	1994	2019	2010		\$512,202	\$465,638	110
Roof Coverings - EPDM		S.F.	0	110		15	1994	2009					
Roof Coverings - Preformed Metal		S.F.	0	110		30	1994	2024					
Roof Coverings - Standing Seam Metal	\$23.47	S.F.	9,326	110	\$240,808	75	1994	2069				\$218,917	
Roof Openings	\$0.57	S.F.	93,261	110	\$58,044	30	1994	2024			\$1,362	\$52,767	3
Interiors	\$44.03	S.F.	93,261	109	\$4,458,765	43	1996	2002			\$40,347	\$4,106,422	1
Interior Construction	\$11.04	S.F.	93,261	104	\$1,074,261	70	1994	2014				\$1,029,601	
Partitions	\$6.40	S.F.	93,261	110	\$656,886	100	1994					\$597,169	
Interior Doors	\$2.08	S.F.	93,261	80	\$155,470	30	1994	2024				\$194,337	
Fittings	\$2.55	S.F.	93,261	110	\$261,905	20	1994	2014				\$238,095	
Stairs			0			0	0						
Stair Construction		S.F.	0	100		100	1994						
Interior Finishes	\$32.99	S.F.	93,261	110	\$3,384,504	34	1998	2002			\$40,347	\$3,076,821	1
Wall Finishes - Ceramic & Glazed	\$9.58	S.F.	13,989	110	\$147,373	30	1994	2024				\$133,975	
Wall Finishes - Paint	\$1.81	S.F.	79,272	110	\$157,639	10	2009	2019				\$143,308	
Wall Finishes - Wall Coverings		S.F.	0	110		10	1994	2004					
Floor Finishes - Carpet	\$7.87	S.F.	4,663	110	\$40,347	8	1994	2002			\$40,347	\$36,679	110
Floor Finishes - Ceramic & Quarry Tile	\$13.40	S.F.	4,663	110	\$68,732	50	1994	2044				\$62,483	
Floor Finishes - Terrazzo	\$48.99	S.F.	27,978	110	\$1,507,706	50	1994	2044				\$1,370,642	
Floor Finishes - VCT	\$8.79	S.F.	55,957	110	\$541,085	20	1994	2014				\$491,896	
Floor Finishes - Wood		S.F.	0	110		20	1994	2014					
Ceiling Finishes	\$8.98	S.F.	93,261	110	\$921,622	20	1994	2014				\$837,838	
Services	\$86.84	S.F.	93,261	110	\$8,909,013	23	1994	2004	2010		\$1,938,096	\$8,099,102	24
Conveying			0			0	0						
Elevators and Lifts		S.F.	0	110		30	1994	2024					
Plumbing	\$23.13	S.F.	93,261	110	\$2,372,717	23	1994	2014				\$2,157,014	
Plumbing Fixtures	\$16.10	S.F.	93,261	110	\$1,652,124	20	1994	2014				\$1,501,931	
Domestic Water Distribution	\$3.59	S.F.	93,261	110	\$368,083	30	1994	2024				\$334,620	
Sanitary Waste	\$3.05	S.F.	93,261	110	\$312,870	30	1994	2024				\$284,427	
Rain Water Drainage		S.F.	0	110		30	1994	2024					
Other Plumbing Systems - Natural Gas	\$0.39	S.F.	93,261	110	\$39,640	30	1994	2024				\$36,036	
HVAC	\$34.73	S.F.	93,261	110	\$3,563,322	22	1994	2009	2010		\$331,274	\$3,239,384	10
Heat Generating Systems	\$4.15	S.F.	93,261	110	\$426,126	30	1994	2024	2016	6		\$387,388	
Cooling Generating Systems	\$4.22	S.F.	93,261	110	\$433,205	30	1994	2024	2016	6		\$393,823	
Distribution & Exhaust Systems	\$4.66	S.F.	93,261	110	\$478,507	30	1994	2024	2016	6		\$435,007	
Terminal & Package Units	\$17.29	S.F.	93,261	110	\$1,773,875	15	1994	2009	2016	6		\$1,612,613	
Controls & Instrumentation	\$3.23	S.F.	93,261	110	\$331,274	20	1994	2014	2010		\$331,274	\$301,158	110
Other HVAC Systems/Equip - Kitchen Hood	\$1.17	S.F.	93,261	110	\$120,335	30	1994	2024	2016	6		\$109,395	
Fire Protection	\$4.25	S.F.	93,261	110	\$436,036	30	1994	2024				\$396,397	
Sprinklers	\$4.25	S.F.	93,261	110	\$436,036	30	1994	2024				\$396,397	
Standpipes		S.F.	0	110		30	1994	2024					
Electrical	\$24.73	S.F.	93,261	110	\$2,536,938	24	1994	2004	2010		\$1,606,822	\$2,306,307	70

**DeKalb County School System**

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COMET4 Facility Report  
**Marbut Elementary Facility Executive Summary Report**

Report Date: 01 Jul 2011

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Electrical Service/Distribution	\$1.95	S.F.	93,261	110	\$199,614	30	1994	2024				\$181,467	
Branch Wiring	\$6.53	S.F.	93,261	110	\$669,627	30	1994	2024				\$608,752	
Lighting	\$8.58	S.F.	93,261	110	\$880,567	30	1994	2024	2010		\$880,567	\$800,515	110
Communications and Security - Clock & PA Systems	\$5.51	S.F.	93,261	110	\$564,865	10	1994	2004			\$564,865	\$513,514	110
Communications and Security - Fire Alarm	\$1.20	S.F.	93,261	110	\$123,166	10	1994	2004			\$123,166	\$111,969	110
Communications and Security - Security & CCTV	\$0.59	S.F.	93,261	110	\$60,875	10	1994	2004	2015	5		\$55,341	
Other Electrical Systems - Emergency Generator	\$0.37	S.F.	93,261	110	\$38,224	15	1994	2009			\$38,224	\$34,749	110
Equipment & Furnishings	\$8.50	S.F.	93,261	110	\$872,073	20	1994	2014				\$792,794	
Equipment	\$4.28	S.F.	93,261	110	\$438,868	20	1994	2014				\$398,971	
Commercial Equipment		S.F.	0	110		20	1994	2014					
Institutional Equipment		S.F.	0	110		20	1994	2014					
Other Equipment - Kitchen Equipment	\$4.28	S.F.	93,261	110	\$438,868	20	1994	2014				\$398,971	
Furnishings	\$4.22	S.F.	93,261	110	\$433,205	20	1994	2014				\$393,823	
Fixed Furnishings	\$4.22	S.F.	93,261	110	\$433,205	20	1994	2014				\$393,823	
Special Construction	\$1.19	S.F.	93,261	100	\$110,682	25	1994	2019				\$110,682	
Special Construction	\$1.19	S.F.	93,261	100	\$110,682	25	1994	2019				\$110,682	
Special Structures - Canopies	\$1.19	S.F.	93,261	100	\$110,682	25	1994	2019				\$110,682	



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COMET4 Facility Report  
**Marbut Elementary Facility Executive Summary Report**

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**Facility:** \Elementary Schools\Marbut Elementary\ 1994 Building (continued)

**Renewal Schedule:**

Systems	2010-12	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$2,492,007		\$4,782,071	\$70,571	\$3,859,234		\$51,110	\$350,098	\$924,656		
Substructure											
Foundations											
Standard Foundations											
Special Foundations											
Slab on Grade											
Basement Construction											
Basement Excavation											
Basement Walls											
Shell	\$513,564										
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure											
Exterior Walls											
Exterior Windows											
Exterior Doors											
Roofing	\$513,564										
Roof Coverings - Asphal Shingles											
Roof Coverings - BUR	\$512,202										
Roof Coverings - EPDM											
Roof Coverings - Preformed Metal											
Roof Coverings - Standing Seam											
Metal											
Roof Openings	\$1,362										
Interiors	\$40,347		\$1,941,066				\$51,110	\$205,683			
Interior Construction			\$294,776								
Partitions											
Interior Doors											
Fittings			\$294,776								
Stairs											
Stair Construction											
Interior Finishes	\$40,347		\$1,646,290				\$51,110	\$205,683			
Wall Finishes - Ceramic & Glazed											
Wall Finishes - Paint								\$205,683			
Wall Finishes - Wall Coverings											
Floor Finishes - Carpet	\$40,347						\$51,110				
Floor Finishes - Ceramic & Quarry											
Tile											
Floor Finishes - Terrazzo											
Floor Finishes - VCT			\$608,996								
Floor Finishes - Wood											
Ceiling Finishes			\$1,037,294								
Services	\$1,938,096		\$1,859,480	\$70,571	\$3,859,234				\$924,656		
Conveying											
Elevators and Lifts											
Plumbing			\$1,859,480								
Plumbing Fixtures			\$1,859,480								
Domestic Water Distribution											
Sanitary Waste											
Rain Water Drainage											
Other Plumbing Systems - Natural											
Gas											
HVAC	\$331,274				\$3,859,234						
Heat Generating Systems					\$508,817						
Cooling Generating Systems					\$517,269						
Distribution & Exhaust Systems					\$571,363						
Terminal & Package Units					\$2,118,099						
Controls & Instrumentation	\$331,274										
Other HVAC Systems/Equip -					\$143,686						
Kitchen Hood											
Fire Protection											
Sprinklers											
Standpipes											
Electrical	\$1,606,822			\$70,571					\$924,656		

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Systems	2010-12	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Electrical Service/Distribution											
Branch Wiring											
Lighting	\$880,567										
Communications and Security - Clock & PA Systems	\$564,865								\$759,131		
Communications and Security - Fire Alarm	\$123,166								\$165,525		
Communications and Security - Security & CCTV				\$70,571							
Other Electrical Systems - Emergency Generator	\$38,224										
Equipment & Furnishings			\$981,525								
Equipment			\$493,949								
Commercial Equipment											
Institutional Equipment											
Other Equipment - Kitchen Equipment			\$493,949								
Furnishings			\$487,576								
Fixed Furnishings			\$487,576								
Special Construction								\$144,415			
Special Construction								\$144,415			
Special Structures - Canopies								\$144,415			

Facility: \Elementary Schools\Marbut Elementary\ 1994 Building (continued)

Deficiency Sheet:

**Deficiency:**

Assembly: **B3010**  
System: **Roof Coverings - BUR**  
Material: **System**  
Distress: **Beyond Service Life**  
Category: **Deferred Maintenance**  
Correction: **Renew System**

Surveyor/Update: Cesar De La Canal  
Priority: 2  
Quantity: 1

Fri, 25-Feb-2011

Note: **The built-up roofing is aged, has reported leaks, and should be replaced.**



**Estimates:**

Raw Cost	<b>\$371,160.57</b>
Plus or (Minus) Additional Cost	<b>\$141,041.02</b>
Total Estimated Amount	<b>\$512,201.59</b>

**Deficiency:**

Assembly: **B3020**  
System: **Roof Openings**  
Material: **Roof Hatches, Skylights**  
Distress: **Inadequate**  
Category: **Safety**  
Correction: **Replace Roof Hatches, Skylights**

Surveyor/Update: Kate McPhillips  
Priority: 4  
Quantity: 1

Fri, 01-Apr-2011

Note: **The roof hatch and ladder do not comply with OSHA safety requirements and should be replaced with new hatch and ladder.**



**Estimates:**

Raw Cost	<b>\$986.92</b>
Plus or (Minus) Additional Cost	<b>\$375.03</b>
Total Estimated Amount	<b>\$1,361.95</b>

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COMET4 Facility Report

**Marbut Elementary Facility Executive Summary Report**

Report Date: 01 Jul 2011

**Facility:** \Elementary Schools\Marbut Elementary\ 1994 Building (continued)**Deficiency:**

Assembly: **C3020**  
 System: **Floor Finishes - Carpet**  
 Material: **System**  
 Distress: **Beyond Service Life**  
 Category: **Deferred Maintenance**  
 Correction: **Renew System**  
 Note: **The carpet is aged, worn, stained, and frayed, and should be replaced.**

Surveyor/Update: Kate McPhillips  
 Priority: 4  
 Quantity: 1

Fri, 25-Feb-2011

**Estimates:**

Raw Cost	<b>\$29,237.01</b>
Plus or (Minus) Additional Cost	<b>\$11,110.06</b>
Total Estimated Amount	<b>\$40,347.07</b>

**Deficiency:**

Assembly: **D3060**  
 System: **Controls & Instrumentation**  
 Material: **System**  
 Distress: **Beyond Service Life**  
 Category: **Deferred Maintenance**  
 Correction: **Renew System**  
 Note: **The HVAC controls are inadequate with obsolete parts and equipment and should be replaced.**

Surveyor/Update: Cesar De La Canal  
 Priority: 3  
 Quantity: 1

Tue, 01-Feb-2011

**Estimates:**

Raw Cost	<b>\$240,053.81</b>
Plus or (Minus) Additional Cost	<b>\$91,220.45</b>
Total Estimated Amount	<b>\$331,274.26</b>

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

COMET4 Facility Report

**Marbut Elementary Facility Executive Summary Report**

Report Date: 01 Jul 2011

**Facility:** \Elementary Schools\Marbut Elementary\ 1994 Building (continued)**Deficiency:**

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

Surveyor/Update: Cesar De La Canal  
 Priority: 3  
 Quantity: 1

Fri, 25-Feb-2011

Note: **The original lighting system is operating properly, but is aged and inefficient and should be replaced with an energy efficient system.**

**Estimates:**

Raw Cost	<b>\$638,091.76</b>
Plus or (Minus) Additional Cost	<b>\$242,474.87</b>
Total Estimated Amount	<b>\$880,566.63</b>

**Deficiency:**

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

Surveyor/Update: Troy Weeks  
 Priority: 3  
 Quantity: 1

Tue, 21-Jun-2011

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

Note: **Clock and PA systems are aged and outdated and should be replaced.**

**Estimates:**

Raw Cost	<b>\$409,322.53</b>
Plus or (Minus) Additional Cost	<b>\$155,542.56</b>
Total Estimated Amount	<b>\$564,865.09</b>

Facility: \Elementary Schools\Marbut Elementary\ 1994 Building (continued)

**Deficiency:**

Assembly: **D5030**  
System: **Communications and Security - Fire Alarm System**  
Material: **Beyond Service Life**  
Distress: **Beyond Service Life**  
Category: **Deferred Maintenance**  
Correction: **Renew System**

Surveyor/Update: Kate McPhillips  
Priority: 3  
Quantity: 1

Fri, 25-Feb-2011

Note: **The original fire alarm system is aged, has reported outages, and should be replaced.**



**Estimates:**

Raw Cost	<b>\$89,250.78</b>
Plus or (Minus) Additional Cost	<b>\$33,915.30</b>
Total Estimated Amount	<b>\$123,166.08</b>

**Deficiency:**

Assembly: **D5090**  
System: **Other Electrical Systems - Emergency Generator System**  
Material: **Beyond Service Life**  
Distress: **Beyond Service Life**  
Category: **Deferred Maintenance**  
Correction: **Renew System**

Surveyor/Update: Kate McPhillips  
Priority: 3  
Quantity: 1

Fri, 24-Jun-2011

Note: **The emergency generator is aged, worn, and becoming logistically unsupportable, and should be replaced.**



**Estimates:**

Raw Cost	<b>\$27,698.52</b>
Plus or (Minus) Additional Cost	<b>\$10,525.44</b>
Total Estimated Amount	<b>\$38,223.96</b>

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

COMET4 Facility Report

**Marbut Elementary Facility Executive Summary Report**

Report Date: 01 Jul 2011

**Facility:** \Elementary Schools\Marbut Elementary\ 1996 Gym  
**Address:** 5776 Marbut Road, Lithonia, GA 30058**Attributes:****Building Codes** 2020  
**Fire Sprinkler System** No**General Information:****Function:** Elementary School  
**Gross Area:** 5,478 S.F.  
**Year Built:** 1996  
**Last Renovation:****Facility Description:**

The 1996 Gymnasium at Marbut Elementary School is a one-story building located at 5776 Marbut Road in Lithonia, GA. There has been restroom addition in 2010 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) Installing an energy efficient cooling system; 2) Installing flush controls; and 3) Replacing the building automation system with an energy management system that completely controls HVAC and lighting.

**Current Repair Cost:** \$71,786.92**Replacement Cost:** \$913,339.72**FCI:** 7.86%25-Jan-2011  
West Elevation25-Jan-2011  
South Elevation25-Jan-2011  
East Elevation25-Jan-2011  
North Elevation

**DeKalb County School System**

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 Facility Report  
**Marbut Elementary Facility Executive Summary Report**

Report Date: 01 Jul 2011

**Facility:** \Elementary Schools\Marbut Elementary\ 1996 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	\$166.73	S.F.	5,478	106	\$971,416	57	1998	2004	2010		\$71,787	\$913,341	8
Substructure	\$17.07	S.F.	5,478	100	\$93,513	100	1996					\$93,513	
Foundations	\$17.07	S.F.	5,478	100	\$93,513	100	1996					\$93,513	
Standard Foundations	\$10.57	S.F.	5,478	100	\$57,907	100	1996					\$57,907	
Slab on Grade	\$6.50	S.F.	5,478	100	\$35,606	100	1996					\$35,606	
Shell	\$45.06	S.F.	5,478	103	\$254,585	89	1996	2026				\$246,822	
Superstructure	\$14.21	S.F.	5,478	100	\$77,864	100	1996					\$77,864	
Roof Construction	\$14.21	S.F.	5,478	100	\$77,864	100	1996					\$77,864	
Exterior Enclosure	\$18.96	S.F.	5,478	101	\$105,124	91	1996	2026				\$103,869	
Exterior Walls	\$16.67	S.F.	5,478	100	\$91,320	100	1996					\$91,320	
Exterior Doors	\$2.29	S.F.	5,478	110	\$13,804	30	1996	2026				\$12,549	
Roofing	\$11.88	S.F.	5,478	110	\$71,597	75	1996	2071				\$65,089	
Roof Coverings - Standing Seam Metal	\$11.88	S.F.	5,478	110	\$71,597	75	1996	2071				\$65,089	
Interiors	\$44.24	S.F.	5,478	107	\$259,595	57	1998	2004	2014			\$242,346	
Interior Construction	\$21.51	S.F.	5,478	104	\$122,655	76	1996	2016				\$117,855	
Partitions	\$13.57	S.F.	5,478	110	\$81,742	100	1996					\$74,311	
Interior Doors	\$4.25	S.F.	5,478	80	\$18,627	40	1996	2036				\$23,284	
Fittings	\$3.70	S.F.	5,478	110	\$22,286	20	1996	2016				\$20,260	
Interior Finishes	\$22.73	S.F.	5,478	110	\$136,940	41	1999	2004	2014			\$124,491	
Wall Finishes - Ceramic		S.F.	0	110		30	1996	2026					
Wall Finishes - Paint	\$1.52	S.F.	5,478	110	\$9,147	10	2005	2015				\$8,316	
Floor Finishes - Ceramic Tile		S.F.	0	110		8	1996	2004					
Floor Finishes - Neoprene	\$19.06	S.F.	4,656	110	\$97,606	50	1996	2046				\$88,733	
Floor Finishes - VCT	\$5.38	S.F.	548	110	\$3,244	15	1996	2011	2014	4		\$2,949	
Ceiling Finishes	\$4.47	S.F.	5,478	110	\$26,943	20	1996	2016				\$24,493	
Services	\$60.36	S.F.	5,478	110	\$363,723	23	2000	2006	2010		\$71,787	\$330,660	22
Plumbing	\$14.37	S.F.	5,478	110	\$86,565	30	2006	2026				\$78,696	
Plumbing Fixtures	\$7.20	S.F.	5,478	110	\$43,407	30	2010	2040				\$39,461	
Domestic Water Distribution	\$5.96	S.F.	5,478	110	\$35,923	30	2010	2040				\$32,658	
Sanitary Waste	\$0.87	S.F.	5,478	110	\$5,239	30	2010	2040				\$4,763	
Rain Water Drainage		S.F.	0	110		30	1996	2026					
Other Plumbing Systems - Natural Gas	\$0.33	S.F.	5,478	110	\$1,996	30	1996	2026				\$1,814	
HVAC	\$29.27	S.F.	5,478	110	\$176,374	21	1996	2011	2010		\$65,717	\$160,340	41
Distribution Systems & Exhaust Systems	\$10.39	S.F.	5,478	110	\$62,616	30	1996	2026				\$56,924	
Terminal & Package Units	\$17.29	S.F.	5,478	110	\$104,195	15	1996	2011	2014	4	\$56,154	\$94,722	59
Controls & Instrumentation	\$1.59	S.F.	5,478	110	\$9,563	20	1996	2016	2010		\$9,563	\$8,694	110
Fire Protection			0			0	0						
Sprinklers	\$3.91	S.F.	0	110		30	1996	2026					
Electrical	\$16.73	S.F.	5,478	110	\$100,784	22	1996	2006	2010		\$6,070	\$91,624	7
Electrical Service/Distribution	\$1.34	S.F.	5,478	110	\$8,066	30	1996	2026				\$7,333	
Branch Wiring	\$5.96	S.F.	5,478	110	\$35,923	30	1996	2026				\$32,658	
Lighting	\$5.96	S.F.	5,478	110	\$35,923	20	1996	2016				\$32,658	
Communications and Security - Fire Alarm	\$2.46	S.F.	5,478	110	\$14,802	10	1996	2006	2016	6		\$13,456	
Communications and Security - Public Address & Clock System	\$1.01	S.F.	0	110		20	1996						
Communications and Security - Security & CCTV	\$1.01	S.F.	5,478	110	\$6,070	10	1996	2006	2010		\$6,070	\$5,519	110



**DeKalb County School System**

1701 Mountain Industrial Blvd  
 Stone Mountain, GA 30083

COMET4 Facility Report  
**Marbut Elementary Facility Executive Summary Report**

Report Date: 01 Jul 2011

**Facility:** \Elementary Schools\Marbut Elementary\ 1996 Gym (continued)

**Renewal Schedule:**

Systems	2010-12	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$71,787		\$120,923	\$10,604	\$119,349				\$8,158		
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Shell											
Superstructure											
Roof Construction											
Exterior Enclosure											
Exterior Walls											
Exterior Doors											
Roofing											
Roof Coverings - Standing Seam Metal											
Interiors			\$3,651	\$10,604	\$58,781						
Interior Construction					\$26,610						
Partitions											
Interior Doors											
Fittings					\$26,610						
Interior Finishes			\$3,651	\$10,604	\$32,171						
Wall Finishes - Ceramic											
Wall Finishes - Paint				\$10,604							
Floor Finishes - Ceramic Tile											
Floor Finishes - Neoprene											
Floor Finishes - VCT			\$3,651								
Ceiling Finishes					\$32,171						
Services	\$71,787		\$117,272		\$60,568				\$8,158		
Plumbing											
Plumbing Fixtures											
Domestic Water Distribution											
Sanitary Waste											
Rain Water Drainage											
Other Plumbing Systems - Natural Gas											
HVAC	\$65,717		\$117,272								
Distribution Systems & Exhaust Systems											
Terminal & Package Units	\$56,154		\$117,272								
Controls & Instrumentation	\$9,563										
Fire Protection											
Sprinklers											
Electrical	\$6,070				\$60,568				\$8,158		
Electrical Service/Distribution											
Branch Wiring											
Lighting					\$42,894						
Communications and Security - Fire Alarm					\$17,674						
Communications and Security - Public Address & Clock System											
Communications and Security - Security & CCTV	\$6,070								\$8,158		

Facility: \Elementary Schools\Marbut Elementary\ 1996 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>

**Deficiency:**

Assembly: **D3060**  
 System: **Controls & Instrumentation**  
 Material: **System**  
 Distress: **Beyond Service Life**  
 Category: **Deferred Maintenance**  
 Correction: **Renew System**  
 Note: **The HVAC controls are aged and outdated and in need of replacement.**

Surveyor/Update: Troy Weeks  
 Priority: 3  
 Quantity: 1

Tue, 21-Jun-2011



**Estimates:**

	Raw Cost	<b>\$6,929.67</b>
	Plus or (Minus) Additional Cost	<b>\$2,633.27</b>
	Total Estimated Amount	<b>\$9,562.94</b>

**DeKalb County School System**

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 Facility Report

**Marbut Elementary Facility Executive Summary Report**

Report Date: 01 Jul 2011

**Facility:** \Elementary Schools\Marbut Elementary\ 1996 Gym (continued)

**Deficiency:**

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

Surveyor/Update: Troy Weeks  
Priority: 3  
Quantity: 1

Fri, 25-Feb-2011

Material: **System**  
Distress: **Inadequate**  
Category: **Code Compliance**  
Correction: **Renew System**

Note: **The security system is inadequate in the gym and should be replaced.**



**Estimates:**

Raw Cost	<b>\$4,398.83</b>
Plus or (Minus) Additional Cost	<b>\$1,671.56</b>
Total Estimated Amount	<b>\$6,070.39</b>

**DeKalb County School System**

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 Facility Report

**Marbut Elementary Facility Executive Summary Report**

Report Date: 01 Jul 2011

**Facility:** \Elementary Schools\Marbut Elementary\ 1994 Storage Building

**Address:** 5776 Marbut Road, Lithonia, GA 30058

**Attributes:**

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

**General Information:**

**Function:** Storage Building

**Year Built:** 1994

**Gross Area:** 192 S.F.

**Last Renovation:**

**Facility Description:**

The Storage Building at Marbut Elementary School is located at 5776 Marbut Road in Lithonia, Georgia. There have been no additions and no major renovations. This report contains condition and adequacy data collected during the 2010/2011 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

**Current Repair Cost:** \$0.00

**Replacement Cost:** \$19,657.38

**FCI:** 0.00%



25-Jan-2011  
South Elevation



25-Jan-2011  
East Elevation



25-Jan-2011  
North Elevation



25-Jan-2011  
West Elevation

**DeKalb County School System**

1701 Mountain Industrial Blvd  
 Stone Mountain, GA 30083

COMET4 Facility Report  
**Marbut Elementary Facility Executive Summary Report**

Report Date: 01 Jul 2011

**Facility:** \Elementary Schools\Marbut Elementary\ 1994 Storage Building (continued)

**Building Condition:**

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$102.38	S.F.	192	104	\$20,472	69	1994	2014			0	\$19,656	
Substructure	\$11.51	S.F.	192	100	\$2,209	100	1994					\$2,209	
Foundations	\$7.89	S.F.	192	100	\$1,515	100	1994					\$1,515	
Standard Foundations	\$4.49	S.F.	192	100	\$861	100	1994					\$861	
Slab on Grade	\$3.41	S.F.	192	100	\$654	100	1994					\$654	
Basement Construction	\$3.61	S.F.	192	100	\$694	100	1994					\$694	
Basement Excavation	\$0.21	S.F.	192	100	\$40	100	1994					\$40	
Basement Walls	\$3.41	S.F.	192	100	\$654	100	1994					\$654	
Shell	\$63.54	S.F.	192	102	\$12,489	80	1994	2014				\$12,199	
Superstructure	\$13.57	S.F.	192	100	\$2,605	100	1994					\$2,605	
Roof Construction	\$13.57	S.F.	192	100	\$2,605	100	1994					\$2,605	
Exterior Enclosure	\$35.60	S.F.	192	100	\$6,850	98	1994	2024				\$6,836	
Exterior Walls	\$34.87	S.F.	192	100	\$6,696	100	1994					\$6,696	
Exterior Windows		S.F.	0	110		30	1994	2024					
Exterior Doors	\$0.73	S.F.	192	110	\$154	30	1994	2024				\$140	
Roofing	\$14.36	S.F.	192	110	\$3,034	20	1994	2014				\$2,758	
Roof Coverings	\$14.37	S.F.	192	110	\$3,034	20	1994	2014				\$2,758	
Interiors	\$11.92	S.F.	192	110	\$2,518	40	1994	2014				\$2,289	
Interior Construction	\$11.92	S.F.	192	110	\$2,518	40	1994	2014				\$2,289	
Partitions	\$11.92	S.F.	192	110	\$2,518	40	1994					\$2,289	
Interior Doors		S.F.	0	80		30	1994	2024					
Fittings		S.F.	0	110		20	1994	2014					
Interior Finishes			0			0	0						
Wall Finishes		S.F.	0	110		20	1994	2014					
Floor Finishes		S.F.	0	110		20	1994	2014					
Ceiling Finishes		S.F.	0	110		20	1994	2014					
Services	\$15.41	S.F.	192	110	\$3,256	30	1994	2024				\$2,959	
Plumbing			0			0	0						
Rain Water Drainage		S.F.	0	110		30	1994	2024					
Electrical	\$15.41	S.F.	192	110	\$3,256	30	1994	2024				\$2,959	
Electrical Service/Distribution	\$3.30	S.F.	192	110	\$697	30	1994	2024				\$633	
Lighting and Branch Wiring	\$12.12	S.F.	192	110	\$2,559	30	1994	2024				\$2,326	



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**DeKalb County School System**

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 Facility Report

**Marbut Elementary Facility Executive Summary Report**

Report Date: 01 Jul 2011

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**Facility:** \Elementary Schools\Marbut Elementary\ **1994 Storage Building** (continued)

**Deficiency Sheet:**

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

**DeKalb County School System**

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 Facility Report

**Marbut Elementary Facility Executive Summary Report**

Report Date: 01 Jul 2011

**Facility:** \Elementary Schools\Marbut Elementary\  
**Address:** 5776 Marbut Road, Lithonia, GA 30058

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

**General Information:**

<b>Function:</b>	Elementary School	<b>Year Built:</b>	1996
<b>Gross Area:</b>	850 S.F.	<b>Last Renovation:</b>	

**Facility Description:**

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

**Current Repair Cost:** \$0.00

**Replacement Cost:** \$23,495.19

**FCI:** 0.00%



25-Jan-2011  
North Elevation



25-Jan-2011  
Southeast Elevation



25-Jan-2011  
South Elevation



25-Jan-2011  
Northwest Elevation



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

COMET4 Facility Report

**Marbut Elementary Facility Executive Summary Report**

Report Date: 01 Jul 2011

**Facility:** \Elementary Schools\Marbut 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.	850	100	\$23,495	25	1996	2021			0	\$23,495	
Special Construction	\$27.64	S.F.	850	100	\$23,495	25	1996	2021				\$23,495	
Special Construction	\$27.64	S.F.	850	100	\$23,495	25	1996	2021				\$23,495	
Special Structures - Covered Walkways Metal	\$27.64	S.F.	850	100	\$23,495	25	1996	2021				\$23,495	



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**DeKalb County School System**

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 Facility Report

**Marbut Elementary Facility Executive Summary Report**

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Report Date: 01 Jul 2011

**Facility:** \Elementary Schools\Marbut 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

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

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**Facility:** \Elementary Schools\Marbut Elementary\Hard Surface Play Area**Address:** 5776 Marbut Road, Lithonia, GA 30058**Attributes:**

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

**General Information:****Function:** Elementary School**Year Built:** 1994**Gross Area:** 9,825 S.F.**Last Renovation:****Facility Description:**

The Hard Surface Play Area at Marbut Elementary School is located on the campus grounds and features basketball courts. There have been no additions or 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 for the site features

**Current Repair Cost:** \$121,059.13**Replacement Cost:** \$138,526.61**FCI:** 87.39%

25-Jan-2011  
Hard Surface Play Area at Marbut  
Elementary School

**DeKalb County School System**

1701 Mountain Industrial Blvd  
 Stone Mountain, GA 30083

COMET4 Facility Report  
**Marbut Elementary Facility Executive Summary Report**

Report Date: 01 Jul 2011

**Facility:** \Elementary Schools\Marbut Elementary\Hard Surface Play Area (continued)

**Building Condition:**

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$14.10	S.F.	9,825	108	\$149,531	21	1994	2014	2010		\$121,059	\$138,526	87
Equipment & Furnishings	\$1.94	S.F.	9,825	100	\$19,064	20	1994	2014				\$19,064	
Equipment	\$1.94	S.F.	9,825	100	\$19,064	20	1994	2014				\$19,064	
Other Equipment	\$1.94	S.F.	9,825	0	\$19,064	20	1994	2014				\$19,064	
Special Construction	\$11.20	S.F.	9,825	110	\$121,059	20	1994	2014	2010		\$121,059	\$110,054	110
Special Construction	\$11.20	S.F.	9,825	110	\$121,059	20	1994	2014	2010		\$121,059	\$110,054	110
Special Facilities - Basketball Court Hard Surface	\$11.20	S.F.	9,825	110	\$121,059	20	1994	2014	2010		\$121,059	\$110,054	110
Building Sitework	\$0.96	S.F.	9,825	100	\$9,408	38	1994					\$9,408	
Site Preparation	\$0.11	S.F.	9,825	100	\$1,114	100	1994					\$1,114	
Site Earthwork	\$0.11	S.F.	9,825	100	\$1,114	100	1994					\$1,114	
Site Improvements	\$0.84	S.F.	9,825	100	\$8,294	30	1994					\$8,294	
Site Development - Fencing	\$0.84	S.F.	9,825	100	\$8,294	30	1994					\$8,294	
Site Electrical Utilities			0			0	0						
Site Lighting	\$0.69	S.F.	0	110		30	1994						



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

Deficiency Sheet:

**Deficiency:**

Assembly: **F1040**  
System: **Special Facilities - Basketball Court Hard Surface System**

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

Correction: **The hard surface is cracked and worn and should be replaced.**

Surveyor/Update: Kate McPhillips  
Priority: 5  
Quantity: 1

Fri, 25-Feb-2011



**Estimates:**

Raw Cost	<b>\$96,078.68</b>
Plus or (Minus) Additional Cost	<b>\$24,980.46</b>
Total Estimated Amount	<b>\$121,059.14</b>

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

COMET4 Facility Report

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

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**Facility:** \Elementary Schools\Marbut Elementary\Playfield**Address:** 5776 Marbut Road, Lithonia, GA 30058**Attributes:**

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

**General Information:****Function:** Elementary School**Year Built:** 1994**Gross Area:** 82,586 S.F.**Last Renovation:****Facility Description:**

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

**Current Repair Cost:** \$22,892.84**Replacement Cost:** \$417,274.02**FCI:** 5.49%

25-Jan-2011

Playfield at Marbut Elementary School



**DeKalb County School System**

1701 Mountain Industrial Blvd  
 Stone Mountain, GA 30083

COMET4 Facility Report

**Marbut Elementary Facility Executive Summary Report**

Report Date: 01 Jul 2011

**Facility:** \Elementary Schools\Marbut 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	\$5.05	S.F.	82,586	101	\$421,124	91	1994	2004			\$22,893	\$417,274	5
Special Construction	\$0.25	S.F.	82,586	110	\$22,893	10	1994	2004			\$22,893	\$20,812	110
Special Construction	\$0.25	S.F.	82,586	110	\$22,893	10	1994	2004			\$22,893	\$20,812	110
Special Facilities - Sports Field - Natural Turf	\$0.25	S.F.	82,586	110	\$22,893	10	1994	2004			\$22,893	\$20,812	110
Building Sitework	\$4.80	S.F.	82,586	100	\$398,231	96	1994	2014				\$396,462	
Site Preparation	\$4.59	S.F.	82,586	100	\$378,772	100	1994					\$378,772	
Site Earthwork	\$4.59	S.F.	82,586	100	\$378,772	100	1994					\$378,772	
Site Improvements	\$0.21	S.F.	82,586	110	\$19,459	20	1994	2014				\$17,690	
Site Development - Fencing	\$0.21	S.F.	82,586	110	\$19,459	20	1994	2014				\$17,690	
Landscaping - Irrigation	\$0.09	S.F.	0	110		20	1994						
Site Mechanical Utilities			0			0	0						
Water Supply - Water Service	\$0.34	S.F.	0	110		30	1994						
Site Electrical Utilities			0			0	0						
Site Lighting	\$1.69	S.F.	0	110		30	1994						



Facility: \Elementary Schools\Marbut 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 worn and should be reseeded.**

Surveyor/Update: Kate McPhillips  
Priority: 5  
Quantity: 1

Wed, 16-Feb-2011



**Estimates:**

Raw Cost	<b>\$18,168.92</b>
Plus or (Minus) Additional Cost	<b>\$4,723.92</b>
Total Estimated Amount	<b>\$22,892.84</b>

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

COMET4 Facility Report

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

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**Facility:** \Elementary Schools\Marbut Elementary\Site**Address:** 5776 Marbut Road, Lithonia, GA 30058**Attributes:****Site Code** 1795**General Information:****Function:** Elementary School**Year Built:** 1994**Gross Area:** 98,739 S.F.**Last Renovation:****Facility Description:**

The Marbut Elementary School site was originally constructed in 1994, has a total area of 47 acres, and is occupied by approximately 93,261 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:** \$60,238.97**Replacement Cost:** \$2,324,000.10**FCI:** 2.59%

25-Oct-2010

Aerial Image of Marbut Elementary  
School

**DeKalb County School System**

1701 Mountain Industrial Blvd  
 Stone Mountain, GA 30083

COMET4 Facility Report  
**Marbut Elementary Facility Executive Summary Report**

Report Date: 01 Jul 2011

**Facility:** \Elementary Schools\Marbut 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.	98,739	109	\$2,536,867	35	1995	2009			\$60,239	\$2,324,001	3
Building Sitework	\$23.54	S.F.	98,739	109	\$2,536,867	35	1995	2009			\$60,239	\$2,324,001	3
Site Improvements	\$11.87	S.F.	98,739	108	\$1,269,615	22	1995	2009			\$28,739	\$1,171,953	2
Roadways	\$3.25	S.F.	98,739	110	\$353,079	25	1994	2019				\$320,981	
Parking Lots	\$1.47	S.F.	98,739	110	\$160,117	25	1994	2019				\$145,561	
Pedestrian Paving	\$1.65	S.F.	98,739	110	\$179,276	30	1994	2024				\$162,979	
Site Development	\$0.26	S.F.	98,739	110	\$28,739	10	1999	2009			\$28,739	\$26,126	110
Site Development 2	\$1.98	S.F.	98,739	100	\$195,325	30	1994	2024				\$195,325	
Fence & Guardrails	\$1.98	S.F.	98,739	100	\$195,325	30	1994	2024				\$195,325	
Landscaping	\$3.25	S.F.	98,739	110	\$353,079	10	1994					\$320,981	
Site Mechanical Utilities	\$10.46	S.F.	98,739	110	\$1,135,874	50	1995	2024			\$31,500	\$1,032,613	3
Water Supply	\$2.38	S.F.	98,739	110	\$258,651	50	1994	2044				\$235,137	
Sanitary Sewer	\$2.36	S.F.	98,739	110	\$255,914	50	1994	2044				\$232,649	
Storm Sewer	\$5.51	S.F.	98,739	110	\$598,044	50	1999	2049			\$31,500	\$543,677	6
Fuel Distribution - Gas	\$0.21	S.F.	98,739	110	\$23,265	30	1994	2024				\$21,150	
Site Electrical Utilities	\$1.21	S.F.	98,739	110	\$131,378	30	1994	2024				\$119,435	
Electrical Distribution	\$0.52	S.F.	98,739	110	\$56,109	30	1994	2024				\$51,009	
Site Lighting	\$0.69	S.F.	98,739	110	\$75,269	30	1994	2024				\$68,426	



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

**Deficiency Sheet:**

**Deficiency:**

Assembly: **G2040**  
 System: **Site Development**  
 Material: **System**  
 Distress: **Beyond Service Life**  
 Category: **Safety**  
 Correction: **Renew System**  
 Note: **The playground surface is worn, beyond its service life, and needs to be replaced to provide fall protection.**

Surveyor/Update: Kate McPhillips      Fri, 25-Feb-2011  
 Priority: 3  
 Quantity: 1



**Estimates:**

	Raw Cost	<b>\$22,808.71</b>
	Plus or (Minus) Additional Cost	<b>\$5,930.26</b>
	Total Estimated Amount	<b>\$28,738.97</b>

**Deficiency:**

Assembly: **G3030**  
 System: **Storm Sewer**  
 Material: **Engineering Study for Storm Drainage**  
 Distress: **Inadequate**  
 Category: **Deferred Maintenance**  
 Correction: **Study analyze and develop solution**  
 Note: **A engineering study is necessary to determine the cause of and solution to the storm and rain water back-up and intrusion into the courtyards.**

Surveyor/Update: Troy Weeks      Sun, 26-Jun-2011  
 Priority: 3  
 Quantity: 1



**Estimates:**

	Raw Cost	<b>\$25,000.00</b>
	Plus or (Minus) Additional Cost	<b>\$6,500.00</b>
	Total Estimated Amount	<b>\$31,500.00</b>

# **Educational Adequacy Report**



### Suitability Report - Full

Project #: 4469	County: DeKalb	Site #: 0197
Project: Assessments 2010	Region: 1	Site: Marbut 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	Fair	1.34	2.00	67.00
Pedestrian Traffic	Good	0.97	0.97	100.00
Parking	Good	0.81	0.81	100.00
Playground	Fair	1.57	2.34	67.00
<b>Safety and Security</b>				
Fencing	Fair	0.50	0.75	67.00
Signage & Way Finding	Poor	0.33	1.00	33.00
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	Good	0.50	0.50	100.00
<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.	Fair	2.36	3.53	67.00
<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	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.	G/F	1.44	1.44	100.00
<b>Music</b>				
Size	Good	2.59	2.59	100.00
Adjacencies	G/F	0.56	0.56	100.00
Storage\Fixed Equip.	G/F	0.56	0.56	100.00

Suitability	Rating	Score	Possible Score	Percent Score
<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	Fair	1.43	2.86	50.00
Adjacencies	G/F	0.61	0.61	100.00
Storage\Fixed Equip.	G/F	0.61	0.61	100.00
<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>	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>	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>82.72</b>	<b>100.00</b>	<b>82.72</b>

**Comments****Suitability - Elementary**

Marbut Elementary School is a Traditional Theme School built in 1995. The PK through grade 5 school is based on the same design as the Edward Bouie Elementary School.

**Suitability - Elementary->Site-->Traffic**

Traffic routing on the school grounds is excellent with three separate areas for bus, nursery van, and parent loading zone that are away from parking areas. However, the traffic backs up on the public access road because there is only one way in and out of the school.

**Suitability - Elementary->Site-->Playground**

The school has two large playgrounds, but neither is ADA accessible or fenced. One area needs additional wood chips to bring it up to grade.

**Suitability - Elementary->Safety and Security-->Fencing**

The school fencing is generally adequate; however, fencing between the playgrounds and the woods could improve safety and security.

Project #: 4469

County: DeKalb

Site #: 0197

Project: Assessments 2010

Region: 1

Site: Marbut ES

Grade Config: PK-5

Site Type: Elementary

Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
<p>Suitability - Elementary-&gt;Safety and Security--&gt;Signage &amp; Way Finding            The school lacks directional signage at the entry, but all major areas (i.e. 5th grade wing) are identified. Rooms are identified with numbers but not descriptions.</p>				
<p>Suitability - Elementary-&gt;Safety and Security--&gt;Ease of Supervision            Site supervision is enhanced with 15 interior and exterior cameras and "no hiding spaces."</p>				
<p>Suitability - Elementary-&gt;Safety and Security--&gt;Limited Entrances            All exterior doors are under surveillance and remain locked with key card access.</p>				
<p>Suitability - Elementary-&gt;General Classrooms--&gt;Size            Some of the classrooms in each grade are slightly smaller than the 750 square foot guideline and several, especially at the higher grade levels, appeared cramped. None of the 1st grade classes meet the 900 square foot standard.</p>				
<p>Suitability - Elementary-&gt;General Classrooms--&gt;Storage\Fixed Equip.            Many of the classes lack adequate storage, but all had adequate technology and equipment. The science class lacks a fire blanket, but has a fire extinguisher and eyewash.</p>				
<p>Suitability - Elementary-&gt;Remedial - Special Needs--&gt;Adjacencies            Four remedial spaces have good adjacencies. One EIP/Title 1 math class is located at the back of the cafeteria in an isolated area and has no windows.</p>				
<p>Suitability - Elementary-&gt;Library--&gt;Storage\Fixed Equip.            The library has 20 desktop computers and two rolling carts each with 20 wireless laptops.</p>				
<p>Suitability - Elementary-&gt;P.E.--&gt;Size            The gym is slightly smaller (4,368 square feet plus offices and storage) than the DCSS guideline of 5,200 square feet. The lighting in the gym is also inadequate.</p>				
<p>Suitability - Elementary-&gt;Music--&gt;Storage\Fixed Equip.            The music room lacks adequate ventilation.</p>				
<p>Suitability - Elementary-&gt;Art--&gt;Size            The art class is 729 square feet, which is less than the DCSS guideline of 850 square feet.</p>				
<p>Suitability - Elementary-&gt;Art--&gt;Storage\Fixed Equip.            The art class has only one sink that lacks a clay trap, and has no space or ventilation for a kiln (which the school has but cannot use).</p>				
<p>Suitability - Elementary-&gt;Kindergarten--&gt;Size            Some of the kindergarten and PK classes are slightly smaller (about 800 square feet) than the DCSS standard of 900 square feet.</p>				
<p>Suitability - Elementary-&gt;Restrooms (Student)            Most of the boys' restrooms lacked doors on the toilet stalls and one lacked privacy partitions on the urinals.</p>				
<p>Suitability - Elementary-&gt;Teacher Lounge and Work Room(s)            The teachers' lounge is well equipped, but too small for the school and the ventilation is inadequate due to technology equipment housed in the room.</p>				
<p>Suitability - Elementary-&gt;Cafeteria            The cafeteria is smaller than the DCSS size guideline (4,680 vs. 5,644 square feet).</p>				
<p>Suitability - Elementary-&gt;Custodial &amp; Maintenance            Two of the custodial closets lack adequate ventilation.</p>				

# **Technology Readiness Report**



## Technology Readiness Report - Full

Project #: <b>4469</b>	County: <b>DeKalb</b>	Site #: <b>0197</b>
Project: <b>Assessments 2010</b>	Region: <b>1</b>	Site: <b>Marbut ES</b>

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	Fair	6.70	10.00	67.00
Wireless	Good	5.00	5.00	100.00
WAN Backbone	Good	10.00	10.00	100.00
LAN-WAN Performance	Good	10.00	10.00	100.00
Video Distribution	Fair	2.50	5.00	50.00
Voice Distribution	Good	5.00	5.00	100.00
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>89.20</b>	<b>100.00</b>	<b>89.20</b>

Comments

Technology Readiness->Electrical Power

Some classrooms have visible wires or cords on floor due to inadequate power in a particular spot, but each of the rooms has numerous electrical outlets.

Technology Readiness->Drops

Computer drops are adequate. The classes had between 2-4 computers per room.

Technology Readiness->Video Distribution

The facility has 14 smartboards, but also has closed circuit TV and VGA so that computers can be broadcast through TV's that are in every room.

Technology Readiness->Projectors

14 of about 50 (28 percent) of the classes have smartboards. All classes have access to projector carts.